

Mercier Residence Shoreland Development Plan

134 Whipple Road
Kittery, Maine

Assessor's Parcel 10, Lot 6A

Issued for Planning Board

Plan Issue Date:

December 29, 2021

Owner/Applicant:

Amy L. & Nicholas E. Mercier

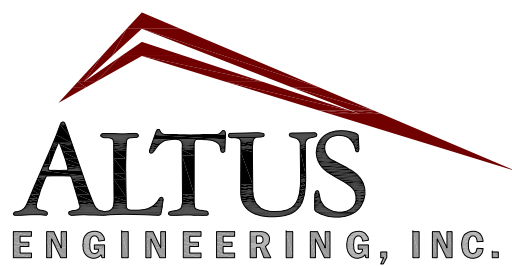
35 Goffstown Road
Hooksett, NH 03106-2400
(603) 674-8239

Residential Designer:

Brendan McNamara

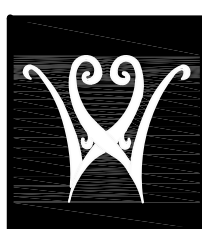
19 Doe Drive
Eliot, Maine 03903
(207) 439-3521

Civil Engineer:



133 Court Street
(603) 433-2335
Portsmouth, NH 03801
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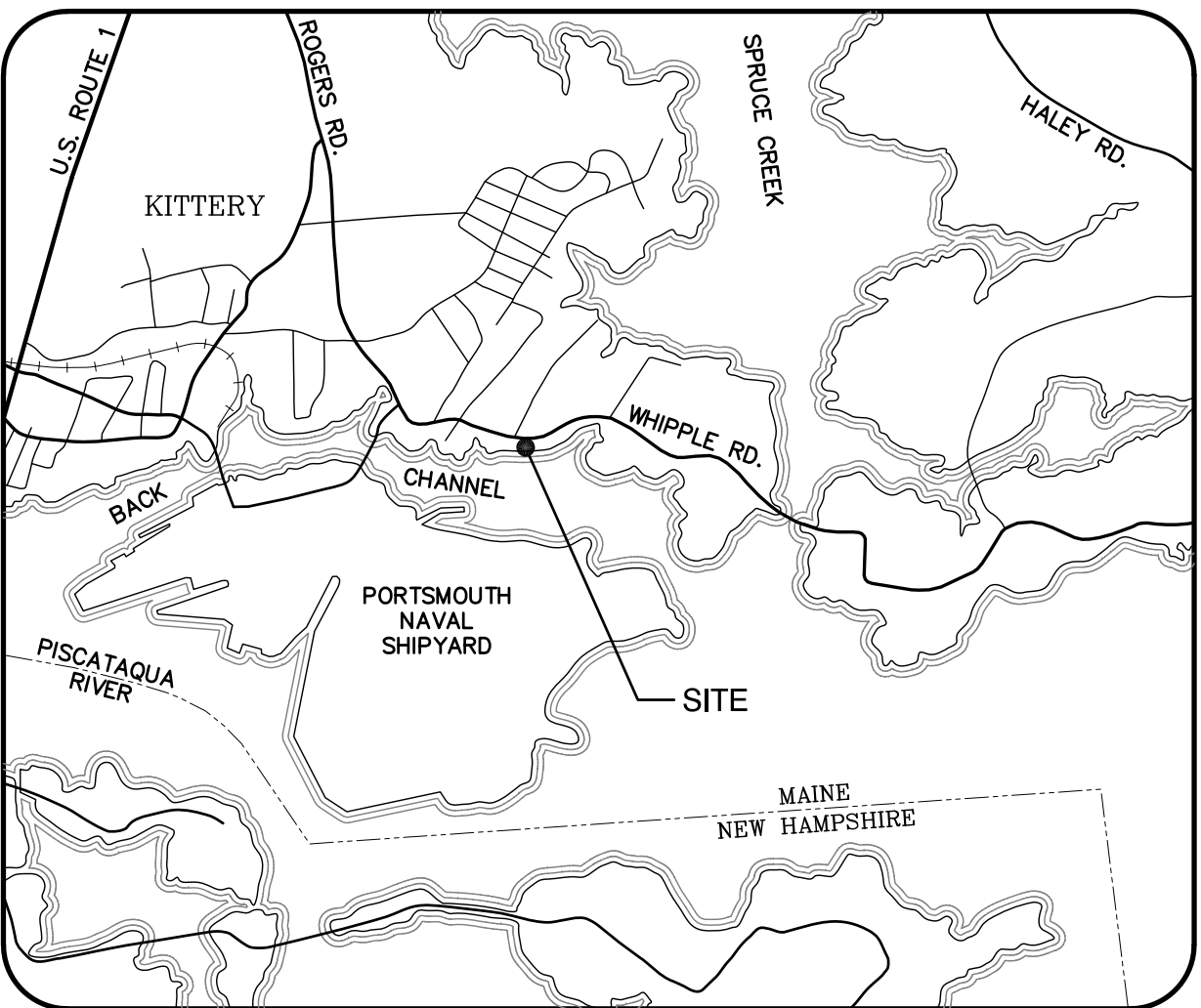
Landscape Architect:



woodburn
& company

LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

Surveyor:

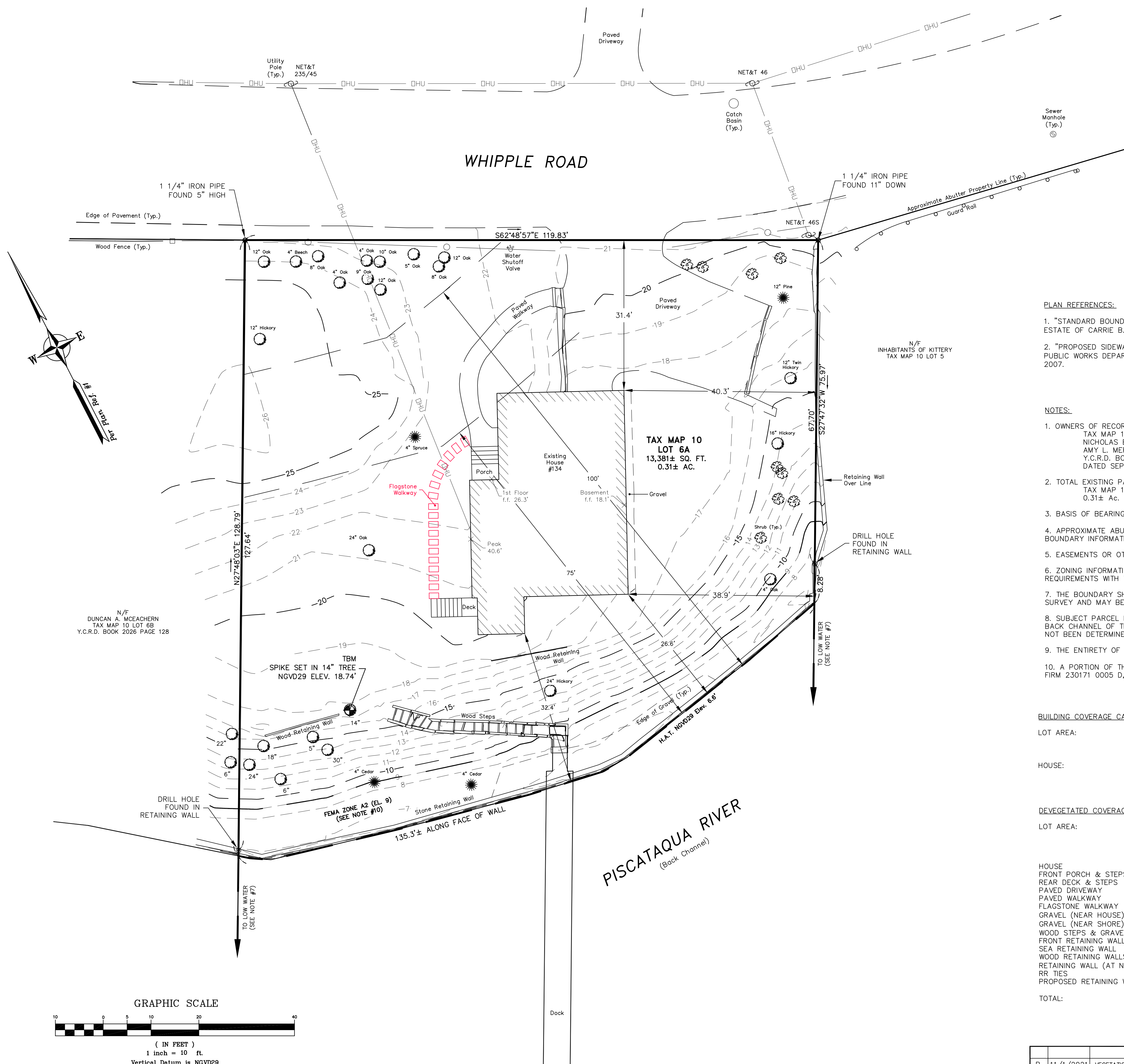


LOCUS

NOT TO SCALE

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Title**

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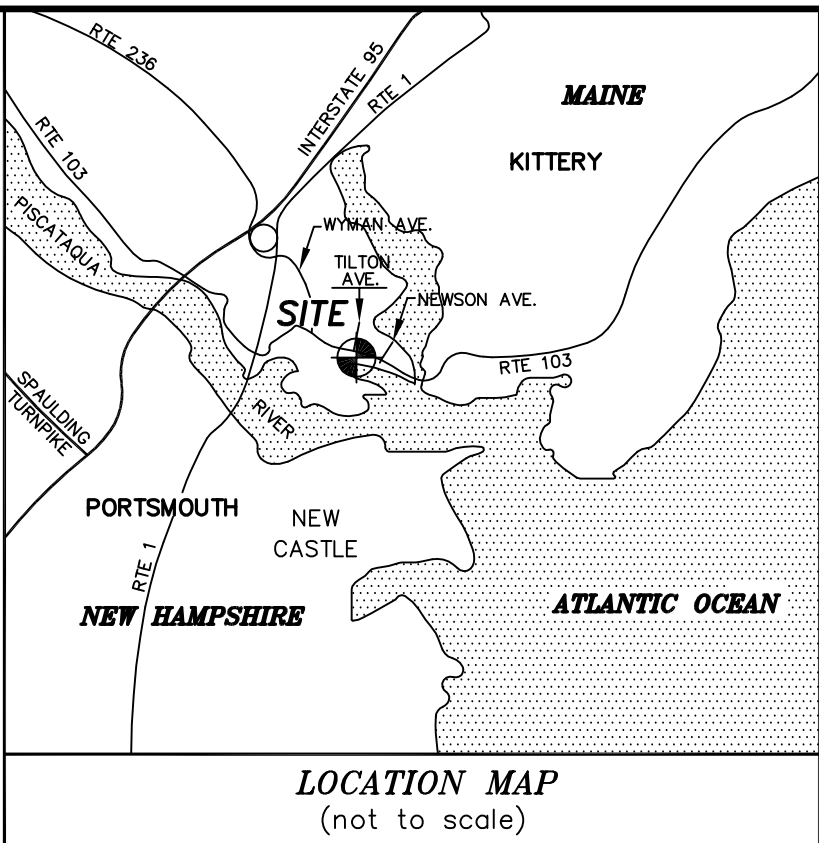


**ZONING DATA PER KITTERY ZONING ORDINANCE
(LAST AMENDED 05/29/2019):**

BASE ZONE: Residential-Urban (R-U)
OVERLAY ZONE: Shoreland (OZ-SL-250')

REQUIREMENTS:	
MINIMUM LAND AREA	20,000 Sq Ft
PER DWELLING UNIT:	20,000 Sq Ft
MINIMUM LOT SIZE:	100 Ft
MINIMUM STREET FRONTAGE:	30 Ft
MINIMUM FRONT YARD:	15 Ft*
MINIMUM REAR AND SIDE YARDS:	20%
MAXIMUM BUILDING COVERAGE:	35 Ft*
MINIMUM SHORE FRONTAGE:	50 Ft
MAXIMUM DEVEGETATED AREA:	20%

Per Town of Kittery Code Title 16 (Sec. 16.3.2.4)
(See Sec 16.3.2.4, D.2)



PLAN REFERENCES:

- "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 134 WHIPPLE ROAD, KITTERY, YORK COUNTY, MAINE, OWNED BY ESTATE OF CARRIE B. VARNEY", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED AUGUST 10, 2017.
- "PROPOSED SIDEWALK EASEMENT, FOR A PORTION OF WHIPPLE ROAD, KITTERY, YORK COUNTY, MAINE, CLIENT, KITTERY PUBLIC WORKS DEPARTMENT, SHEETS 2&3 OF 6" PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED AUGUST 20, 2007.

NOTES:

- OWNERS OF RECORD:
TAX MAP 10 LOT 6A
NICHOLAS E. MERCIER
AMY L. MERCIER
Y.C.R.D. BOOK 17571 PAGE 502
DATED SEPTEMBER 29, 2017
- TOTAL EXISTING PARCEL AREA:
TAX MAP 10 LOT 6A
0.31± AC.
- BASIS OF BEARING IS PER PLAN REFERENCE #1.
- APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS AND FIELD EVIDENCE RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- SUBJECT PARCEL IS CONVEYED TOGETHER WITH ALL THE TIDE LAND LYING BETWEEN HIGH AND LOW WATER MARK ON THE BACK CHANNEL OF THE PISCATAQUA RIVER ADJOINING THE SOUTHWESTERLY SIDE OF SAID LOT. RIPARIAN BOUNDARIES HAVE NOT BEEN DETERMINED BETWEEN HIGH AND LOW WATER.
- THE ENTIRETY OF THE SUBJECT PARCEL IS WITHIN THE OZ-SL-250 SHORELAND ZONE.
- A PORTION OF THE SUBJECT PARCEL IS WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA). REFERENCE IS MADE TO FEMA FIRM 230171 0005 D, LAST REVISED JULY 3, 1986.

BUILDING COVERAGE CALCULATIONS:

LOT AREA:	13,381± SQ. FT.
EXISTING	
HOUSE:	1,358± SQ. FT. (10.1%)

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.

DEVEGETATED COVERAGE CALCULATIONS:

LOT AREA:	13,381± SQ. FT.
EXISTING	
HOUSE	1,358± SQ. FT.
FRONT PORCH & STEPS	39± SQ. FT.
REAR DECK & STEPS	37± SQ. FT.
PAVED DRIVEWAY	1,059± SQ. FT.
PAVED WALKWAY	164± SQ. FT.
FLAGSTONE WALKWAY	50± SQ. FT.
GRAVEL (NEAR HOUSE)	67± SQ. FT. (-67 SQ. FT.)
GRAVEL (NEAR SHORE)	218± SQ. FT. (-218 SQ. FT.)
WOOD STEPS & GRAVEL	124± SQ. FT. (-7 SQ. FT.)
FRONT RETAINING WALL	16± SQ. FT.
SEA RETAINING WALL	126± SQ. FT.
WOOD RETAINING WALLS	6± SQ. FT.
RETAINING WALL (AT NE)	19± SQ. FT.
RR TIES	9± SQ. FT.
PROPOSED RETAINING WALL	0± SQ. FT.
TOTAL:	3,292± SQ. FT. (24.6%)

EXISTING CONDITIONS PLAN

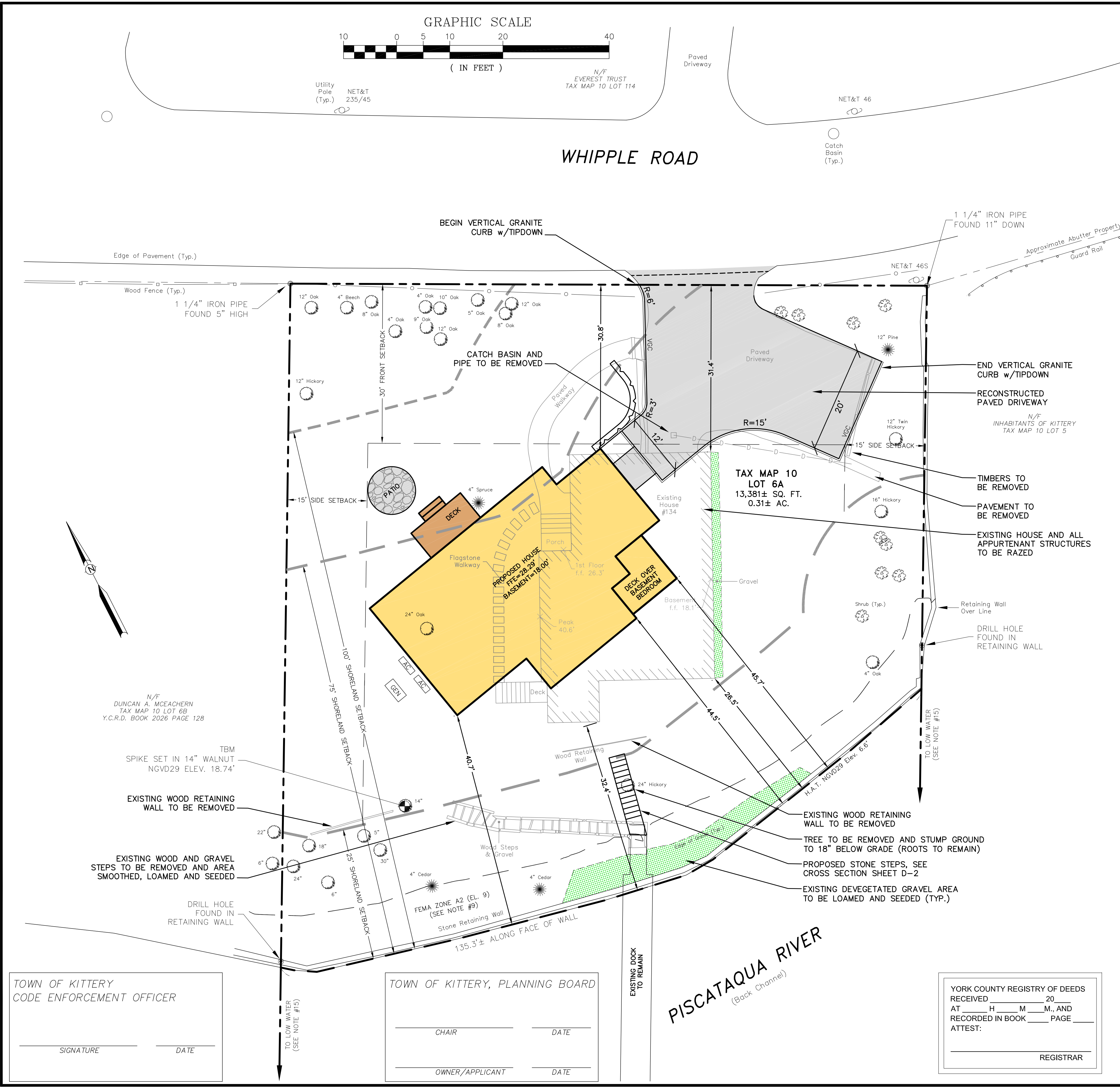
FOR PROPERTY AT
134 Whipple Road
Kittery, York County, Maine
OWNED BY
Nicholas E. Mercier
Amy L. Mercier
35 Goffstown Road, Hookset, NH 03106



SURVEYORS IN N.H. & MAINE
(207) 439-6333
191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904

B	11/1/2021	VEGETATION UPDATE	A.M.P.	P.L.A.
A	9/29/20	ADD FLAGSTONE WALKWAY / 24" OAK / UPDATE	A.M.P.	A.M.P.
REV.	DATE	STATUS	BY	CHKD APPD

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 10'	20612	2/27/2020	1 OF 1	A.H.P.	A.M.P.
DRAWING No: 20612 EXISTING CONDITIONS REV.A FIELD BOOK No: "Kittery #38"					
Tax Map 10 Lot 6A					



SITE NOTES

- DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE REPLACEMENT OF AN EXISTING HOUSE TOGETHER WITH VARIOUS SITE IMPROVEMENTS.
- PLAN REFERENCE: "EXISTING CONDITIONS PLAN FOR PROPERTY AT 134 WHIPPLE ROAD, KITTERY, YORK COUNTY, MAINE", DATED FEBRUARY 27, 2020, PREPARED BY NORTH EASTERLY SURVEY, INC.
- APPROXIMATE LOT AREA: 0.31 AC.± (13,381 S.F.±)
- ZONE: RESIDENTIAL-URBAN (R-U)
OVERLAY ZONE: SHORELAND (OZ-SL-250')
- DIMENSIONAL REQUIREMENTS PER TOWN OF KITTERY CODE TITLE 16 (SEC. 16.3.2.4):
MIN. LAND AREA: 20,000 S.F.
PER DWELLING UNIT: 20,000 S.F.
MIN. LOT SIZE: 20,000 S.F.
MIN. STREET FRONTAGE: 100'
FRONT SETBACK: 30'
SIDE SETBACK: 15'
REAR SETBACK: 15'
MAX. BUILDING HEIGHT: 23.0' (EXISTING) PROPOSED = 23.0'
MAX. BLDG. COVERAGE: EXIST. COVERAGE (1,358 SF) + 30% = 1,765 SF
MIN. SHORE FRONTAGE: 50'
SHORELAND SETBACK: 100'
MAX. DEVEGETATED AREA: 20%
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE TOWN OF KITTERY.
- ALL EROSION CONTROL MEASURES SHALL COMPLY WITH STATE (DEP) AND LOCAL ORDINANCES.
- SUBJECT PROPERTY IS SERVICED BY TOWN WATER & SEWER. COORDINATE ALL SERVICE RECONNECTIONS TO NEW HOUSE w/KITTERY WATER AND SEWER.
- HIGHEST ANNUAL TIDE (H.A.T.) IS TAKEN FROM MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION DATA.
- THE ENTIRE PARCEL IS LOCATED WITHIN THE OZ-SL-250 ZONE.
- A PORTION OF THE PARCEL IS WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FEMA FIRM 230171 0005 D. LATEST REVISION JULY 3, 1986.
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
- THE BOUNDARY SHOWN HEREON WAS DETERMINED FROM WRITTEN RECORDS AND FIELD EVIDENCE RECOVERED AT THE TIME OF SURVEY BY NORTHEASTERLY SURVEYING AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- AVERAGE GRADE CALCULATIONS:
MEASURED AT DOWNHILL SIDE OF EXISTING RESIDENCE USING 5' INTERVALS
EXISTING AVERAGE GRADE: 17.6'
- ALL PERIMETER SEDIMENT AND EROSION CONTROL MEASURES (I.E. SILTFENCE, SILTSOXX OR FILTER BERM) MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK ACTIVITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH 6" OF COMPACTED LOAM AND SEED.

BUILDING COVERAGE/DEVEGETATION CALCULATIONS

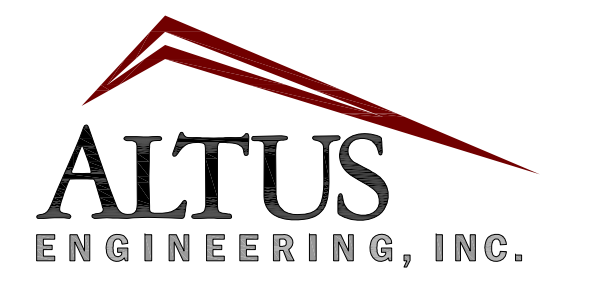
	SHORELAND SETBACKS		
	0 – 100'	100' – 250'	ENTIRE LOT
EXISTING BUILDING COVERAGE:	±1,358 SF	±0 SF	±1,358 SF (10.1%)
PROPOSED BUILDING COVERAGE	±1,608 SF	±0 SF	±1,608 SF (12.0%)
EXISTING DEVEGETATION CALC:	±3,292 SF	±0 SF	±3,292 SF (24.6%)
PROPOSED DEVEGETATION CALC:	±3,297 SF	±0 SF	±3,268 SF (24.4%)

* AREAS AND HEIGHT LIMITATIONS ARE PER KITTERY LAND USE AND DEVELOPMENT CODE (TITLE 16) SECTION 16.7.3.3.B(3)(e)[5][a] / SECTION 16.3.2.17.D(1)(d)

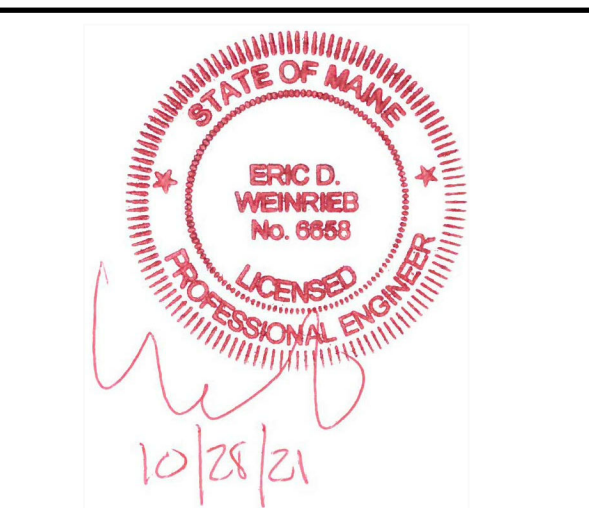
EXISTING DEVEGETATION CALC.: HOUSE, PORCH, DECK & STAIRS (1,434 SF) + PAVED DRIVEWAY (1,059 SF) + PAVED WALKWAY (164 SF) + FLAGSTONE WALKWAY (50 SF) + GRAVEL ADJ. TO HOUSE (67 SF) + GRAVEL AT SEAWALL (218 SF) + WOOD STEPS AND GRAVEL (124 SF) + FRONT RETAINING WALL (16 SF) + SEAWALL (126 SF) + WOOD RETAINING WALLS (16 SF) + RETAINING WALL AT NE (19 SF) + RR TIES (9 SF) = ±3,292 SF (24.6%)

PROPOSED DEVEGETATION CALC.: PROPOSED HOUSE (1,524) + DECK & STAIRS (82 SF) + STEPS TO DOCK (46 SF) + SEAWALL (126 SF) + FRONT WALKWAY (32 SF) + PATIO (64 SF) + PAVED DRIVE (1,099 SF) + TOP OF CURB (32 SF) + TOP OF RETAINING WALL (21 SF) + DRIP EDGE (222) + MECHANICAL PADS (16 SF) = ±3,264 SF (24.4% OF LOT, 28 SF LESS THAN EXISTING AREA)

SUMMARY NOTE: THE HOMEOWNER HAS INTENTIONALLY REDUCED LARGE AREAS OF DEVEGETATED AREAS IN ORDER TO MITIGATE THE MODEST INCREASE IN THE SIZE OF THE RESIDENCE. THE REPLACEMENT HOUSE HAS BEEN PLACED FURTHER FROM THE RESOURCE (PISCATAQUA RIVER) AND AN OVERWHELMING MAJORITY OF THE EXISTING TREES WILL BE RETAINED.



133 Court Street
(603) 433-2335
Portsmouth, NH 03801
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NOT FOR CONSTRUCTION
ISSUED FOR: PLANNING BOARD

ISSUE DATE:
OCTOBER 28, 2021

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	PLANNING BOARD	EBS 07/22/21
1	PLANNING BOARD	EBS 10/28/21

DRAWN BY: RLH
APPROVED BY: EBS
DRAWING FILE: 5186.dwg

SCALE:
22" x 34" - 1" = 10'
11" x 17" - 1" = 20'

OWNER/APPLICANT:
AMY L. & NICHOLAS E. MERCIER
35 GOFFSTOWN ROAD
HOOKSETT, NH 03106-2400

PROJECT:
MERCIER
RESIDENCE
SHORELAND
DEVELOPMENT
PLAN

TAX MAP 10, LOT 6A
134 WHIPPLE ROAD
KITTERY, MAINE

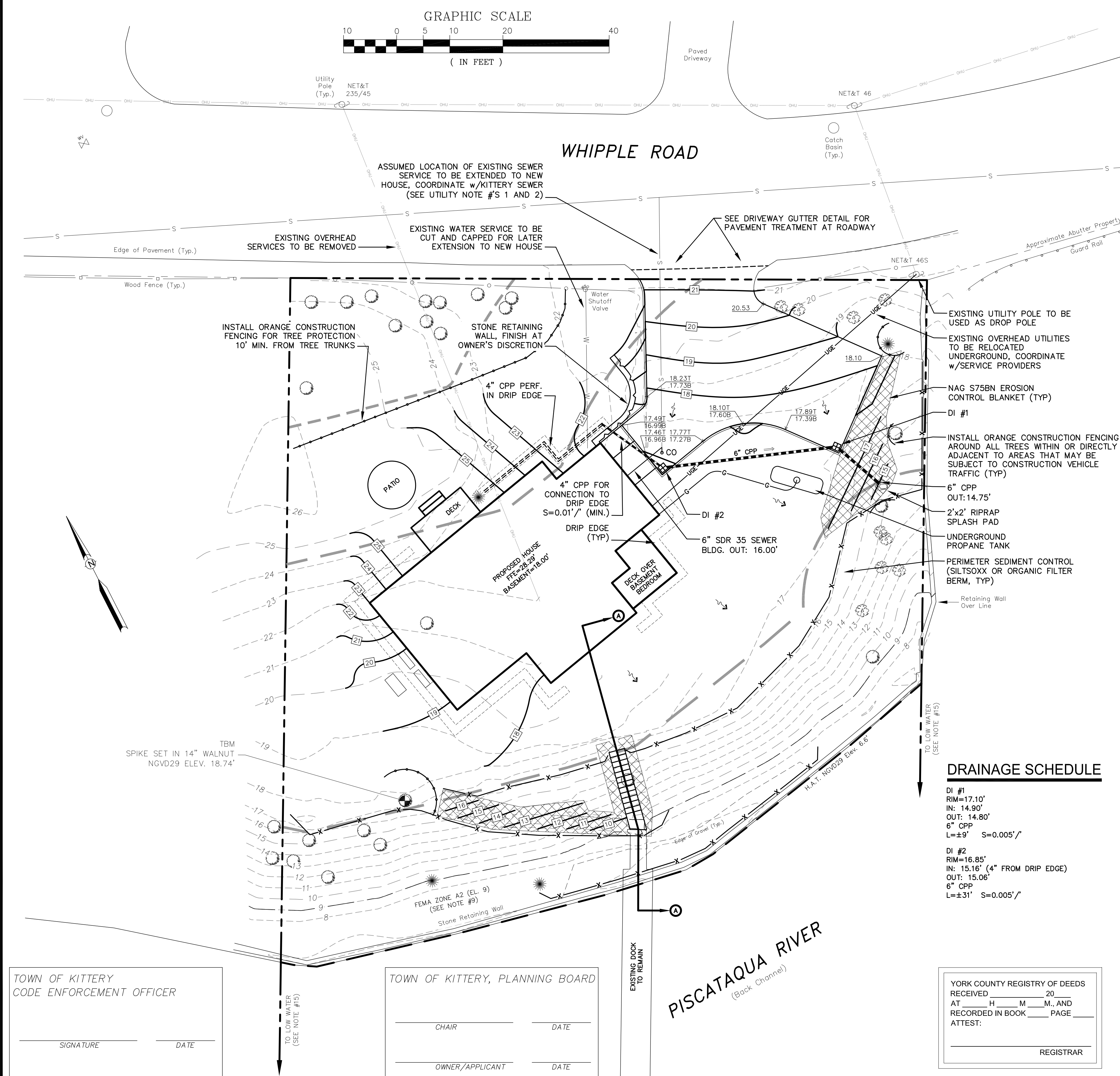
TITLE:
SHORELAND
DEVELOPMENT PLAN

SHEET NUMBER:
C-1

TOWN OF KITTERY
CODE ENFORCEMENT OFFICER
SIGNATURE DATE

TOWN OF KITTERY, PLANNING BOARD
CHAIR DATE
OWNER/APPLICANT DATE

YORK COUNTY REGISTRY OF DEEDS
RECEIVED 20
AT H M M., AND
RECORDED IN BOOK PAGE
ATTEST:
REGISTRAR



GRADING AND DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF KITTERY AND MDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
2. UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBM) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
3. PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
4. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
5. ALL CATCH BASIN, MANHOLE AND OTHER DRAINAGE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISH GRADE. ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED.
6. ALL SPOT GRADES ARE AT FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
7. ALL CPP PIPE SHALL BE DUAL-WALL ADS N-12 OR HANCOR OR APPROVED EQUAL.
8. IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.

EROSION AND SEDIMENT CONTROL NOTES

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2. PERIMETER SEDIMENT CONTROLS SHALL BE INSTALLED AFTER TREE CLEARING OPERATIONS HAVE CEASED AND BEFORE ANY STUMPING, GRUBBING OR OTHER EARTH DISTURBANCE.
3. NO EARTHWORK SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
5. THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR ENTERING WETLANDS AND ENSURE PERMANENT SOIL STABILIZATION.
6. ALL CATCH BASINS AND CULVERTS SHALL BE PROVIDED APPROPRIATE TEMPORARY INLET PROTECTION (SEE DETAILS).
7. ALL EROSION CONTROL BLANKETS AND FASTENERS SHALL BE BIODEGRADABLE.
8. ALL EROSION CONTROL BLANKETS SHALL BE BY NORTH AMERICAN GREEN ("NAG") OR EQUAL AS APPROVED IN WRITING BY THE ENGINEER.
9. ALL SWALES, STORMWATER PONDS AND THEIR CONTRIBUTING AREAS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
10. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF LOAM, LIMESTONE, FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES. SEE DETAILS FOR ADDITIONAL INFORMATION.
11. ALL EROSION CONTROL BLANKETS AND FASTENERS SHALL BE BIODEGRADABLE.
12. ALL EROSION CONTROL BLANKETS SHALL BE BY NORTH AMERICAN GREEN OR EQUAL AS APPROVED IN WRITING BY THE ENGINEER.
13. CONTRACTOR TO INSTALL STONE DRIP EDGE AT ALL ROOF DRIP LINES WHERE GUTTERS ARE NOT PROPOSED. COORDINATE WITH ARCHITECTURAL PLANS.
14. UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
15. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.

UTILITY NOTES

1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, TOWN OF KITTERY DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE (344-7233) AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
2. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DPW AND APPROPRIATE UTILITIES.
3. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND LOCAL REGULATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.
5. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
6. SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDING. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL/MECHANICAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO COMMENCING RELATED WORK.
7. CONTRACTOR TO EXTEND UNDERGROUND SEASONAL WATER AND ELECTRICAL SERVICES TO DOCK. COORDINATE WITH SIZES AND LOCATIONS MEP PLANS.

DRAINAGE SCHEDULE

DI #1
RIM=17.10'
IN: 14.90'
OUT: 14.80'
6" CPP
L=±9' S=0.005'/

DI #2
RIM=16.85'
IN: 15.16' (4" FROM DRIP EDGE)
OUT: 15.06'
6" CPP
L=±31' S=0.005'/

YORK COUNTY REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ H _____ M _____, AND
RECORDED IN BOOK _____ PAGE _____
ATTEST: _____
REGISTRAR

133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: **PLANNING BOARD**

ISSUE DATE: **NOVEMBER 25, 2021**

REVISIONS		BY	DATE
NO. DESCRIPTION		EBS	11/25/21
0 PLANNING BOARD			

DRAWN BY: _____ RLH
APPROVED BY: _____ EBS
DRAWING FILE: _____ 5186.dwg

SCALE:
22" x 34" - 1" = 10'
11" x 17" - 1" = 20'

OWNER/APPLICANT:
AMY L. & NICHOLAS E. MERCIER
35 GOFFSTOWN ROAD
HOOKSETT, NH 03106-2400

PROJECT:
MERCIER RESIDENCE SHORELAND DEVELOPMENT PLAN

TAX MAP 10, LOT 6A
134 WHIPPLE ROAD
KITTERY, MAINE

TITLE:
STORMWATER MANAGMENT AND UTILITIES PLAN

SHEET NUMBER:
C-2

TOWN OF KITTERY
CODE ENFORCEMENT OFFICER

SIGNATURE

DATE

TOWN OF KITTERY, PLANNING BOARD

CHAIR	DATE
OWNER/APPLICANT	DATE

Do not heavily prune the tree at planting. Prune only cross-over limbs, co-dominant leaders, and broken or dead branches. Some interior twigs and lateral branches may be pruned; however, Do NOT remove the terminal buds of branches that extend to the edge of the crown.

Trees less than 3" in caliper shall be staked with three stakes per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each wire shall be flagged with a visual marker. 5" long min. wooden stakes shall be used to anchor the wires. Stakes shall be driven at least 12" outside the edge of the planting pit into stable soil. Remove all staking NO LATER than the end of the first growing season after planting.

Mark the north side of the tree in the nursery. Rotate the tree to face north at the site whenever possible.

4 in. high earth saucer beyond edge of root ball

2 IN. max. Mulch. Do NOT place mulch in contact with tree trunk. Maintain the mulch weed-free for a minimum of three years after planting.

Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.

Place root ball on unexcavated or tamped soil.

2 times the diameter of the root ball - Permeable area in which tree is to be planted shall be no less than a 3' wide radius from the base of the tree

Trees greater than 3" in caliper shall be guyed with three guys per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each guy wire shall be flagged with a visual marker. 24" stakes or metal drive anchors shall be used to anchor the guy wires. Stakes/Anchors shall be driven 12" min. outside the edge of the planting pit into stable soil. Remove all guying NO LATER than the end of the first growing season after planting.

6" Corrugated PVC tree sock

Each tree must be planted such that the original trunk flare is visible at the top of the root ball. Trees where the original trunk flare is not visible may be rejected. Do NOT cover the top of the root ball with soil. Before planting Contractor shall inspect the rootball for the location of the original root flare. If the original root flare is not visible at the top of the root ball then the Contractor shall then gently remove from the top of the root ball any excess soil from nursery operations that may be covering the original root flare. All secondary and girdling roots shall be removed prior to planting. Trees with 4" or more of extraneous soil and/or adventitious roots greater than 1/8" shall be rejected. The tree shall be planted with the original root flare at or slightly (2-3") above surrounding finished grade.

Backfill with existing soil. In sandy and heavy clay soils add 20% max. by volume composted organic material to the existing soil.

Remove all twine, rope, wire, and burlap

If plant is shipped with a wire basket around the root ball, prior to planting, the contractor shall cut away the bottom of the wire basket, leaving the sides in place. Once the tree is placed and faced, the contractor shall remove the remainder of the wire basket and backfill the planting pit as noted above.

TREE PLANTING DETAIL

LANDSCAPE NOTES

- Design is based on drawings by Altus Engineering dated and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
- It is the contractor's responsibility to verify drawings to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
- Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
- This plan is for review purposes only, NOT for Construction. Construction Documents will be provided upon request.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
- The Contractor shall procure any required permits prior to construction.
- Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
- Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with the following:
 - Outside hose attachments spaced a maximum of 150 feet apart, and
 - An underground irrigation system, or
 - A temporary irrigation system designed for a two-year period of plant establishment.
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and ½" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Within the sight distance triangles at vehicle intersections the canopies shall be raised to 8' min.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the contractor.



Plant List

TREES

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Bet	Betula nigra 'Dura Heat'	Dura Heat River Birch	1	10-12' Ht	B&B, Multi Stem
Haw	Crataegus crus-galli inermis 'Crusader'	Crusader Thornless Hawthorn	1	2-2.5' Cal	
Jv	Juniperus virginiana 'Emerald Sentinel'	Emerald Sentinel Red Cedar	4	4-5' Ht	B&B
Ns	Nyssa Sylvatica	Black Tupelo	1	3-3.5' Cal	B&B
St	Stewartia pseudocamellia	Japanese Stewartia	1	8-10' Ht	B&B, Multi Stem, Specimen
Th	Thuja plicata 'Green Giant'	Green Giant Arborvitae	3	8-10' Ht	B&B

SHRUBS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Cie	Clethra alnifolia 'Hummingbird'	Hummingbird Compact Summersweet	25	3 gal	planted above sea wall
Hb	Hibiscus syriacus 'Ardens'	Ardens Rose-of-Sharon (Double Blue)	1	3-7' Ht	B&B
Hy1	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	6	3 gal	
Hy2	Hydrangea arborescens 'Incrediball'	Incrediball Hydrangea	11	5 gal	
Ink	Ilex glabra 'Gem Box'	Gem Box Inkberry	23	3 gal	
Mt	Kalmia latifolia	Mountain Laurel	8	4-5' Ht	B&B, Full
Mp	Myrica pensylvanica	Northern Bayberry	25	3 gal	planted above sea wall
Rhu	Rhus aromatica 'Grow-Low'	Grow Low Sumac	25	3 gal	planted above sea wall
Ros	Rosa 'Peach Drift'	Peach Rose	34	3 gal	
Syr	Syringa 'Bloomerang'	Bloomerang Lilac	7	5 gal	
Tax	Taxus media 'Greenwave'	Greenwave Yew	12	5 gal	
Vac	Vaccinium angustifolium	Lowbush Blueberry	250	1 qt	

PERENNIALS, GROUNDCOVERS, VINES AND ANNUALS

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
An	Anemone 'Honoree Jobert'	Windflower	11	1 gal	
Ast	Astilbe 'Peach Blossom'	Peach Astilbe	34	1 gal	
Cal	Calamagrostis acutifolia 'Karl Foerster'	Feather Reed Grass	12	1 gal	
Fer	Diemsaedra punctiloba	Hay-scented Fern	40	1 gal	
Ham	Pennisetum alopecuroides 'Hamel's'	Hamel Dwarf Fountain Grass	30	1 gal	
Mis	Miscanthus sinensis 'Gracillimus'	Maiden Grass	7	1 gal	
Sal	Salvia nemorosa 'Caradona'	Dark Blue Salvia	14	1 gal	
Vm	Vinca minor 'Boles'	Bowles Periwinkle	450	2" plugs	

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

MERCIR RESIDENCE
134 WHIPPLE ROAD
KITTERY, MAINE
TAX MAP 10 LOT 6A

LATITUDE: 43° 05' 07" N
LONGITUDE: 70° 43' 45" W

OWNER/APPLICANT:

AMY L. AND NICHOLAS E. MERCIER
35 GOFFSTOWN ROAD
HOOKSETT, NH 03106-2400

DESCRIPTION

The project consists of the replacement of of a single family residence with a new house & associated site improvements.

DISTURBED AREA

The total area to be disturbed for the development is approximately ±7,200 S.F. (±0.17 acres). Maine CGP compliance not required.

PROJECT PHASING

The proposed building, driveway and associated improvements will be completed in one phase.

NAME OF RECEIVING WATER

The site drains over land to the Back Channel of the Piscataqua River.

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures including perimeter controls as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
2. Remove vegetation from work limits. Strip loam and stockpile.
3. Demolish existing structures.
4. Begin building construction.
5. Demolish pavement to be removed.
6. Rough grade site including placement of borrow materials.
7. Construct drainage structures and pavement base course materials.
8. Install paving.
9. Loom (6" min) and seed all disturbed areas not paved or otherwise stabilized.
10. Install landscaping.
11. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

Installation or construction of erosion control measures shall conform to the practices described in the "2014 Revision to the 2003 Maine Erosion and Sediment Control Field Guide for Contractors, published by the Maine Department of Environmental Protection.

As indicated in the sequence of Major Activities, perimeter controls shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area and permanent measures are established, perimeter controls shall be removed.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through appropriate perimeter controls. All storm drain inlets shall be provided with inlet protection measures.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.5 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built-up sediment shall be removed from perimeter barriers when it has reached one-third the height of the barrier or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if one of the following has occurred:
 - a. Base coarse gravels have been installed in areas to be paved;
 - b. A minimum of 85% vegetated growth as been established;
 - c. A minimum of 3 inches of non-erosive material such as stone of riprap has been installed; - or -
 - d. Erosion control blankets have been properly installed.
9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing - In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
 - a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
 - b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Guidelines for Winter Mulch Application -

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrub plantings.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CONTINUED)

Jute and Fibrous Matting (Erosion Blanket)	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	

- * The organic matter content is between 80 and 100%, dry weight basis.
- * Particle size by weight is 100% passing a 6" screen and a minimum of 70 % maximum of 85%, passing a 0.75" screen.
- *The organic portion needs to be fibrous and elongated.
- *Large portions of silts, clays or fine sands are not acceptable in the mix.
- * Soluble salts content is less than 4.0 mmhos/cm.
- *The pH should fall between 5.0 and 8.0.

3. Maintenance - All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. PERMANENT SEEDING -

1. Bedding - stones larger than 1 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.

2. Fertilizer - lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and organic fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

Agricultural Limestone @ 100 lbs. per 1,000 s.f.
10-20-20 organic fertilizer @ 12 lbs. per 1,000 s.f.

Type	Lbs. / Acre	Lbs. / 1,000 sf
Tall Fescue	2	0.55
Creeping Red Fescue	24	0.55
Total	48	1.10

Seed Mixture (For slope embankments):
Grass Seed: Provide fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:

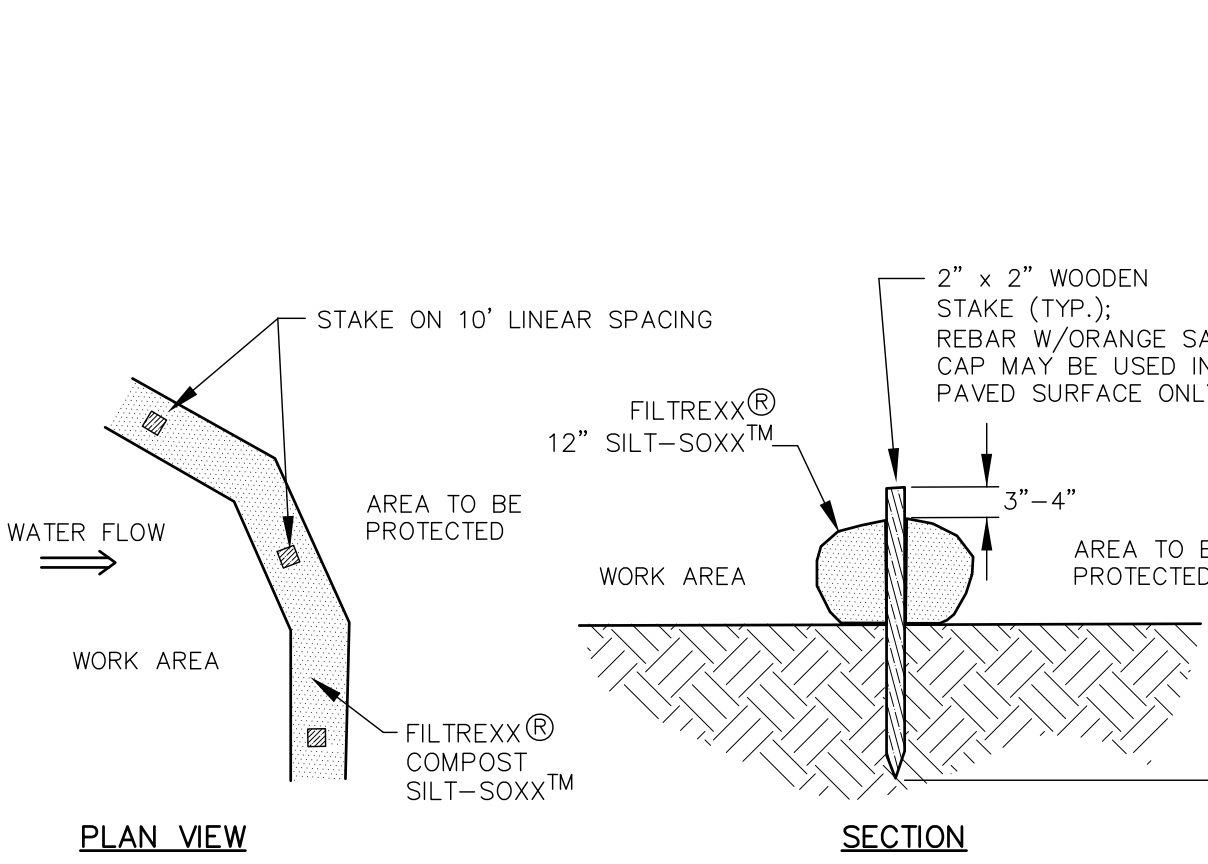
Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs./Acre)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
		Total	90 (80)

- a. Ryegrass shall be a certified fine-textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
- b. Fescue varieties shall include - Creeping Red and/or Hard Reliant, Scaldis, Koket, or Jamestown.

4. Sodding - sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

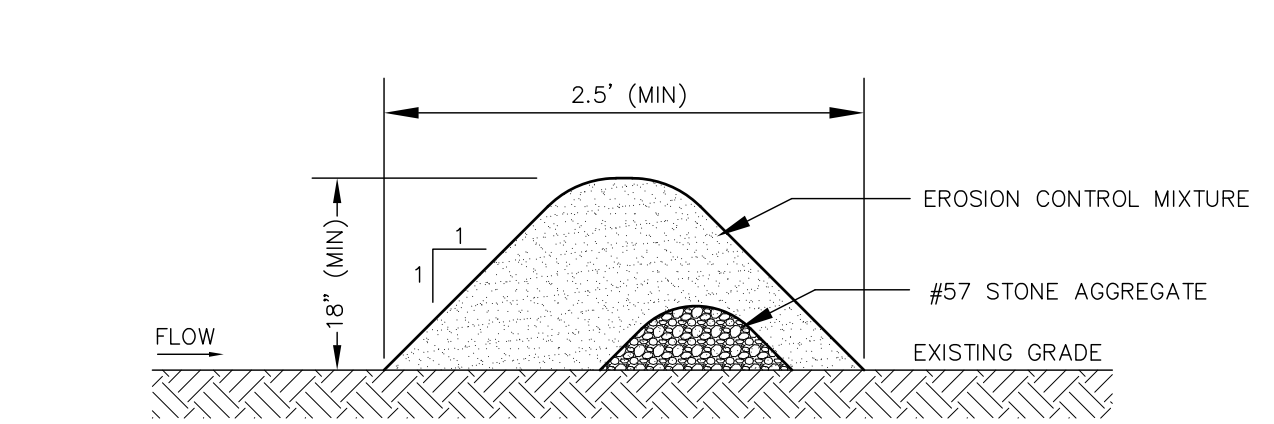
WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;
2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and
3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel.



- NOTES:
1. SILT-SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
 2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 3. SILT-SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
 4. ALL SEDIMENT TRAPPED BY SILT-SOXX SHALL BE DISPOSED OF PROPERLY.

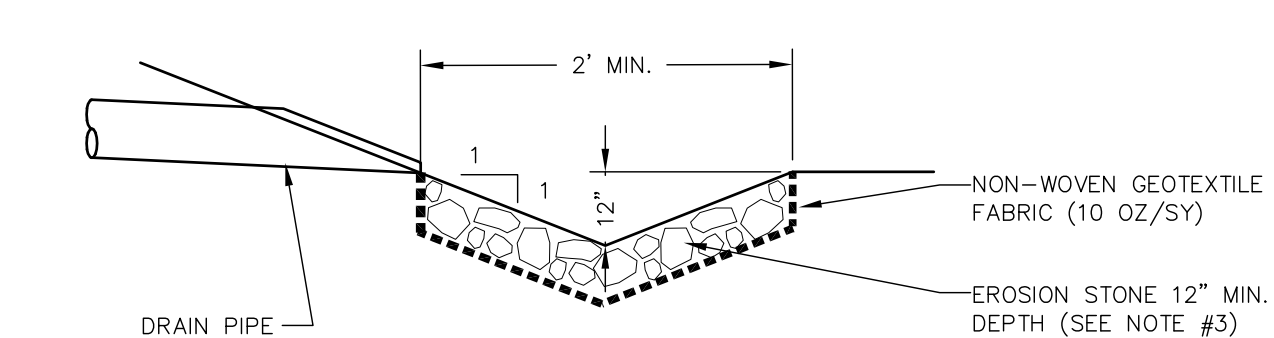
TUBULAR SEDIMENT BARRIER NOT TO SCALE



NOTES

1. ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. THE EROSION CONTROL MIXTURE USED IN FILTER BERMS SHALL BE A WELL-GRADED MIX OF PARTICLE SIZES THAT MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDDED OR COMPOSTED BARK, AND/OR ACCEPTABLE MANUFACTURED PRODUCTS AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH. EROSION CONTROL MIXTURE SHALL MEET THE FOLLOWING STANDARDS:
 - a) THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
 - b) PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70-85% PASSING A 0.75" SCREEN.
 - c) THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
 - d) LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
 - e) SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm.
 - f) THE pH SHALL BE BETWEEN 5.0 AND 8.0.
3. ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
4. ON SLOPES LESS THAN 5%, OR AT THE BOTTOM OF SLOPES NO STEEPER THAN 3:1 AND UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE) AND A MINIMUM OF 36" WIDE. ON LONGER AND/OR STEEPER SLOPES, THE BERM SHALL BE TALLER AND WIDER TO ACCOMMODATE THE POTENTIAL FOR ADDITIONAL RUNOFF (MAXIMUM HEIGHT SHALL NOT EXCEED 2').
5. FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER BERMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BERM.
7. ORGANIC FILTER BERMS MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED PROVIDED ANY SEDIMENT DEPOSITS TRAPPED BY THEM ARE REMOVED AND DISPOSED OF PROPERLY.
8. FILTER BERMS ARE PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES SUCH AS SILTENCE.

ORGANIC FILTER BERM NOT TO SCALE

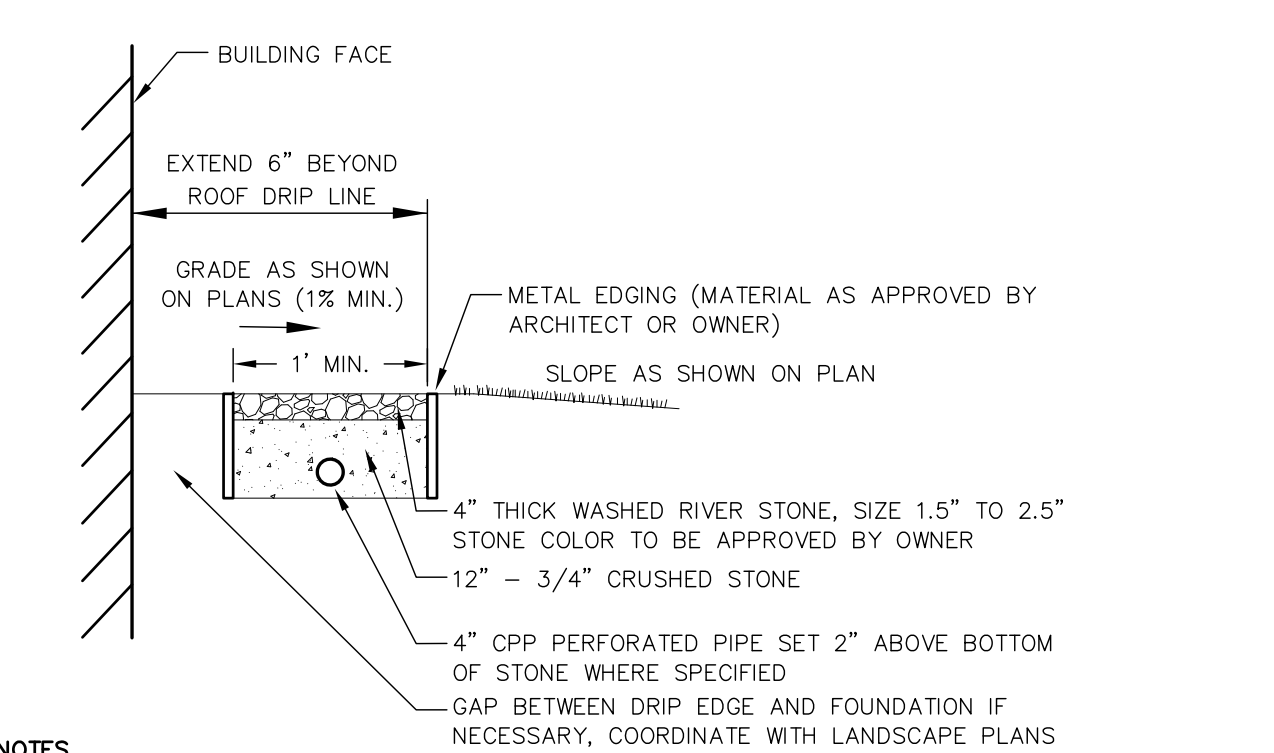


NOTES

1. CONSTRUCT PLUNGE POOL TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.
2. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO ACCOUNT FOR THE DEPTH OF RIPRAP.
3. EROSION STONE USED FOR THE PLUNGE POOL SHALL MEET THE FOLLOWING GRADATION:

SIZE	PERCENT PASSING BY WEIGHT
12"	100
8"	90-100
4"	0-15
4. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18".
5. THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
6. SEDIMENT SHALL BE REMOVED FROM RIPRAP WHEN IT EXCEEDS 2" IN DEPTH.
7. WOODY VEGETATION SHALL NOT BE PERMITTED TO GROW IN RIPRAP AREAS.

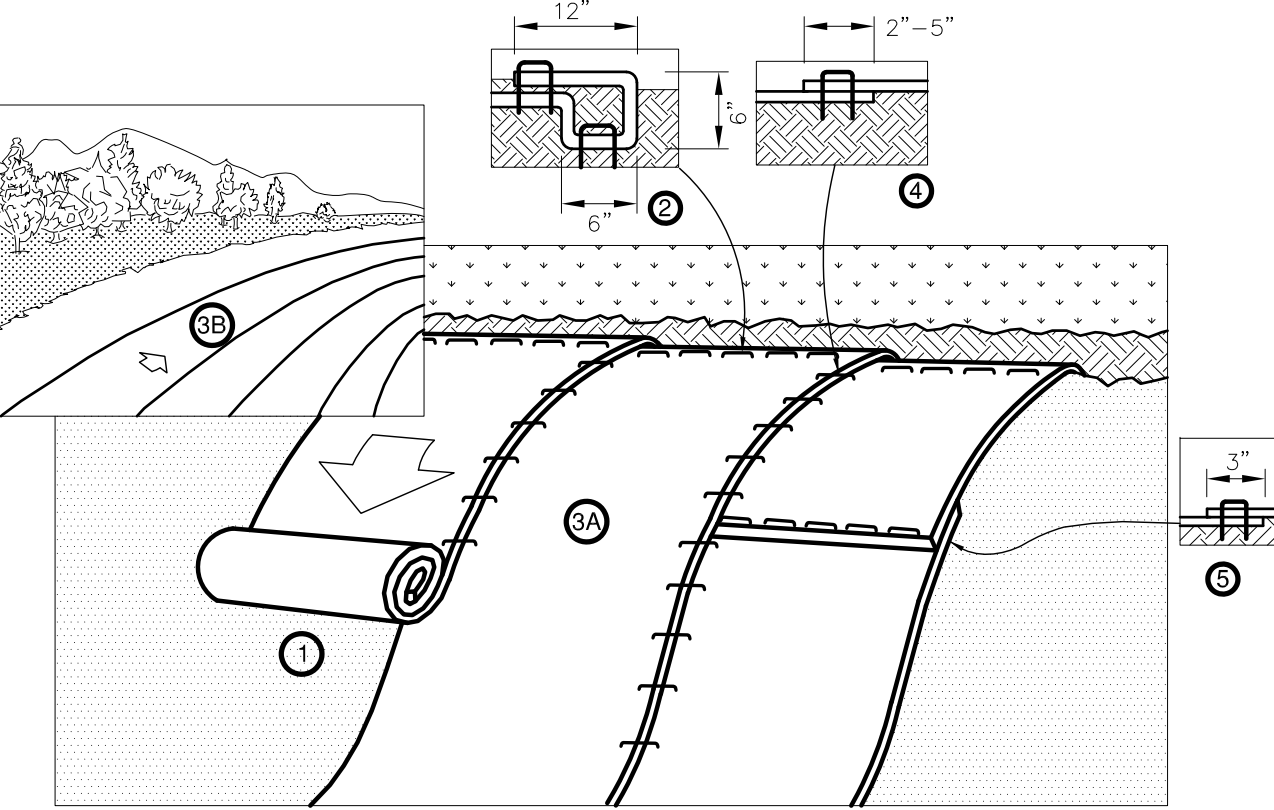
RIPRAP SPLASH PAD NOT TO SCALE



NOTES

1. INSTALL DRIP EDGE AT ALL ROOF DRIPLINES WHERE GUTTERS ARE NOT PROPOSED.

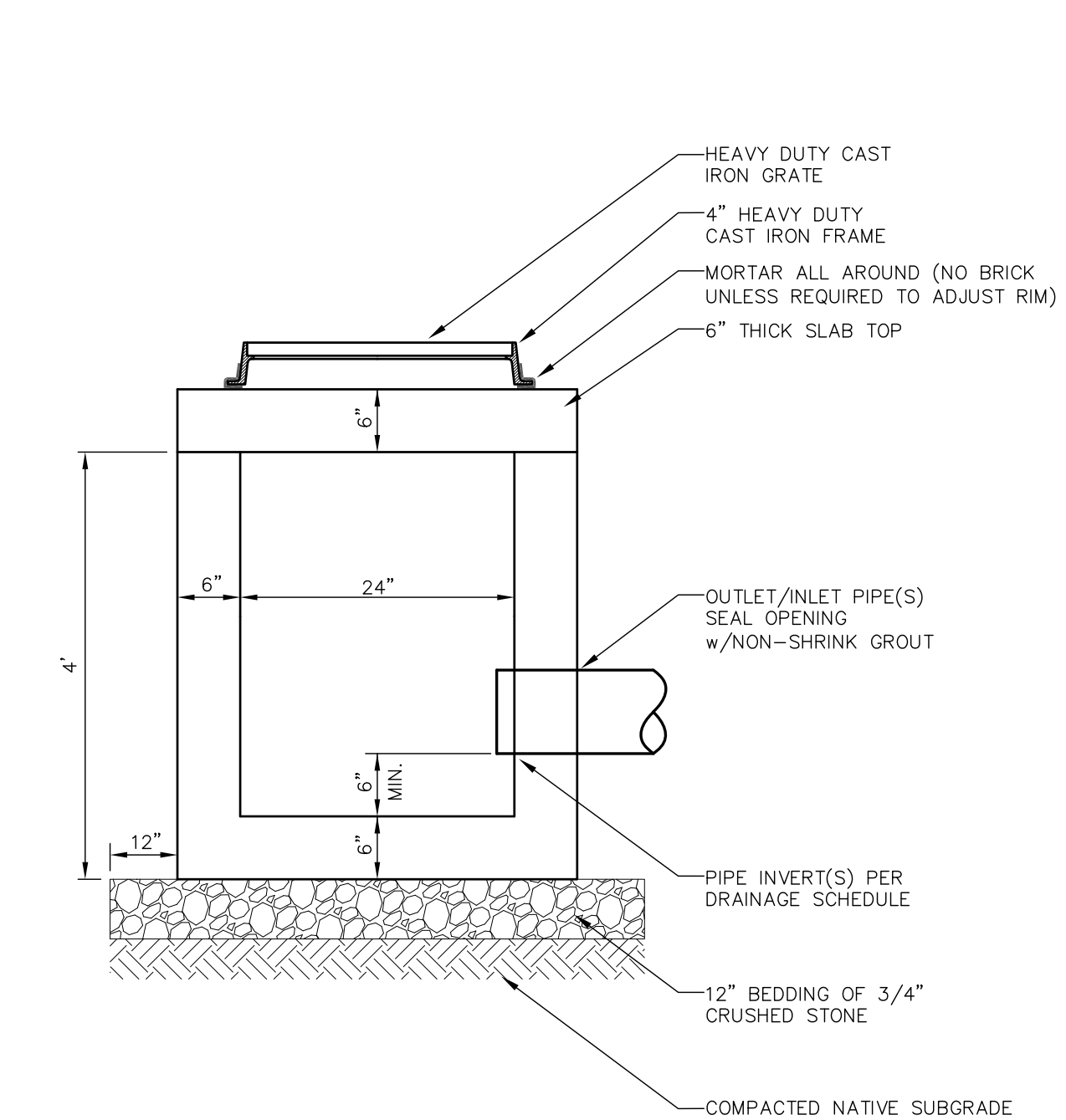
DRIP EDGE DETAIL NOT TO SCALE



NOTES

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

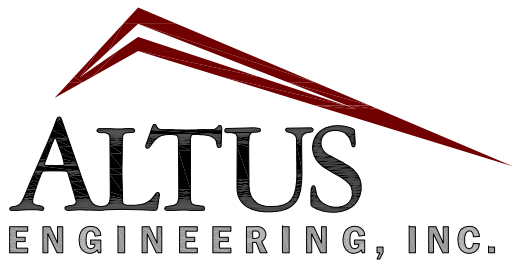
EROSION CONTROL BLANKET - SLOPE NOT TO SCALE



NOTES

1. STRUCTURE SHALL TO ACCOMMODATE HEAVY DUTY 24" SQ. C.I. FRAME AND GRATE.
2. 24" SQUARE AREA DRAIN AVAILABLE FROM PHOENIX PRECAST PRODUCTS (800-639-2199) OR APPROVED EQUAL.
3. CONCRETE: 4,000 PSI AFTER 28 DAYS
4. STRUCTURE SHALL BE STEEL REINFORCED MEET OR EXCEED H-20 LOADING.
5. SEAL ALL TONGUE AND GROOVE JOINTS W/BUTYL RUBBER JOINT COMPOUND.

DROP INLET STRUCTURE (DI) NOT TO SCALE



133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR:

PLANNING BOARD

ISSUE DATE:

NOVEMBER 25, 2021

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	PLANNING BOARD		EBS	10/28/21
1	ADDED RIPRAP MAINTENANCE		EBS	11/25/21

DRAWN BY: _____ RLH

APPROVED BY: _____ EBS

DRAWING FILE: _____ 5186.dwg

SCALE:

22" x 34" - 1" = 10'
11" x 17" - 1" = 20'

OWNER/APPLICANT:

AMY L.
& NICHOLAS E. MERCIER
35 GOFFSTOWN ROAD
HOOKSETT, NH 03106-2400

PROJECT:

MERCIER
RESIDENCE
SHORELAND
DEVELOPMENT
PLAN

TAX MAP 10, LOT 6A

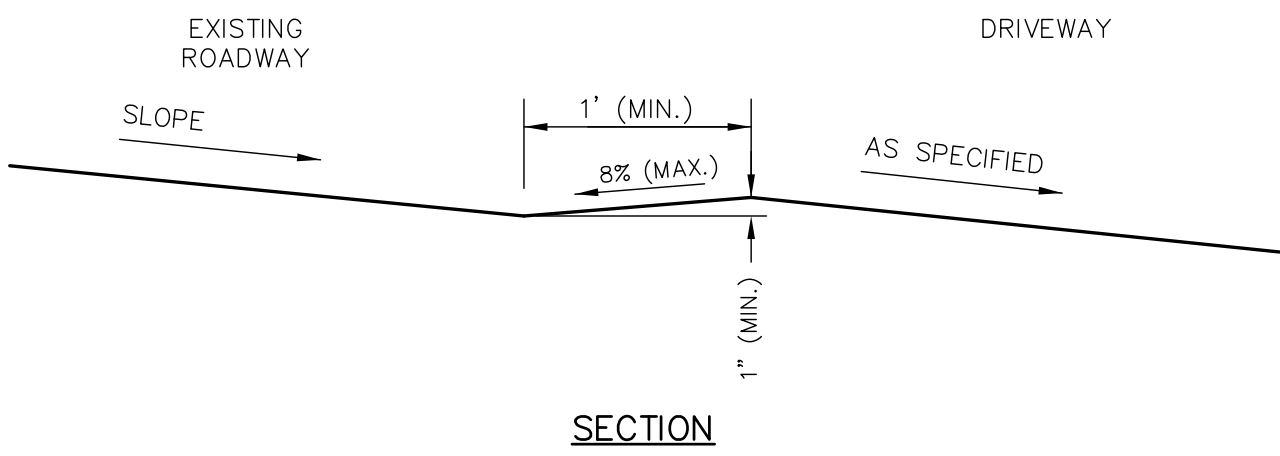
134 WHIPPLE ROAD
KITTERY, MAINE

TITLE:

DETAIL SHEET

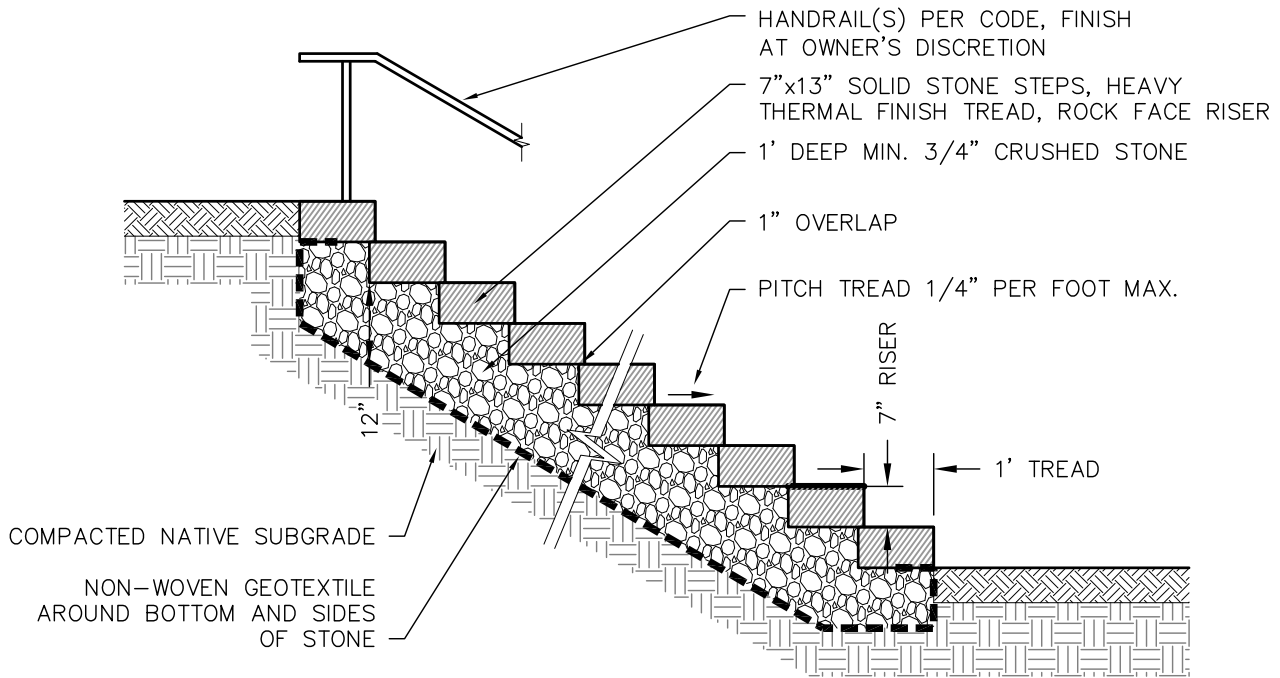
SHEET NUMBER:

D-1

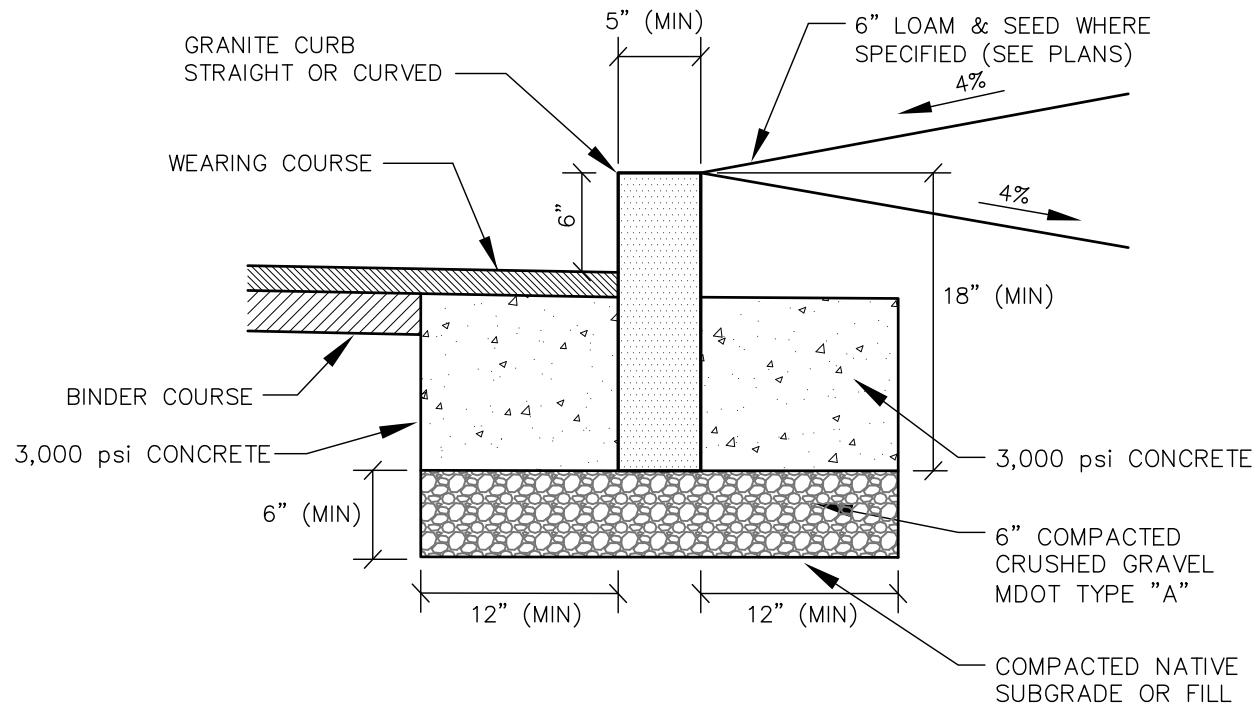


NOTES:
1. WARP DRIVEWAY AS NECESSARY TO CONVEY ROADWAY DRAINAGE ALONG GUTTER LINE AWAY FROM DRIVEWAY DOWN SLOPE.

DRIVEWAY GUTTER NOT TO SCALE



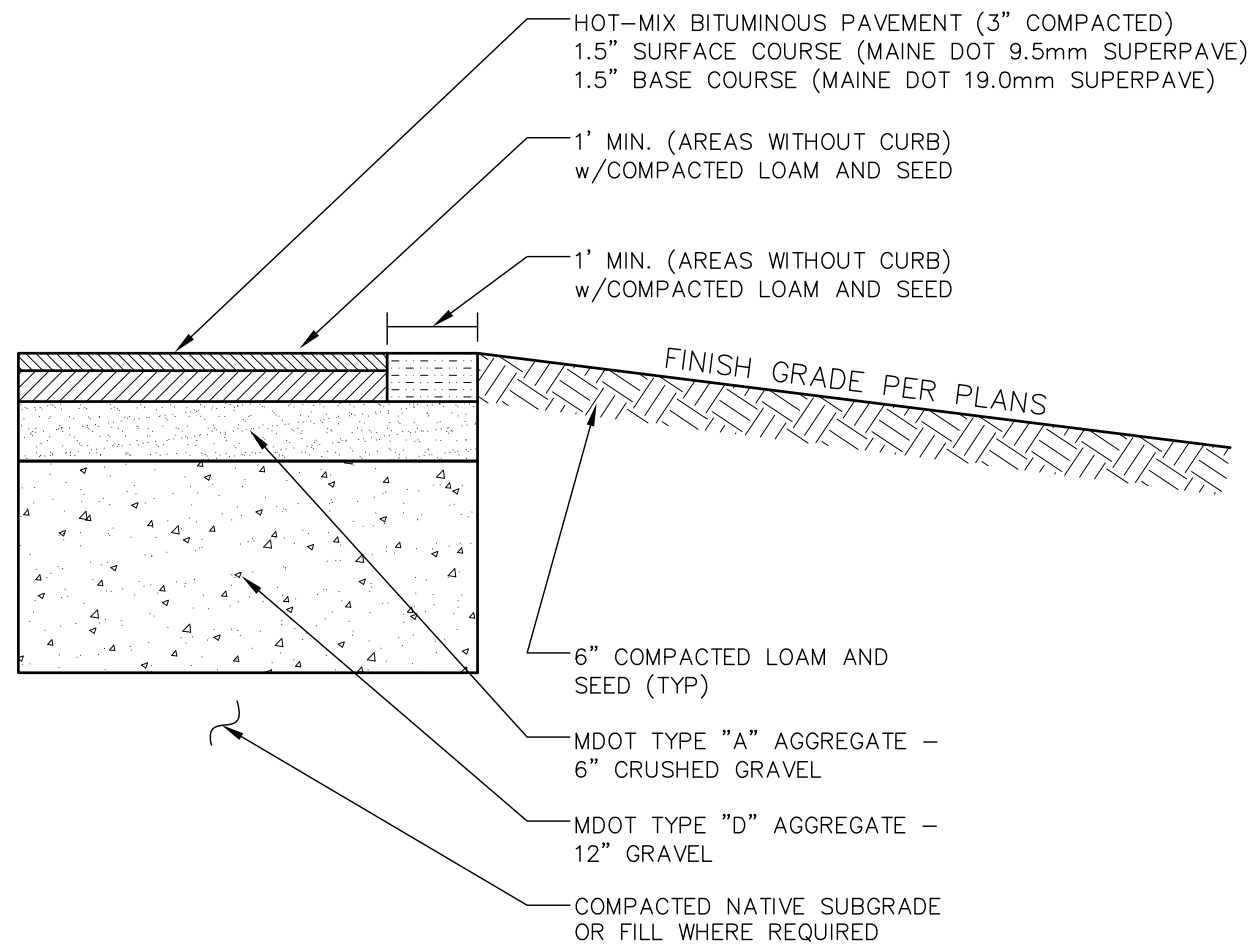
STEP DETAIL NOT TO SCALE



- NOTES:
- SEE PLANS FOR CURB LOCATION.
 - ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
 - MINIMUM LENGTH OF CURB STONES = 3'
 - MAXIMUM LENGTH OF CURB STONES = 10'
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART.
 - CURB ENDS TO ROUNDED AND BATTERED FACES TO BE CUT WHEN CALLED FOR ON THE PLANS.

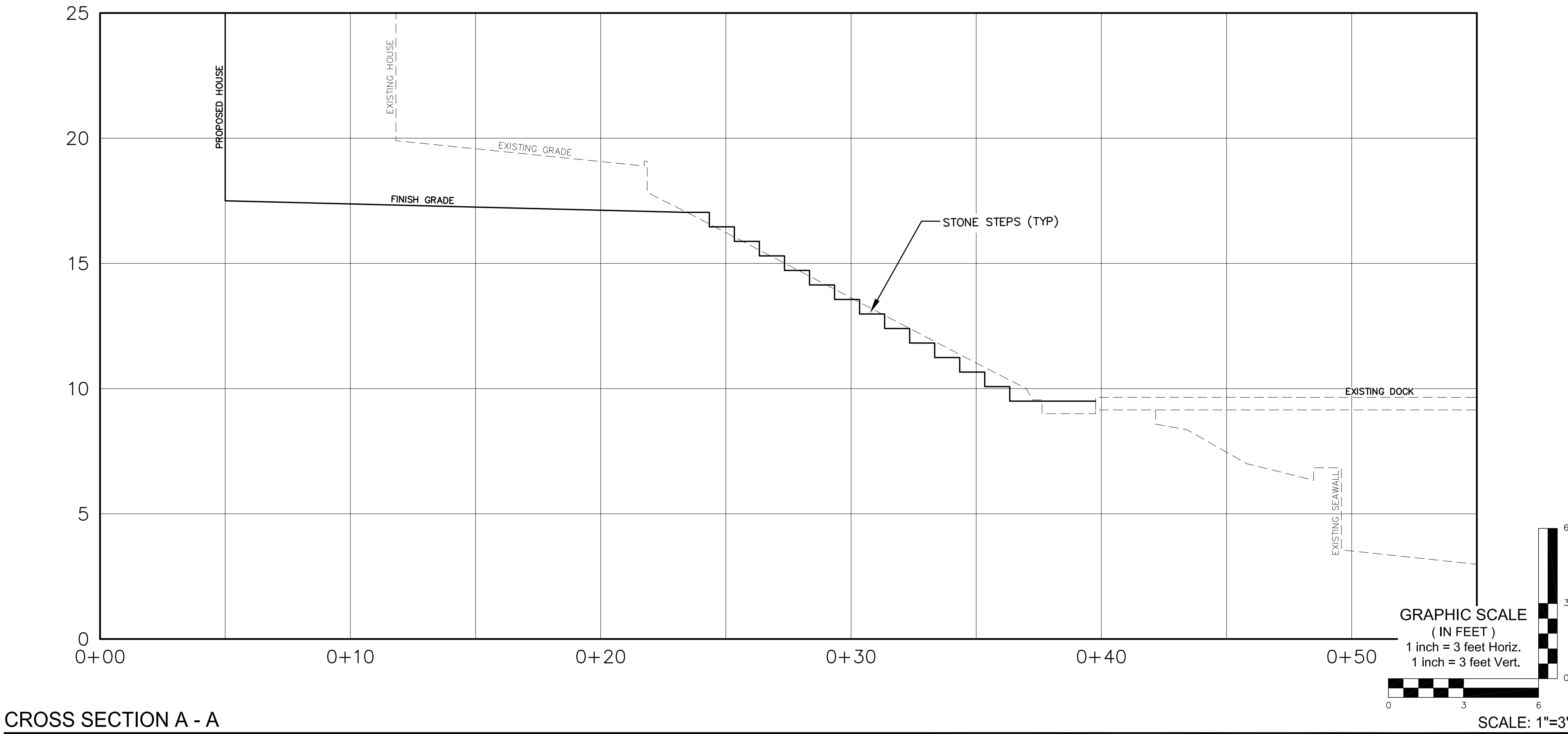
RADIUS	MAX. LENGTH
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
OVER 60'	10'

VERTICAL GRANITE CURB NOT TO SCALE

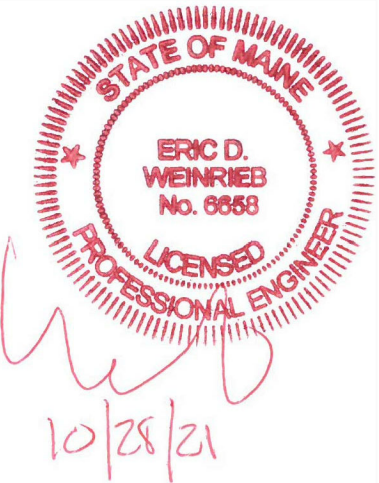


- NOTES
- ALL EXISTING SUBSTANDARD FILL, BURIED ORGANIC MATTER, CLAY, LOAM, MUCK, AND/OR OTHER QUESTIONABLE MATERIAL SHALL BE REMOVED FROM BELOW ALL PAVEMENT, SHOULDERS AND UNDERGROUND PIPING/UTILITIES TO A MINIMUM DEPTH OF 2' BELOW FINISH GRADE.
 - SUBGRADE SHALL BE PROOFROLLED A MINIMUM OF 6 PASSES WITH A VIBRATORY COMPACTOR OPERATING AT PEAK RATED FREQUENCY OR BY MEANS APPROVED BY THE ENGINEER.
 - FILL BELOW PAVEMENT GRADES SHALL BE GRANULAR BORROW COMPACTED PER MDOT REQUIREMENTS.
 - TACK COAT SHALL BE APPLIED BETWEEN SUCCESSIVE LIFTS OF ASPHALT.
 - THE BITUMINOUS PAVEMENT SHALL BE COMPACTED TO 92 TO 97 PERCENT OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041. THE BASE AND SUBBASE MATERIALS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THEIR MAXIMUM DRY DENSITIES AS DETERMINED BY ASTM D-1557.

PAVEMENT CROSS SECTION NOT TO SCALE



CROSS SECTION A - A



NOT FOR CONSTRUCTION

ISSUED FOR: **PLANNING BOARD**

ISSUE DATE: **OCTOBER 28, 2021**

NO.	DESCRIPTION	BY	DATE
0	PLANNING BOARD	EBS	10/28/21

DRAWN BY: _____ RLH

APPROVED BY: _____ EBS

DRAWING FILE: _____ 5186.dwg

SCALE:
22" x 34" - 1" = 10'
11" x 17" - 1" = 20'

OWNER/APPLICANT:

AMY L.
& NICHOLAS E. MERCIER
35 GOFFSTOWN ROAD
HOOKSETT, NH 03106-2400

PROJECT:
**MERCIER
RESIDENCE
SHORELAND
DEVELOPMENT
PLAN**

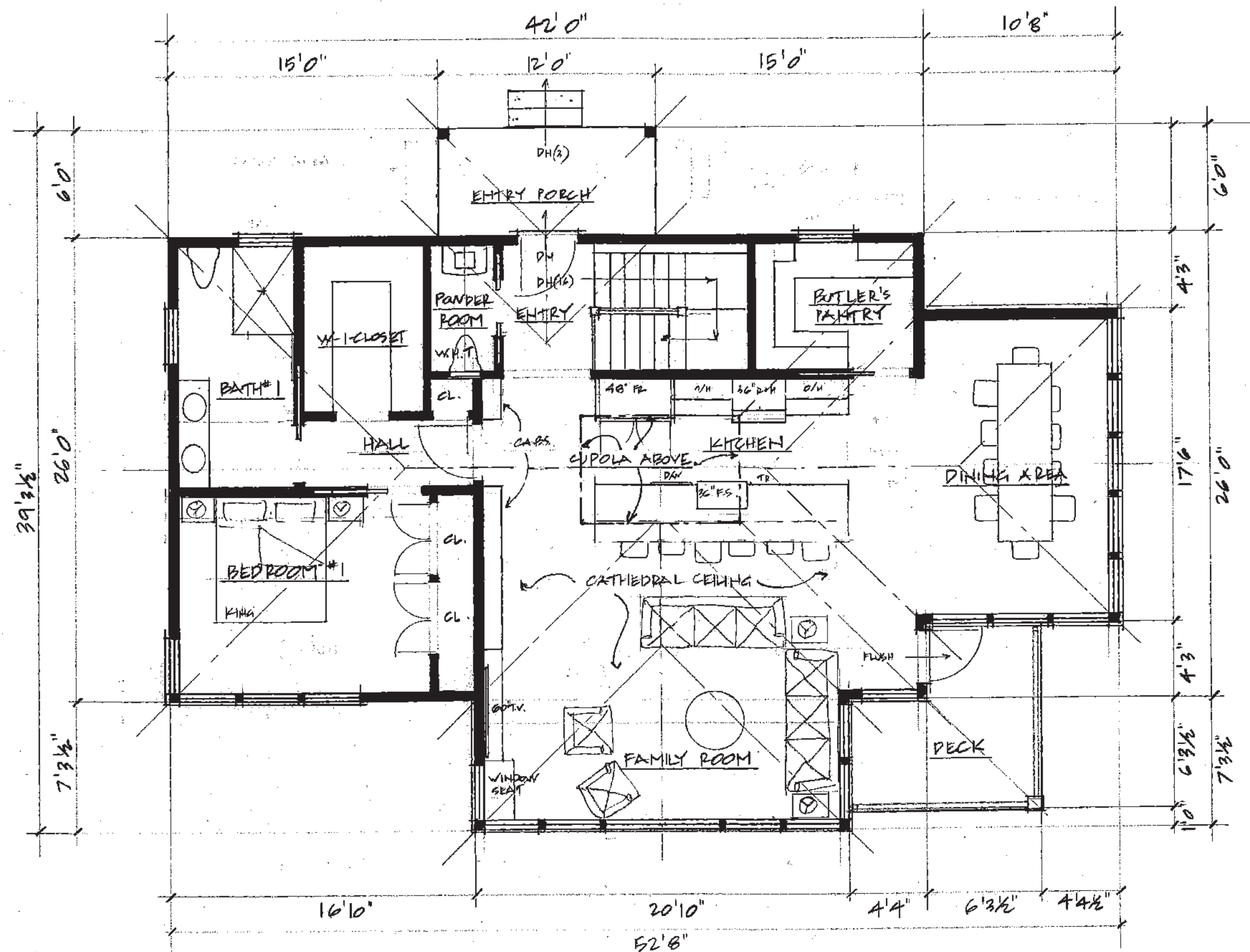
TAX MAP 10, LOT 6A
134 WHIPPLE ROAD
KITTERY, MAINE

TITLE:

DETAIL SHEET

SHEET NUMBER:

D-1



PROPOSED FIRST FLOOR PLAN

(1,431 sf)

12.20.2021

1/8" = 1' 0"

TITLE: PROP' FIRST FLOOR PLAN

SCALE: 1/8" = 1' 0"

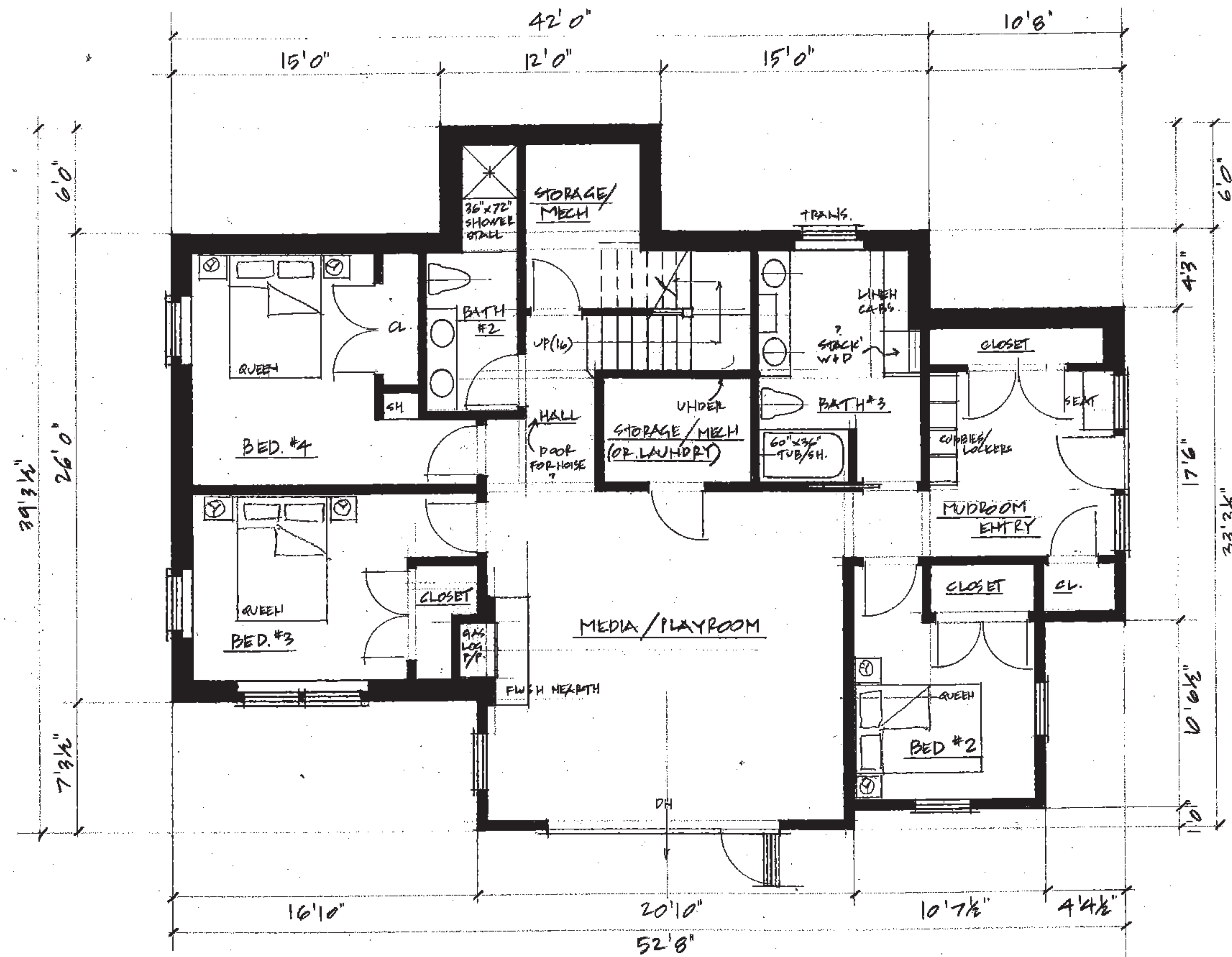
DATE: 12.20.2021

REVISIONS:

MERCIER RESIDENCE

134 WHIPPLE RD.,

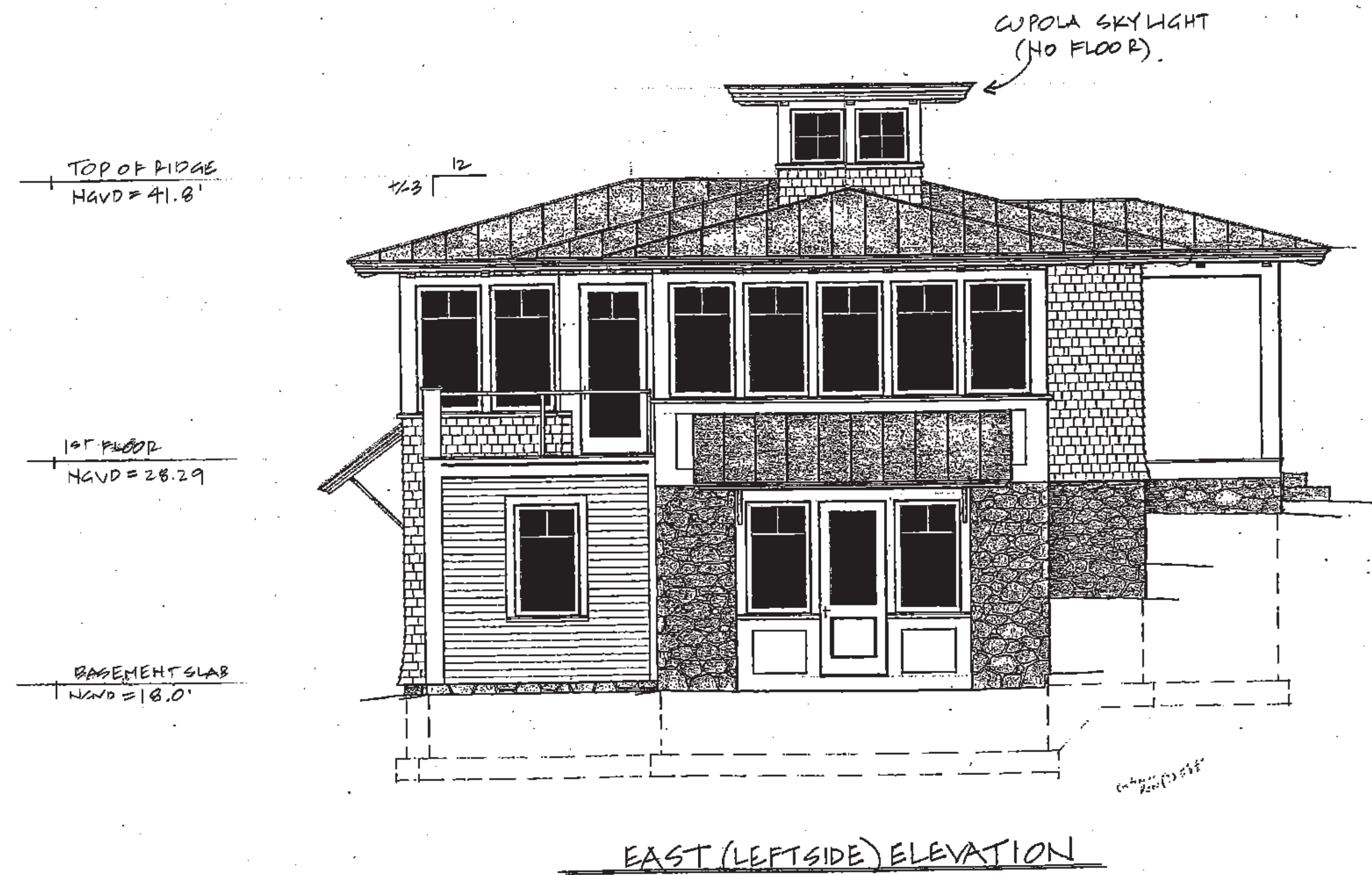
KITTERY, MAINE



PROPOSED BASEMENT FLOOR PLAN (1,601 sf FOOTPRINT)
4.29.2021 1/8" = 1' 0"

TITLE: PROP' BASEMENT FLOOR PLAN
SCALE: 1/8" = 1' 0"
DATE: 4.29.2021
REVISIONS:

MERCER RESIDENCE
134 WHIPPLE RD.,
KITTELY, MAINE



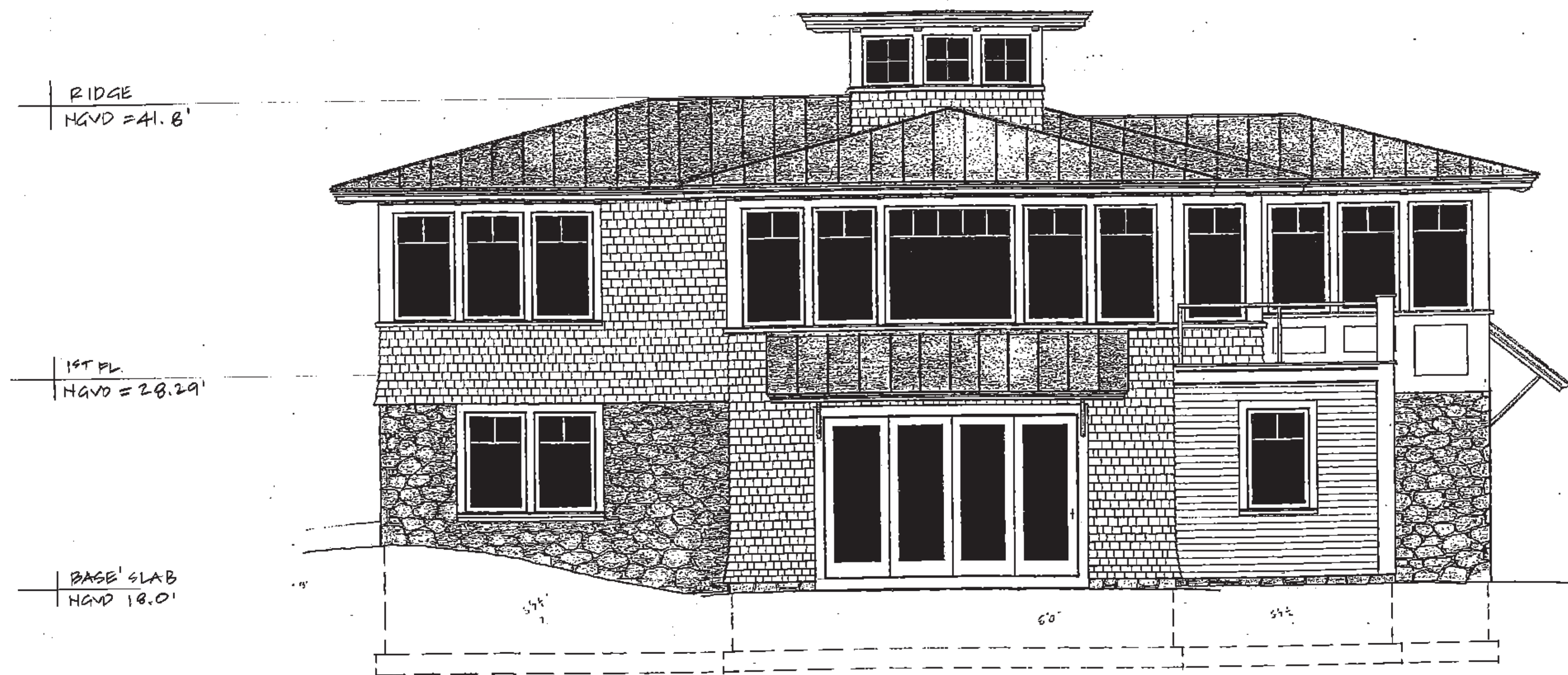
TITLE: PROP' EAST ELEVATION

SCALE: 1/8" = 1'0"

DATE: 12.20.2021

REVISIONS:

MERCIER RESIDENCE
134 WHIPPLE RD.,
KITTERY, MAINE



SOUTH (REAR WATER SIDE) ELEVATION

TITLE: PROP' SOUTH ELEVATION

SCALE: $\frac{1}{8}" = 1'0"$

DATE: 6.20.2021

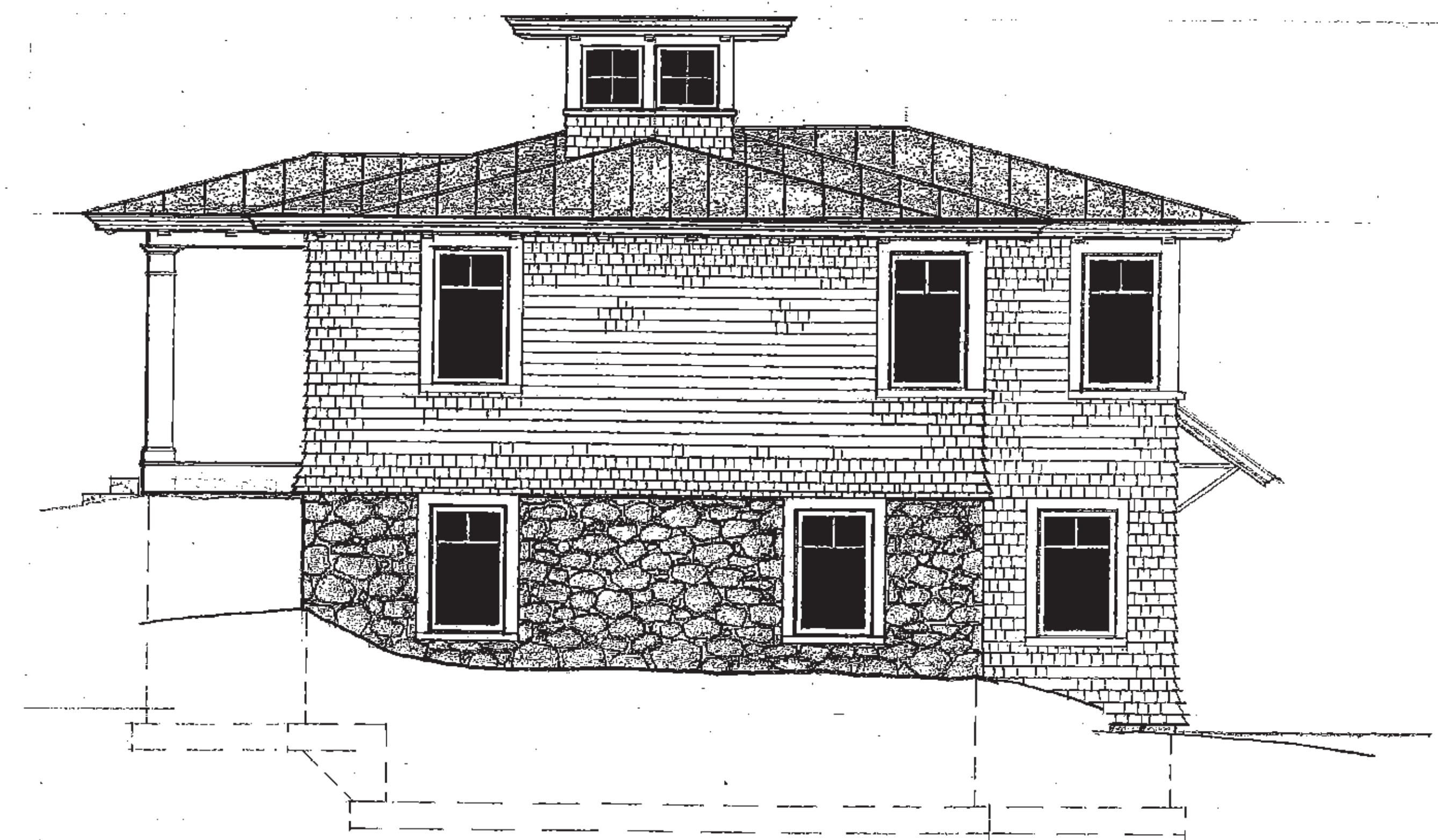
REVISIONS:

MERCIER RESIDENCE
134 WHIPPLE RD.,
KITTERY, MAINE

TOP OF RIDGE
MGVD 41.8'

1ST FLOOR
MGVD 28.29'

BASE SLAB
MGVD 18.0'



WEST ELEVATION

1/8" = 1' 0"

TITLE: PROP' WEST ELEVATION

SCALE: 1/8" = 1' 0"

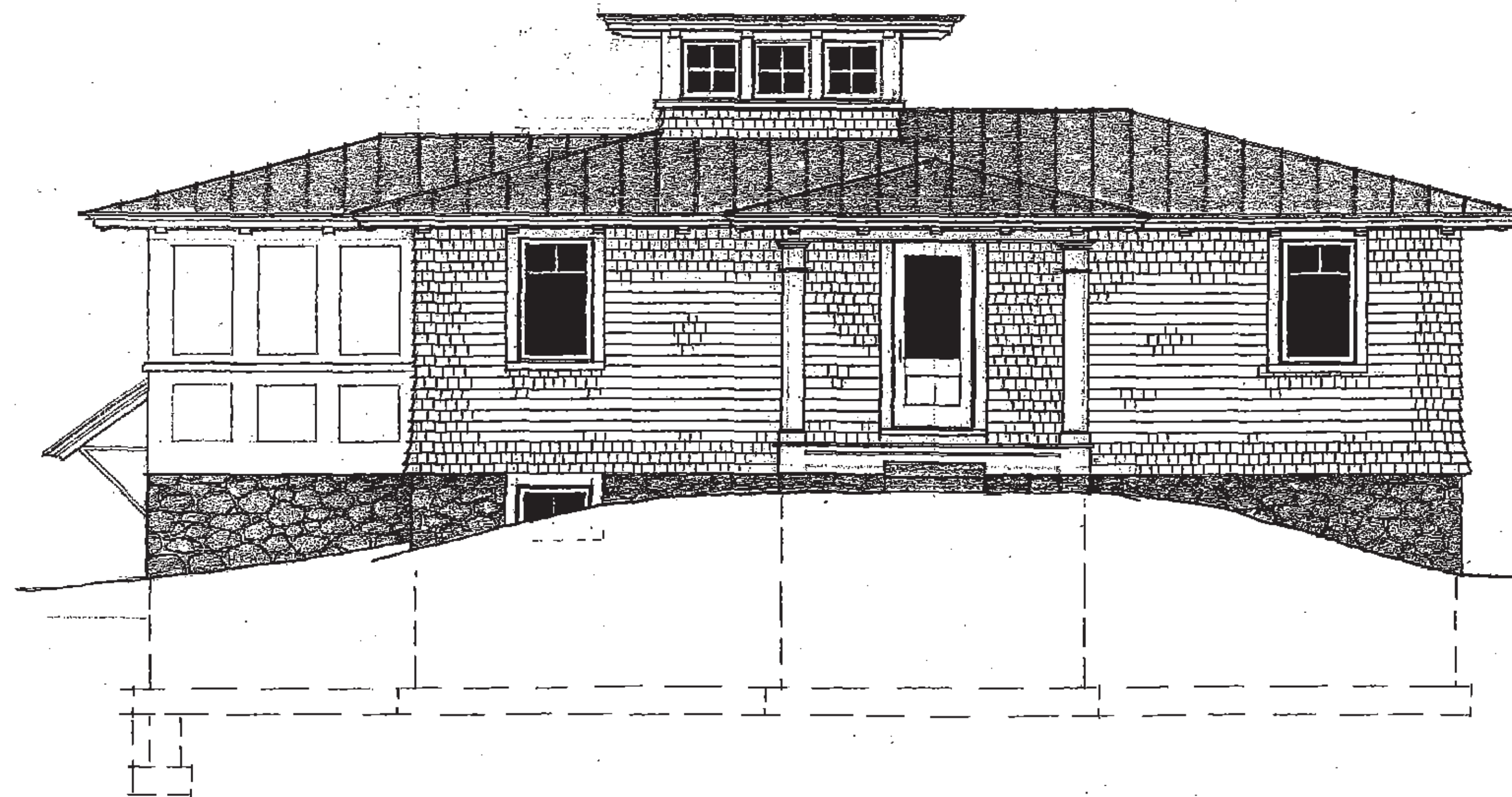
DATE: 12.20.2021

REVISIONS:

MERCIER RESIDENCE

134 WHIPPLE RD.,

KITTERY, MAINE



$\frac{\text{RIDGE}}{\text{NGVD}} = 41.8'$

$\frac{10' \text{ FL}}{\text{NGVD}} = 28.29'$

$\frac{\text{BASE}}{\text{NGVD}} = 18.0'$

NORTH ELEVATION

$\frac{1}{8}'' = 1'0''$

TITLE: PROP NORTH (ROAD) ELEVATION

SCALE: $\frac{1}{8}'' = 1'0''$

DATE: 12.20.2021

REVISIONS:

MERCIER RESIDENCE

34 WHIPPLE RD.,

KITTERY, MAINE

From: [Kalinich, Jeffrey C](#)
To: [Bart McDonough](#)
Subject: RE: Kittery--134 Whipple Road Plans
Date: Monday, December 13, 2021 9:55:33 AM

Hi Bart,

This does not apply to legally non-conforming structures and the Department considers allowing it less restrictive than what is required by the Act.

Thank,

Jeff

Jeffrey C. Kalinich
Assistant Shoreland Zoning Coordinator
Maine Department of Environmental Protection
312 Canco Road
Portland, Maine 04103
Ph. (207) 615-7044
Fax. (207) 822-6303
www.Maine.gov/dep

From: Bart McDonough <BMcDonough@kitteryme.org>
Sent: Thursday, December 9, 2021 2:29 PM
To: Kalinich, Jeffrey C <Jeffrey.C.Kalinich@maine.gov>
Subject: RE: Kittery--134 Whipple Road Plans

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jeff,

I wanted to get your take on a provision under 38 M.R.S.A. Section 439-A(9). See highlighted yellow phrase below.

9. Cupolas. For the purpose of determining the height of a structure, a municipal ordinance adopted pursuant to this article may exempt a cupola, dome, widow's walk or similar feature added to a legally existing conforming structure if:

A. The **legally existing conforming structure** is not located in a Resource Protection District or a stream protection district as defined in guidelines adopted by the board; and [PL 2011, c. 231, §2 (NEW) .]

B. The cupola, dome, widow's walk or other similar feature:

(1) Does not extend beyond the exterior walls of the existing structure;

(2) Has a floor area of 53 square feet or less; and

(3) Does not increase the height of the existing structure, as determined under [section 436-A, subsection 7-A](#), by more than 7 feet. [PL 2011, c. 231, §2 (NEW) .]

If adopted by the Town, does this apply to legally nonconforming structures as well? And, if not,

could the municipality allow for legally nonconforming structures to qualify?

Thanks,

Bart McDonough
Town Planner
Town of Kittery
200 Rogers Road
Kittery, ME 03904
Phone: 207.475.1323
Email: bmcdonough@kitteryme.org

From: Bart McDonough
Sent: Thursday, December 9, 2021 9:28 AM
To: 'Kalinich, Jeffrey C' <Jeffrey.C.Kalinich@maine.gov>
Subject: RE: Kittery--134 Whipple Road Plans

Good morning, Jeff:

Thank you for taking the time to review this—much appreciated. Good to know the actions the town needs to take to exempt such structures.

Best,

Bart McDonough
Town Planner
Town of Kittery
200 Rogers Road
Kittery, ME 03904
Phone: 207.475.1323
Email: bmcdonough@kitteryme.org

From: Kalinich, Jeffrey C <Jeffrey.C.Kalinich@maine.gov>
Sent: Thursday, December 9, 2021 9:09 AM
To: Bart McDonough <BMcDonough@kitteryme.org>
Subject: RE: Kittery--134 Whipple Road Plans

Hi Bart,

After consultation with Department staff and our Attorney General it has been determined that in order for a municipality to approve a cupola that exceeded ordinance height standards it would have to adopt the cupola provisions from the Mandatory Shoreland Zoning Act 38 M.R.S.A. § 439-A(9). Since Kittery's Ordinance does not have this provision a cupola exceeding height standards can't be approved. Even if the ordinance contained this provision the proposed cupola would exceed the 53

square foot floor area requirement. It is also the Department's opinion that that the proposed cupola is not excluded from the height definition since it is not similar to a chimney, steeple or antenna. The proposed cupola is required to be treated a roof line and must meet height requirements.

Let me know if you or the planning board members have any questions.

Jeff

Jeffrey C. Kalinich
Assistant Shoreland Zoning Coordinator
Maine Department of Environmental Protection
312 Canco Road
Portland, Maine 04103
Ph. (207) 615-7044
Fax. (207) 822-6303
www.Maine.gov/dep

From: Bart McDonough <BMcDonough@kitteryme.org>
Sent: Thursday, December 2, 2021 6:28 PM
To: Kalinich, Jeffrey C <Jeffrey.C.Kalinich@maine.gov>
Subject: RE: Kittery--134 Whipple Road Plans

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Thanks Jeff—much appreciated.

Best,

Bart McDonough
Town Planner
Town of Kittery
200 Rogers Road
Kittery, ME 03904
Phone: 207.475.1323
Email: bmcdonough@kitteryme.org

From: Kalinich, Jeffrey C <Jeffrey.C.Kalinich@maine.gov>
Sent: Thursday, December 2, 2021 4:58 PM
To: Bart McDonough <BMcDonough@kitteryme.org>
Subject: RE: Kittery--134 Whipple Road Plans

Hi Bart,

I have reached out to my colleagues regarding this proposed cupola. In my opinion it seems rather large compared to cupolas I have seen in the past. That said I'm not sure there are any dimensional standards or policies that can be applied. I'll let you know what I find out.

Thanks,

Jeff

Jeffrey C. Kalinich
Assistant Shoreland Zoning Coordinator
Maine Department of Environmental Protection
312 Canco Road
Portland, Maine 04103
Ph. (207) 615-7044
Fax. (207) 822-6303
www.Maine.gov/dep

From: Bart McDonough <BMcDonough@kitteryme.org>

Sent: Thursday, December 2, 2021 12:24 PM

To: Kalinich, Jeffrey C <Jeffrey.C.Kalinich@maine.gov>

Subject: RE: Kittery--134 Whipple Road Plans

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Hi Jeff,

Would it be possible to send something in written regarding whether or not the height of the cupola is exempt from the height provisions of Kittery's Shoreland provisions? I think the Planning Board would like to see that.

Thanks,

Bart McDonough
Town Planner

Town of Kittery
200 Rogers Road
Kittery, ME 03904
Phone: 207.475.1323
Email: bmcdonough@kitteryme.org

From: Bart McDonough

Sent: Thursday, December 2, 2021 11:13 AM

To: 'Kalinich, Jeffrey C' <Jeffrey.C.Kalinich@maine.gov>

Subject: Kittery--134 Whipple Road Plans

See attached.

Bart McDonough
Town Planner

Town of Kittery
200 Rogers Road
Kittery, ME 03904
Phone: 207.475.1323
Email: bmcdonough@kitteryme.org

From: [Collins, Kristin M.](#)
To: [Bart McDonough](#); [Langsdorf, Stephen E. E.](#); [Adam Causey](#)
Subject: RE: Planning Board question regarding height of structure
Date: Friday, December 10, 2021 9:47:24 AM

Adam and Bart,

You referred to us a question from the Planning Board regarding the interpretation of Section 16.7.3.3(B)(3)(e)(5)(a) of the Kittery Town Code, which sets limits on the height of an expanded nonconforming structure within 25' of the high-water line of a waterbody. The project in question involves a relatively large projection off the top of the roofline, which resembles a large cupola. The raised-roof space is open to the floor below, creating a cathedralized space in the interior. The question is whether this projection must be counted toward the height of the structure.

Section 16.2.2 defines "height of a structure" as, "the vertical distance between the mean original grade at the downhill side of the structure and the highest point of the structure, excluding chimneys, steeples, antennas and similar appurtenances which have no floor area." We do not believe the raised-roof area is an "appurtenance." Per the standard definitions of the term "appurtenance," that term refers to something attached, accessory and subordinate to the structure. While this resembles a large cupola, it does not fit the standard definition of that term ("a small structure built on top of a roof"). By contrast, the area in question is not an appurtenance attached on top such as the other items listed, but an integral part of the design of the building with open space and flooring directly beneath it. It is no different than any other cathedral ceiling which would clearly be part of the height of the structure. While the applicant suggests that the space lacks floor area, we disagree. Since the area is open and accessible from the room below, it is part of the same volume of that space and its "floor" is the floor of the living space below.

We hope this is helpful. Please let us know if you have any further questions.

-Kristin Collins and Stephen Langsdorf

Kristin M. Collins
Attorney
PretiFlaherty

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