PLAN REVIEW NOTES 8 Wentworth Street M4 L88 Preliminary Plan Review

Town of Kittery Maine Planning Board Meeting August 13, 2020

ITEM 4—8 Wentworth Street, Rice Public Library – Preliminary Site Plan Review

Action: Approve or deny plan, or continue public hearing. Owner/applicant, the Town of Kittery, requests consideration of a preliminary site plan approval for a three-story addition and related site improvements to the Rice Public Library located at 8 Wentworth Street (Tax Map 4, Lot 88) in the Mixed Use – Kittery Foreside (MU-KF) Zone. Agents are Ryan Kanteres, Scott Simons Architects and Steve Doe, Sebago Technics, Inc.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
NO	Sketch Plan Review	HELD—1/9/2020	APPROVED
NO	Site Visit	TBD—May hold after opening of public hearing	TBD
YES	Determination of Completeness/Acceptance	HELD— 2/27/20	ACCEPTED
YES	Public Hearing	8/13/20	ONGOING
YES	Preliminary Plan Review and Decision	TBD	TBD
YES	Final Plan Review and Decision	TBD	TBD

Plan Review Notes reflect comments and recommendations regarding applicability of Town Land Use Development Code, and standard planning and development practices. Only the PB makes final decisions on code compliance and approves, approves with conditions or denies final plans. Prior to the signing of the approved Plan any Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS. As per Section 16.4.4.L.—Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

Background

This is a preliminary plan application to expand the existing 2.5 -story + full basement Romanesque Revival structure known as the Rice Public Library (listed on the National Register of Historic Places), by adding a three-story expansion to the southeastern corner of the original building. The .8 acre (34,947 sf) lot is located in the Mixed Use – Kittery Foreside Zone.

The existing library building is a nonconforming structure as it exceeds the 40-foot height limit set in the Mixed Use - Kittery Foreside Zone. Given the lot's nonconforming status, the Town of Kittery ("Applicant") filed and was granted a miscellaneous variance by the Board of Appeals ("BOA") at their January 14, 2020 to both expand a nonconforming structure and construct a flat roof located on the south, southwest and southeast sections of the expansion¹. Attached hereto is the BOA's January 14, 2020 Notice of Decision.

In conjunction with the BOA's application process, the Planning Board ("Board") held several meetings as part of their development review process. The Board accepted and approved the sketch plan at their meeting on January 9, 2020, and at their February 27, 2020 meeting accepted the preliminary plan as complete and originally set the public hearing date for March 26, 2020 with the condition that the absent submission requirements, as identified in the February 27, 2020 Planner Review Notes ("PRN"), were included in the ensuing plan submission. Nevertheless, due to the current pandemic, it was decided by the Applicant to postpone the public hearing to a later date. After a few months delay, the Applicant decided to resume the

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¹ On January 14, 2020, the Board of Appeals heard an application for a miscellaneous variation request to allow the non-conforming library building to be expanded per 16.7.3.3.B *Nonconforming structure repair and expansion* and to allow a portion of the roof to be flat as 16.3.2.15.D.(4).(e) Roof slope and shapes does not allow it. The BOA granted both miscellaneous variation requests. The Notice of Decision is included with this PRN.

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site plan review process and requested the Board at their July 23,2020 meeting to schedule a public hearing for August 13, 2020, which was granted.

Staff Review

Submission

The preliminary plan submission includes the information required under 16.10.5.2. *Planner Review and confirmation of submittal content for preliminary plan* that would apply to a currently developed lot on which a public building is located. The Applicant with their previous plan rendition omitted the following content for which is now included in the current site plan set and application before the Board:

- 1. Missing abutter locations and information;
- 2. Absent Map and Lot information in the title block of the site plans; and
- 3. Submission of most current deed that reflects the Town of Kittery having the fee interest of the property.

Waiver Request

The Applicant is requesting a waiver from §16.8.4.13.A Sidewalks along Traip Avenue. The Applicant bases their request on the fact that there is insufficient right-of-way space to construct a sidewalk. Moreover, the Applicant states a sidewalk is inappropriate for Traip Avenue as sections of the road are used for parking and the road becomes increasingly narrow and steep in certain sections, rendering the instillation of a sidewalk ill-suited and, if required, cost prohibitive.

This waiver does not include the proposed sidewalk along Wentworth Street, which abuts the frontage proposed development, allowing patrons to access safely the Rice Public Library.

Project Description

A detailed description of the project can be found in Applicant's agent project narrative, dated February 6, 2020. An updated narrative is also provided, dated July 23, 2020 that enumerates the changes made to the application since the Board was last presented the application.

Response to Staff Comments, Dated March 5, 2020

The Applicant provided a response to staff comments that were issued on March 5, 2020 that emanated from the February 27, 2020 meeting. Please see reference response letter provided herein.

Comments on the July 24 2020 submission

Site Plan Content

- 1. The Book and Page reference on Map 4 Lot 84 is incorrect. The correct reference should read as follows: 17564 / 144.
- 2. It is unclear how the tree and its root system located on the corner of Traip and Wentworth shall be preserved during the re-grading of the site. The Applicant should provide an updated site plan illustrating how this will be accomplished along with other trees slated to be preserved or transplanted.
- 3. It is unclear if there will be enough snow storage capacity located along the eastern edge of the upper parking lot given the type of trees proposed (*Thuja plicata*—spring grove) and whether or not the *Thuja plicata* are salt tolerant. The Applicant should confirm the salt tolerance of the proposed vegetation and whether there will be adequate space for current and future snow storage. In addition, the Applicant should comment on the proposed spacing of the spring grove plants.
- 4. The Applicant should also consider locations of future bicycle racks to accommodate multiple modes of transportation.
- 5. The Applicant should confirm whether or not the stormwater management plan will need to be revised that reflects the updated plans.

PLAN REVIEW NOTES 8 Wentworth Street M4 L88 Preliminary Plan Review

- 6. The proposed location of the dumpster on the northeast corner of the upper lot appears to encroach on the side yard setback. The Applicant needs to confirm if this is the case and, if so, propose an alternative location that satisfies the requirement, pursuant to §16.3.2..14.D Standards.
- 7. As stated in the Applicant's narrative dated July, 23, 2020, a revised floor plan will be submitted to the Fire Chief to confirm the location of the mechanical room and its conformance with Fire Code standards. The Applicant should provide to the Board a timeline for that submission and subsequently submit a letter authored by the Fire Chief to the Board confirming the mechanical room's suitability
- 8. The "Surveyor's Statement" on Sheet 1 of 1 needs endorsement.
- 9. While an erosion control plan is provided by the Applicant there appears a construction sequencing plan has not been furnished. The Applicant should provide a construction sequencing plan to the Board for review and approval.
- 10. The Applicant appears not to have provided information on construction staging, which should be furnish for review and approval.

Next Steps

Given the current pandemic and the importance to ensure public participation, the public hearing is recommended to be continued to August 27, 2020 meeting. At that meeting, the Board will have comments from CMA for review and consideration. In regard to the waiver request, the Board should vote on that item when ready to render a decision on the preliminary site plan application.

Recommendation

The Board should consider continuing the public hearing to August 27, 2020 for the reasons stated hereinabove. If this is the Board's wish, below is a recommended motion to continue the public hearing:

Move to continue the public hearing to the August 27th 2020 Planning Board meeting for a preliminary site plan from owner/applicant The Town of Kittery, proposing a development for a three-story addition and related site improvements to the Rice Public Library located at 8 Wentworth Street (Tax Map 4, Lot 88) in the Mixed Use – Kittery Foreside (MU-KF).

TOWN OF KITTERY, MAINE

200 Rogers Road -Kittery, ME 03904

Phone: 207-439-6806 Fax: 207-439-6806

www.kitteryme.gov

KITTERY BOARD OF APPEALS



January 21, 2020

Scott Simons Architects

C/O Ryan Kanteres 75 York Street Portland, ME 04101

Mr. Kanteres,

Your application requesting a Miscellaneous Variation Request to expand a non-conforming structure at 8 Wentworth Street in the Mixed Use -Kittery Foreside (MU-KF) zone was heard by the Board of Appeals on Tuesday, January 14, 2020.

The following motion was made:

Motion by Mr. Fitzpatrick to approve the Miscellaneous Variation Request to expand a non-confonning structure at 8 Wentworth Street in the Mixed Use- Kittery Foreside zone to allow for both the expansion of the non-conforming structure and a flat roof on the South, Southwest and Southeast portions of the building. Motion was seconded by Mr. Brake. Motion passed 5-0-0 [Yes: Gardner, Brake, Fitzpatrick, Leontakianakos, Timko; No: --; Abstain: --]

FINDINGS OF FACT

- (1) The Board heard from Scott Simon, representing the applicant Ryan Kanteres to request a Miscellaneous Variation to expand a non-conforming structure at 8 Wentworth Street in the Mixed Use Kittery Foreside zone per Section 16.6.4.C(I) and 16.7.3.3.B of the Town Code.
- (2) The Board heard from the Code Enforcement Officer and the Kittery Town Manager.
- (3) The Board used the Basis for Decision.
- (4) The existing building exceeds the allowable height in the Mixed Use -Kittery Foreside zone.
- (5) The height will remain unchanged as part of the project.
- (6) The existing structure will remain the highest point of the structure.
- (7) The proposed building increases the footprint by more than 30%.

August 13, 2020 Page 5

Page 2

- (8) The project meets the applicable requirements of the code with the exception of the specific provision of Section 16.3.2.15.D.4(e)[2].
- (9) The Board considered the statements that the flat roof is required to preserve the historic nature of the building.

Motion to accept the Findings of Fact made by Vice Chair Leontakianakos. Seconded by Mr. Fitzpatrick. Motion passed 5-0-0 by roll call vote [Yes: Gardner, Brake, Fitzpatrick, Leontakianakos, Timko, - Nay: --, 'Abstain: --]

CONCLUSIONS OF LAW

- (1) The Board found it had authority to hear this Miscellaneous Variation Request pursuant to Code Section 16.6.4.C(l).
- (2) The Board determined that meeting the requirements of Section 16.3.2.15.D.4(e)[2] would contradict the National Parks Service Technical Brief on recommendations to additions to historic structures.
- (3) The Board approved the Miscellaneous Variation Request.

Motion to accept the Conclusions of Law made by Vice Chair Leontakianakos. Seconded by Mr. Gardner. Motion passed 5-0-0 by roll call vote [Yes: Gardner, Brake, Fitzpatri ck, Leontakianakos, Timko, - Nay: --, 'Abstain: --]

The members of the Board of Appeals have 10 in which to request a reconsideration. Any member of the public including the applicant have 45 days in which to appeal this decision to Superior Court.

Signed By:

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8 Wentworth Street Preliminary Site Plan Review

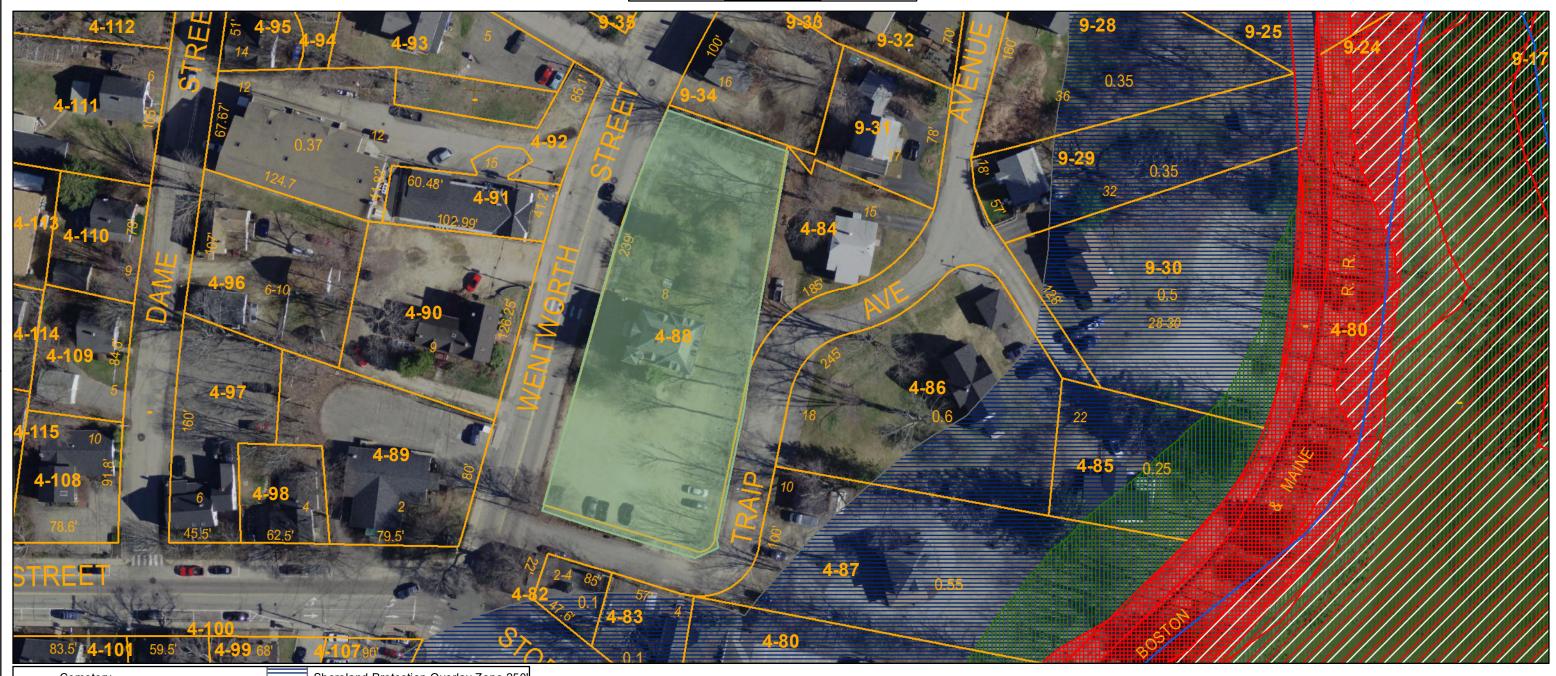
CAI Technologies

Kittery, ME

1 inch = 68 Feet



August 6, 2020



Cemetery

Map - Lot Labels

Water-poly

AE (100 YEAR- with flood elevations)

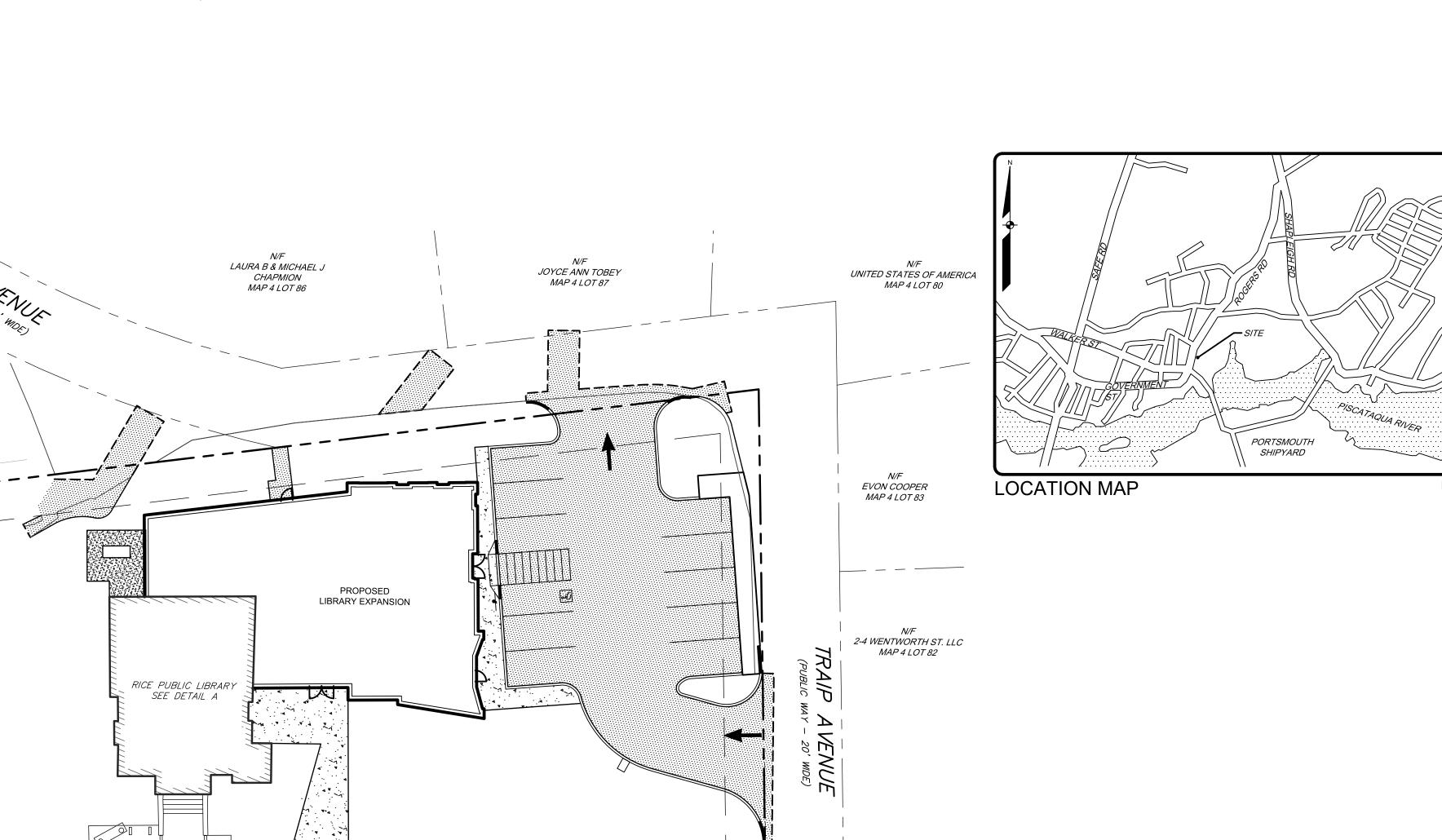
Commerical Fisheries Overlay Zone

Resource Protection Overlay Zone

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

RICE PUBLIC LIBRARY

8 WENTWORTH STREET KITTERY, MAINE 03904



WENTWORTH STREET A.KA. ROUTE 103

N/F PEAPORRIDGE REALTY, LLC MAP 4 LOT 84 17546/144

APPLICANT:

LASSEL ARCHITECT

P.O. BOX 370, 370 MAIN STREET

SOUTH BERWICK, MAINE 03908

SCOTT SIMONS

ARCHITECTS

75 YORK STREET

PORTLAND, MAINE 04101

ENGINEER/SURVEYOR/

LANDSCAPE ARCHITECT:

SEBAGO

T E C H N I C S

WWW.SEBAGOTECHNICS.COM

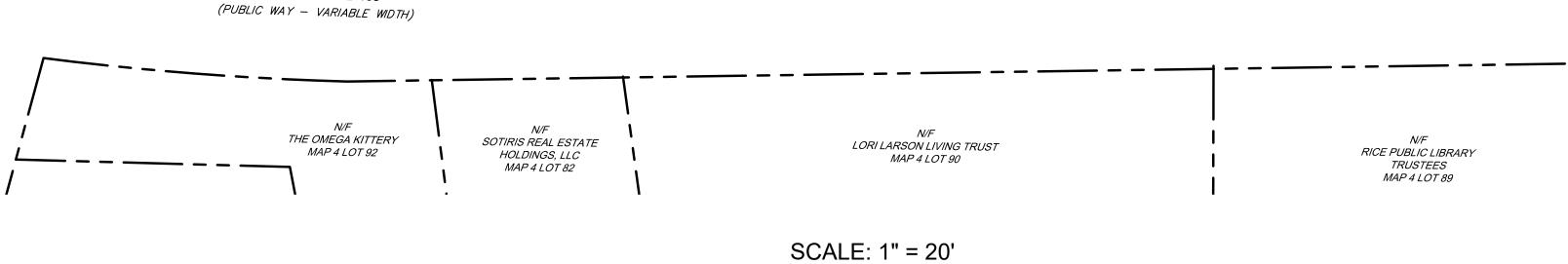
75 John Roberts Rd. Suite 4A South Portland, ME 04106

Tel. 207-200-2100

N/F MATTHEW A. MCNALLY

N/F FRANK A. DENNETT

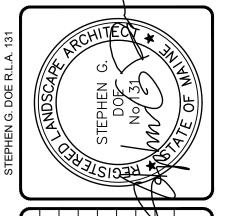
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Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
1 OF 1	EXISTING CONDITIONS
2	SITE PLAN
 3	GRADING AND UTILITY PLAN
4	LANDSCAPE PLAN
5	EROSION CONTROL NOTES AND DETAILS
6	DETAILS
7	DETAILS
8	PHOTOMETRIC PLAN - BY OTHERS

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۵	SGD	07/23/2020	D SGD 07/23/2020 REVISED FOR VALUE ENGINEER
ပ	SGD	03/12/2020	C SGD 03/12/2020 REVISED PER STAFF AND CLIENT COMMENTS
В	SGD	02/06/2020	B SGD 02/06/2020 ISSUED FOR SITE PLAN REVIEW
⋖	SGD	08/27/2019	A SGD 08/27/2019 ISSUED FOR CLIENT USE
REV:	REV: BY:	DATE: STATUS:	STATUS:
THIS	S PLAN (SHALL NOT BE I	THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY AL' AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECI

South Portland, ME 04106

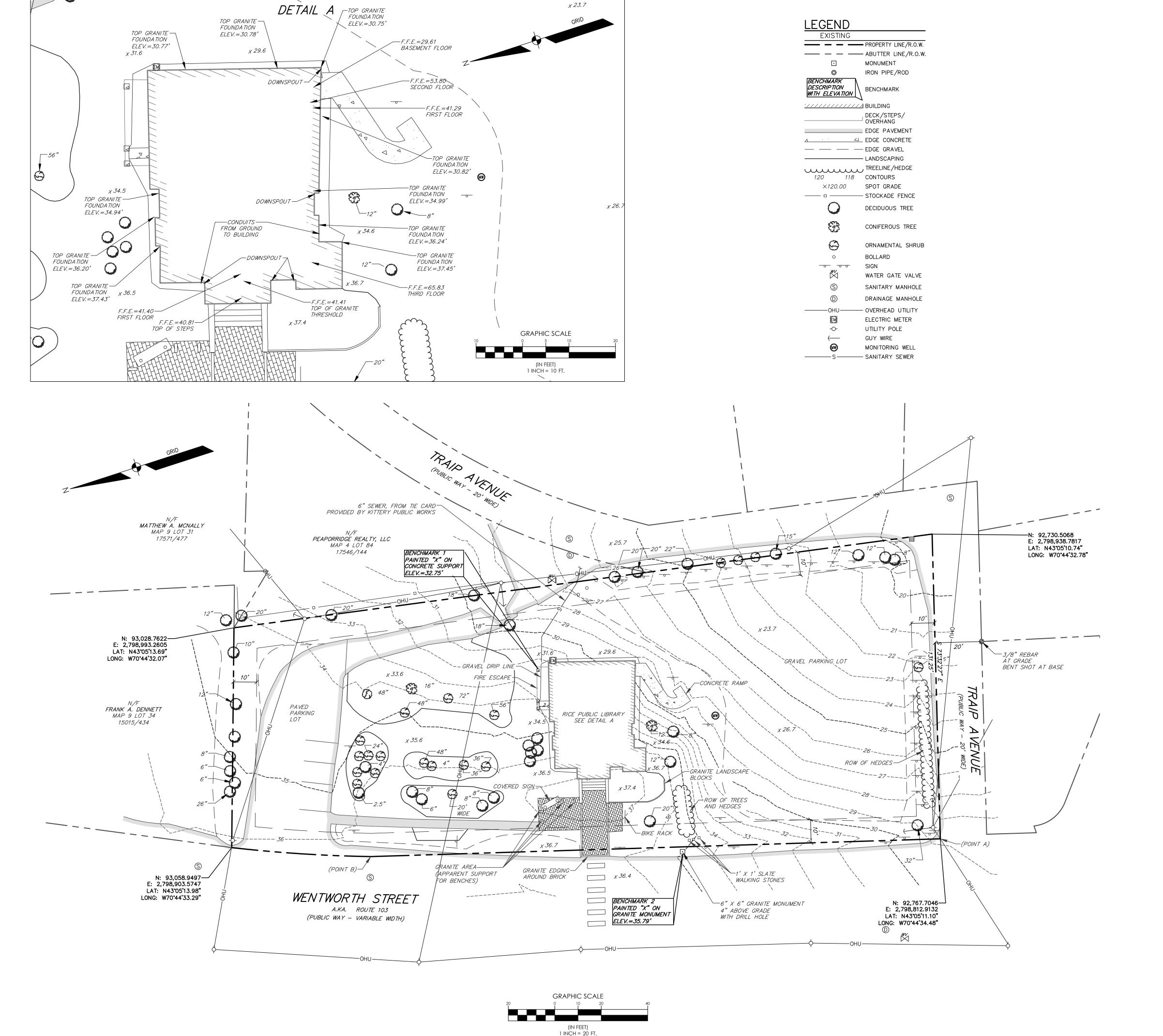
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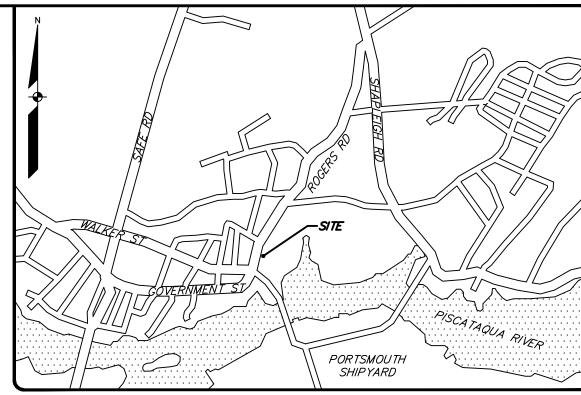
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South Portland, ME 04106
Tel. 207-200-2100

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SHEET 1 OF 8





LOCATION MAP

N.T.S.

GENERAL NOTES:

DEED DATED JULY 1, 2019 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 17992, PAGE 618.

1. THE RECORD OWNER OF THE PARCEL IS THE INHABITANTS OF THE TOWN OF KITTERY BY

- 2. THE PROPERTY IS SHOWN AS LOT 88 ON THE TOWN OF KITTERY TAX MAP 4 AND IS LOCATED IN THE MIXED USE - KITTERY FORESIDE DISTRICT.
- 3. SPACE AND BULK CRITERIA FOR THE MIXED USE KITTERY FORESIDE DISTRICT ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY: 5,000 SQUARE FEET MINIMUM LOT SIZE: 5,000 SQUARE FEET MINIMUM STREET FRONTAGE: NONE MINIMUM FRONT YARD: 0/10 FEET* MINIMUM SIDE YARD: 10 FEET* 10 FEET* MINIMUM REAR YARD: 40 FEET* MAXIMUM BUILDING HEIGHT:

MAXIMUM BUILDING COVERAGE: 60% * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 34,947 SQUARE FEET OR 0.80 ACRES AS DEPICTED ON PLAN REFERENCE 6A.

- 5. THE BOUNDARY AS DEPICTED HEREON IS BASED SOLELY ON PLAN REFERENCE 6A. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY
- PERFORMED BY SEBAGO TECHNICS, INC. IN JANUARY 17, 2019. 6. PLAN REFERENCES:
- A. "STANDARD BOUNDARY SURVEY OF THE RICE PUBLIC LIBRARY LOT, WENTWORTH ST. AND TRAIP AVE. KITTERY, MAINE" BY EASTERLY SURVEYING DATED JANUARY 18, 1991 AND RECORDED IN THE YCRD IN PLAN BOOK 201, PAGE 11
- B. "LOT SURVEY FOR THE KITTERY INVESTMENT GROUP IN KITTERY, MAINE" BY BRUCE L. POHOPEK DATED OCTOBER 25, 1989
- 7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- 8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- 9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR KITTERY, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230171-0008-D, HAVING AN EFFECTIVE DATE OF JULY 3, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
- 10. THE MONUMENTS MARKING THE BOUNDARY PER PLAN REFERENCE 6A WERE NOT FOUND. THE BEST EVIDENCE THAT WAS FIELD LOCATED INCLUDES THE GRANITE MONUMENT, 2.09 FEET OFFSET FROM THE BOUNDARY LINE PER PLAN REFERENCE 6A, FOUND ON WENTWORTH STREET AND THE REBAR FOUND ON TRAIP AVENUE. PLAN REFERENCE 6A WAS PLACED BY HOLDING THE SCALED MEASUREMENTS FROM PLAN REFERENCE 6A'S SOUTHWESTERLY "REBAR TO BE SET" (POINT A) TO THE FOUND GRANITE MONUMENT AND THE NORTHERLY "ROW MONUMENT TO BE SET BY THE STATE OF MAINE D.O.T." (POINT B) TO THE FOUND GRANITE MONUMENT. USING THE SCALED MEASUREMENTS AS À BASE POINT THE PLAN WAS ROTATED TO THE 20 FOOT OFFSET FROM THE FOUND

REBAR ON TRAIP AVENUE.

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CONDITIONS

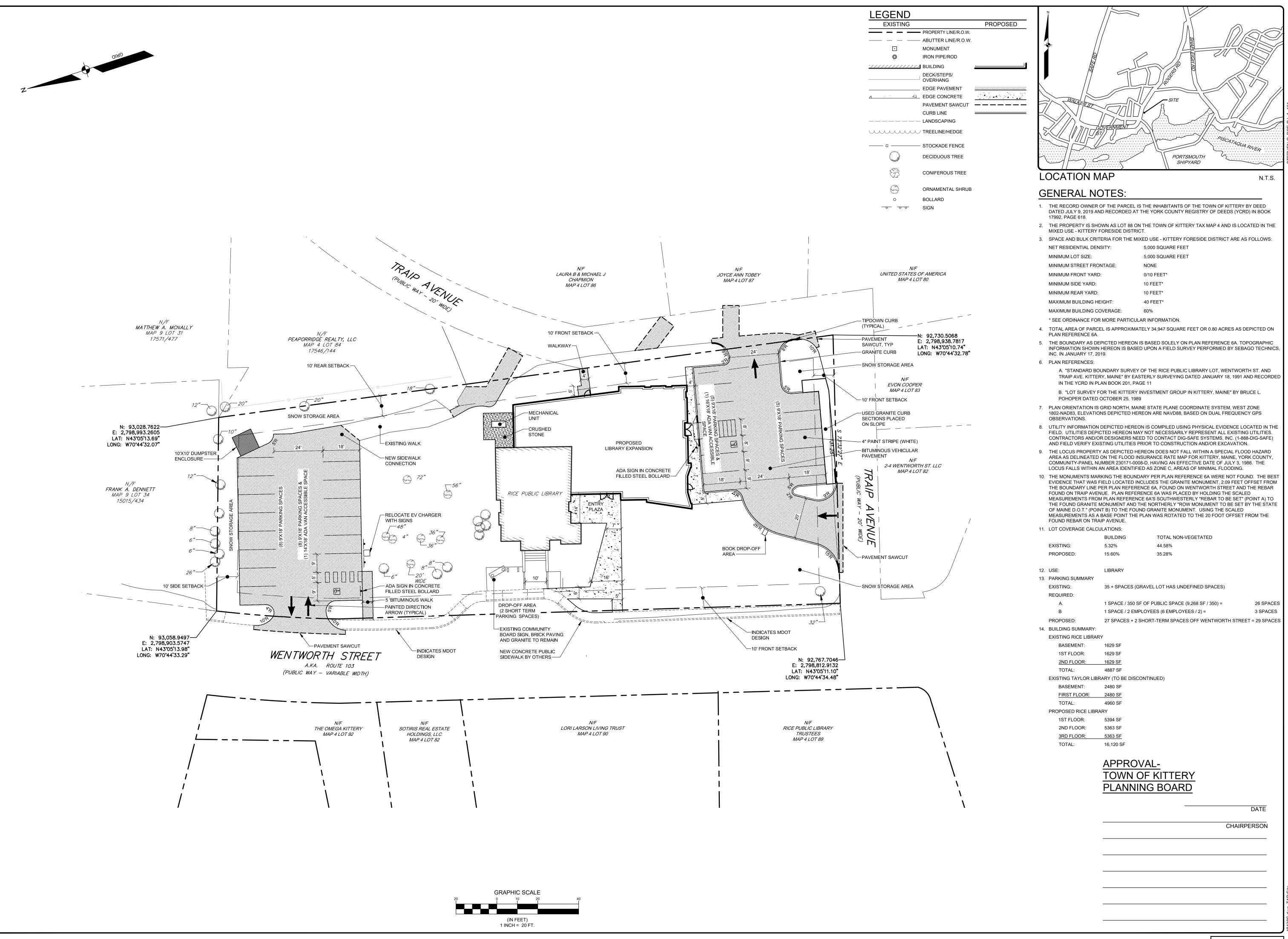
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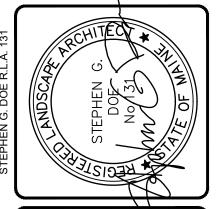
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SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

CHARLES D. MARCHESE, PLS 2009 FEBRUARY 5, 2020





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SHEET 2 OF 8



PROPOSED

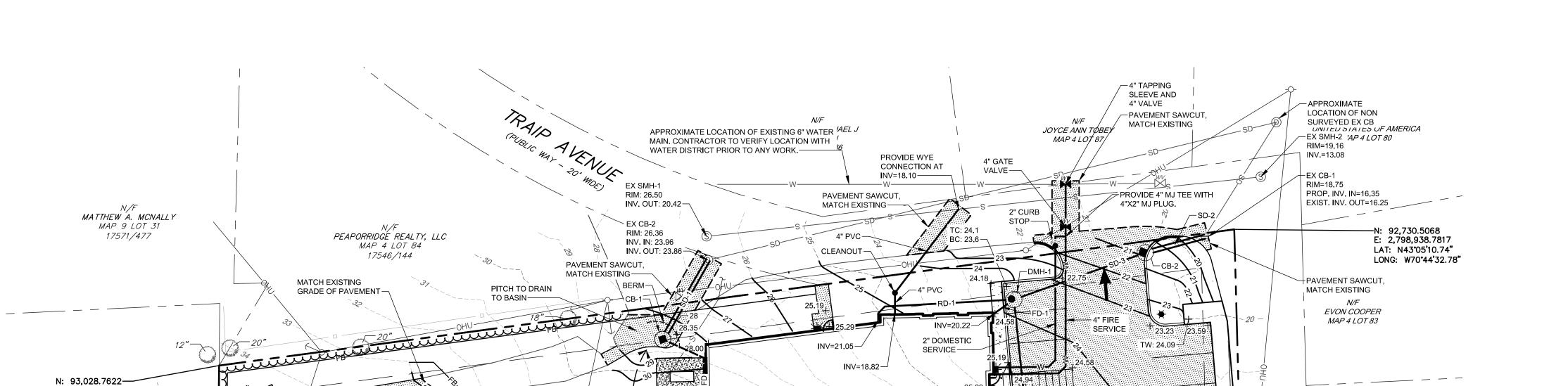
LIBRARY EXPANSION

UPPER LEVEL F.F.=37.39

LOWER LEVEL F.F.=25.39

N/F LORI LARSON LIVING TRUST MAP 4 LOT 90

/-- TC: 25.13 /-- TC: 24.89 BC: 24.63 / BC: 24.39 24.13



RICE PUBLIC LIBRARY

(IN FEET) 1 INCH = 20 FT.

SET NEW RISER
POLE AND DROP

UNDERGROUND

SOTIRIS REAL ESTATE HOLDINGS, LLC MAP 4 LOT 82

WENTWORTH STREET

A.KA. ROUTE 103 (PUBLIC WAY — VARIABLE WIDTH)

THE OMEGA KITTERY

MAP 4 LOT 92

E: 2,798,993.2605 LAT: N43°05'13.69"

LONG: W70°44'32.07"

FRANK A. DENNETT MAP 9 LOT 34 15015/434

N: 93,058.9497— E: 2,798,903.5747 LAT: N43°05'13.98" LONG: W70°44'33.29"

NAME	SIZE	LENGTH	SLOPE
FD-1	6"	5'	1.93%
RD-1	6"	36'	2.00%
RD-2	6"	9'	0.56%
SD-1	12"	25'	1.26%
SD-2	12"	16'	6.04%
SD-3	10"	37'	6.18%
SD-4	10"	62'	1.35%

+POLE MOUNTED LIGHT POLE (TYPICAL)

> STABILIZED CONSTRUCTION ENTRANCE

2-4 WENTWORTH ST. LLC

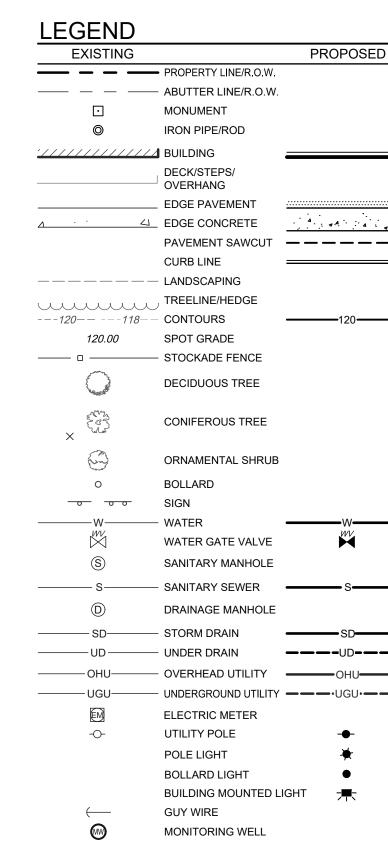
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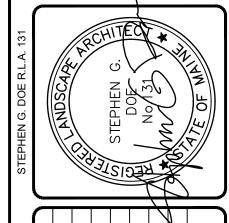
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N/F RICE PUBLIC LIBRARY

TRUSTEES

MAP 4 LOT 89

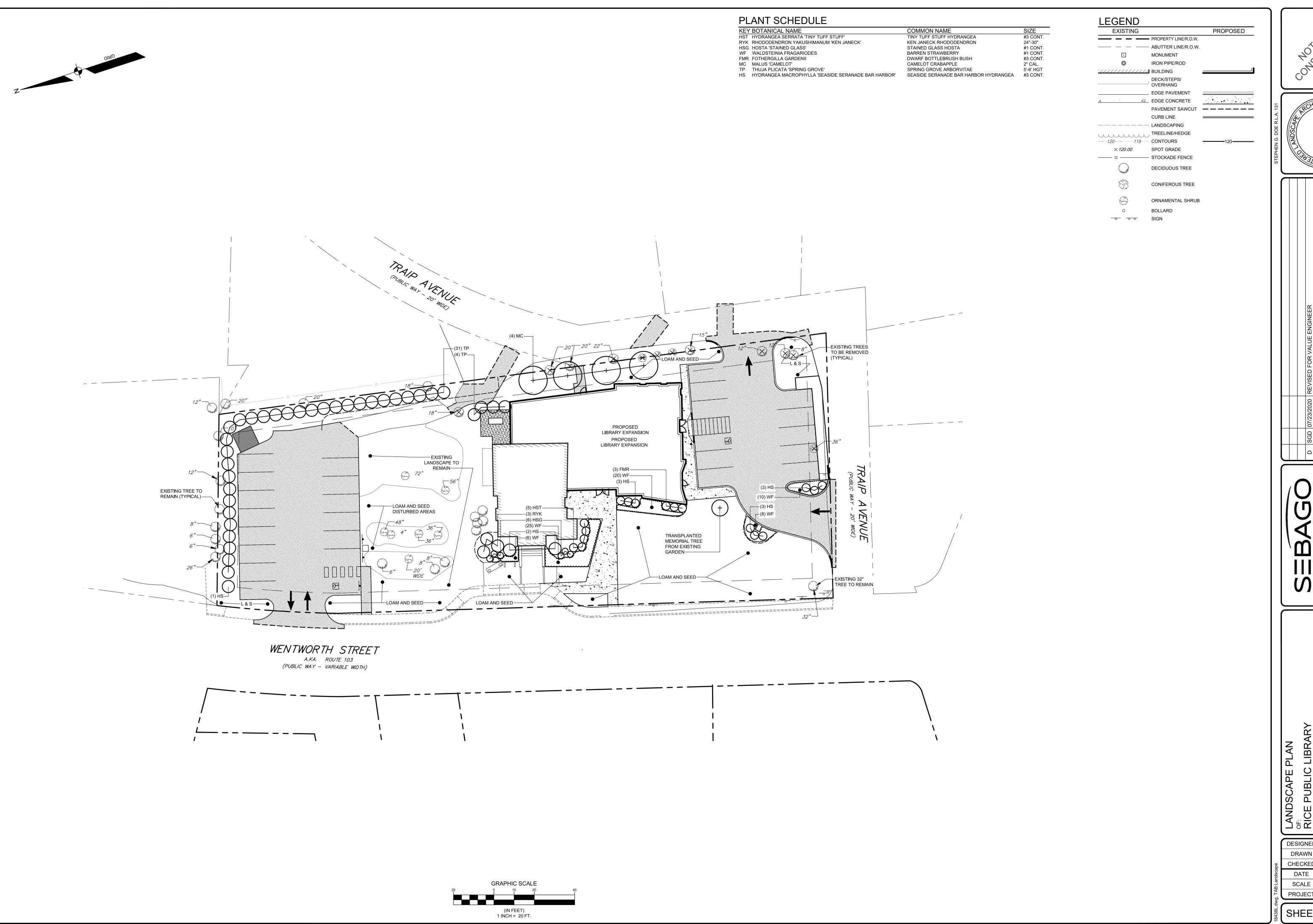




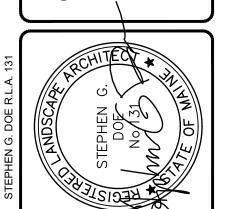
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ABUTTER LINE/R.O.W.	
MONUMENT	
IRON PIPE/ROD	1
BUILDING	
DECK/STEPS/ OVERHANG	
EDGE PAVEMENT	
EDGE CONCRETE	A
PAVEMENT SAWCUT	
CURB LINE	
LANDSCAPING	
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CONTOURS	120
SPOT GRADE STOCKADE FENCE	
DECIDUOUS TREE	
CONIFEROUS TREE	
ORNAMENTAL SHRUB	
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D SGD 07/23/2020 REVISE	C SGD 03/12/2020 REVISEI	B SGD 02/06/2020 ISSUED	A SGD 08/27/2019 ISSUED	REV: DATE: STATUS	THIS PLAN SHALL NOT BE MODIFIED V AUTHORIZED OR OTHERWISE, SHALL
	C H C S	WWW.SEBAGOTECHNICS.COM	75 John Roberts Rd.	Suite 4A	South Portland, ME 04106 Tel. 207-200-2100

RICE PUBL 8 WENTWORTH ST	KITTERY, MAINE 03 FOR: LASSEL ARCH P.O. BOX 370, 370 PSOUTH BERWICK, 1					
NED	SGD					
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1" = 20'

SHEET 4 OF 8

SCALE

PROJECT

EROSION CONTROL MEASURES

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR LINTIL ALL EXPOSED. SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING, SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD, SUCH AS ACTIVE EXCAVATION AND ACTIVE GRADING. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS ACTIVELY OCCURRING OR CAN BE MUI CHED IN THE SAME DAY. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

ROSION CONTROL APPLICATIONS & MEASURES
THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS, WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSED WATERWAYS AND ON SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).

HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

ROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON LOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

ROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO THE STOCKPILE.

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1 OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

IAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE SINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETERIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED

EROSION CONTROL MIX: SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER. EROSION CONTROL MIX BERMS SHALL NOT BE USED AT THE BOTTOM OF STEEP SLOPES (>8%) OR SLOPES WITH FLOWING WATER

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY

STONE CHECK DAMS: STONE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

HAY BALE CHECK DAMS: BALES SHALL BE WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER. HAY BALES SHALL BE PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

NUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.

6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEPT TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. THE TERM "SWEEP" IS UNDERSTOOD TO MEAN REMOVAL AND RECOVERY OF TRACKED SEDIMENT WITH A STREET SWEEPER, NOT BRUSHING THE MATERIAL INTO SWALES OR STRUCTURES WITH A MECHANICAL BROOM. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFFSITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.

TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUALS FOR CONTRACTORS AND ENGINEERS, 2016 OR LATEST REVISION. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR, PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDBED PREPARATION:

- A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

138 LBS./1.000 S.F.

APPLICATION RATE 10-20-20 FERTILIZER 18.4 LBS./1,000 S.F. (N-P205-K20 OR EQUAL)

GROUND LIMESTONE (50%

EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.

CALCIUM & MAGNESIUM OXIDE) C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR, GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: MDEP SEED MIX 2 IS DISPLAYED)

REDTOP 0.05 LBS/1,000 S.F. (2 LBS/ACRE) TALL FESCUE

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE, VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 2016 OR LATEST REVISION.

- HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. COMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
- C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW, STARTING AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN, WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN, IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. HE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

- A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH VINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C.) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D.) OF THIS STANDARD.
- STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION NCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
- STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE
- WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. D. STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A ISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO

- STABILIZE THE SOIL FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C.)
- B. STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
- STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 OUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH. THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.
- MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY. TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.
- 2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS. THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

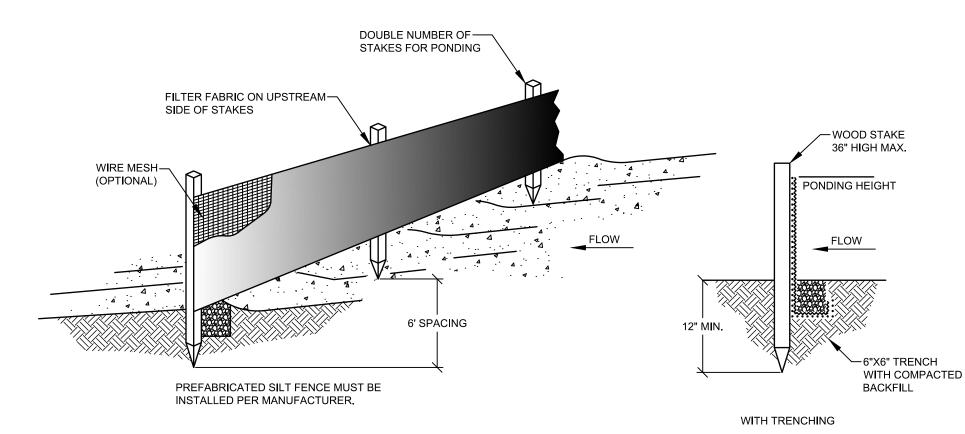
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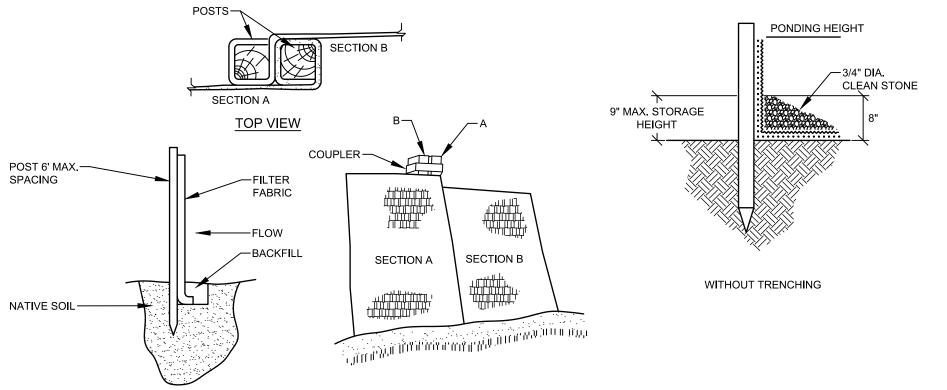
- 1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER. WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
- GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, DRAIN GATE-SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
- FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST MISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS, OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
- DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS. PESTICIDES. HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM

 5% SLOPE BECOMING A POLLUTANT SOURCE.
- 5. EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS THIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER ISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE: A DISCHARGES FROM FIREFIGHTING ACTIVITY:
- C. VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED
- D. DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS: E. ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
- E. PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED; G. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
- H. UNCONTAMINATED GROUNDWATER OR SPRING WATER: I. FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
- J. UNCONTAMINATED EXCAVATION DEWATERING; K. POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
- L. LANDSCAPE IRRIGATION.

FIRE HYDRANT FLUSHINGS

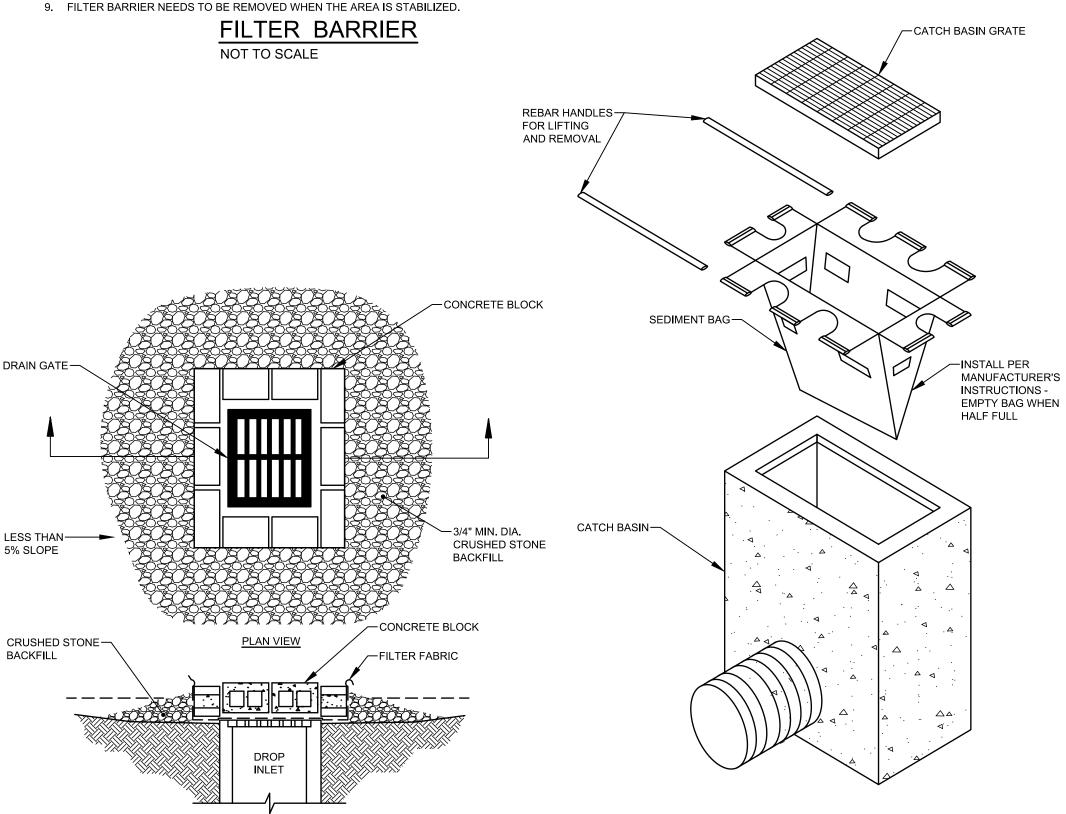
- 'HORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF ON-STORMWATER, OTHER THAN THOSE DISCHARGES. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING: A. WASTEWATER FROM THE WASHOUT OR CLEAN OUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION
- MATERIALS: B. FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
- TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.





- EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
- UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND
- PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH. JOIN SECTION AS SHOWN ABOVE
- BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL. THE FENCE SHOULD BE ANCHORED TO RESIST PULL-OUT AND BE STRETCHED TIGHTLY BETWEEN STAKES TO
- IN AREAS WHERE FLAP CANNOT BE KEYED PROPERLY (DUE TO FROZEN GROUND, BEDROCK, STONY SOILS, ROOTS
- NEAR A PROTECTED NATURAL RESOURCE. ETC.) THE SILT FENCE SHOULD BE ANCHORED WITH AGGREGATE. CRUSHED STONE, EROSION CONTROL MIX OR OTHER MATERIAL

SECTION A-A

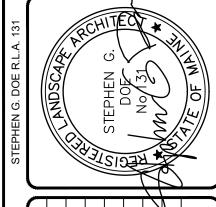


ATCH BASIN INSERTS OR FILTER SACKS MADE OF WOVEN GEOTEXTILE ARE REUSABLE. USE SHOULD OLLOW THE MANUFACTURER'S GUIDELINES. THEY ARE SUSPENDED BELOW THE GRATE AND HAVE A BUILT-IN OVERFLOW FOR LARGE STORM FLOWS. THE INSERT SHOULD BE REMOVED AND THE CATCH BASIN CLEANED AT THE END OF THE CONSTRUCTION PROJECT. CONCRETE BLOCKS PLACED ON THEIR SIDE AROUND THE INLET AND WRAPPED IN GEOTEXTILE ABRIC SHOULD BE SURROUNDED WITH CRUSHED STONE (1-2 INCH DIAMETER AND CLEAN).

SAND-FILLED BAGS BUTTED TOGETHER AROUND THE PERIMETER OF A STORM DRAIN MAY BE USED IF

HE BAGS ARE STAGGERED TO MAKE A STABLE BARRIER. THE BERM SHOULD HAVE A MINIMUM HEIGHT OF 12 INCHES. SILT FENCE WITH GRAVEL MAY BE PLACED AROUND THE PERIMETER OF A CATCH BASIN AND CATCH BASIN PROTECTION DETAIL

(FOR PAVED AREAS)



\<u>\</u>

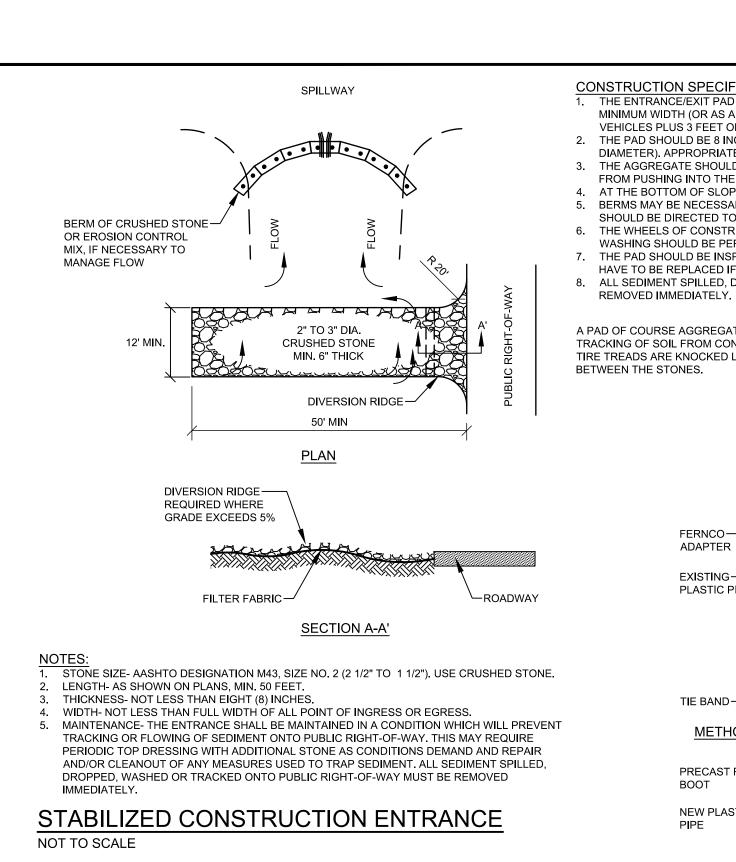
SGD SRC SGD

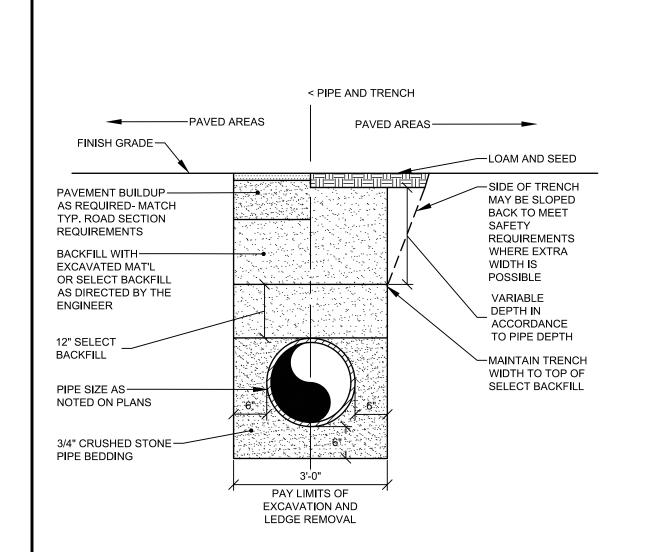
SHEET 5 OF 8

DRAWN CHECKED DATE 07/23/2020 SCALE 1" = 20' **PROJECT** 18438

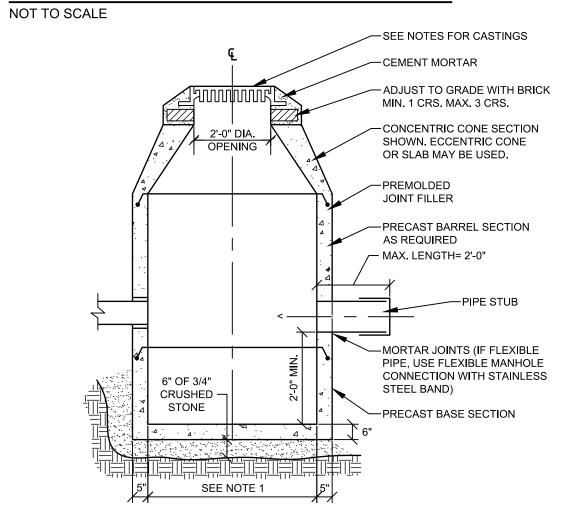
DESIGNED

MAP 4 LOT 88





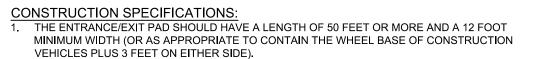




- NOTES:

 1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D.
- PROVIDE SHOP DRAWINGS. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
- 4. CATCH BASIN FRAME AND GRATE TO BE NEENAH FOUNDRY R-2554, OR APPROVED EQUAL.

CATCH BASIN NOT TO SCALE

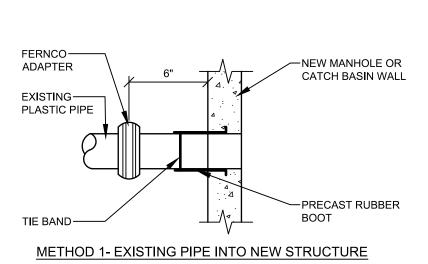


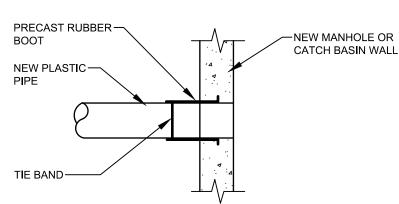
2. THE PAD SHOULD BE 8 INCHES OR MORE THICK WITH ANGULAR AGGREGATE (2-3 INCH DIAMETER). APPROPRIATE RECLAIMED CONCRETE MATERIAL MAY BE USED. FROM PUSHING INTO THE NATIVE SOIL.

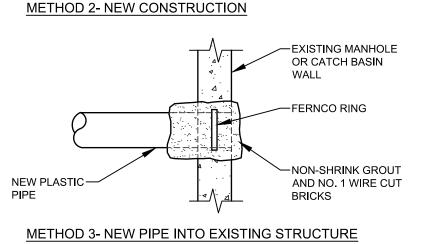
3. THE AGGREGATE SHOULD BE PLACED OVER A GEOTEXTILE FILTER TO PREVENT THE STONES 4. $\,$ AT THE BOTTOM OF SLOPES, A DIVERSION RIDGE SHOULD BE PROVIDED TO INTERCEPT RUNOFF. BERMS MAY BE NECESSARY TO DIVERT WATER AROUND ANY EXPOSED SOIL, AND RUNOFF

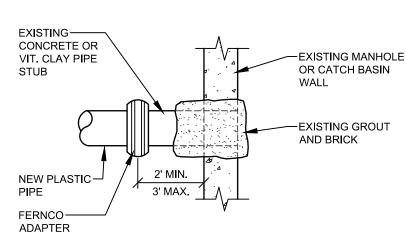
SHOULD BE DIRECTED TO A SEDIMENT TRAP. THE WHEELS OF CONSTRUCTION EQUIPMENT MAY BE WASHED PRIOR TO EXITING THE SITE. WASHING SHOULD BE PERFORMED IN AN AREA THAT DRAINS TO A SEDIMENT TRAP OR BASIN. THE PAD SHOULD BE INSPECTED WEEKLY, AND BEFORE AND AFTER EACH STORM. THE PAD MAY HAVE TO BE REPLACED IF THE VOIDS BECOME FILLED WITH SEDIMENT. 8. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE

A PAD OF COURSE AGGREGATE AT THE CONSTRUCTION ENTRANCE/EXIT WILL REDUCE THE TRACKING OF SOIL FROM CONSTRUCTION TRAFFIC ONTO A PUBLIC STREET. SEDIMENTS FROM THE TIRE TREADS ARE KNOCKED LOOSE BY THE ANGULAR STONES AND ARE TRAPPED IN THE VOIDS BETWEEN THE STONES.



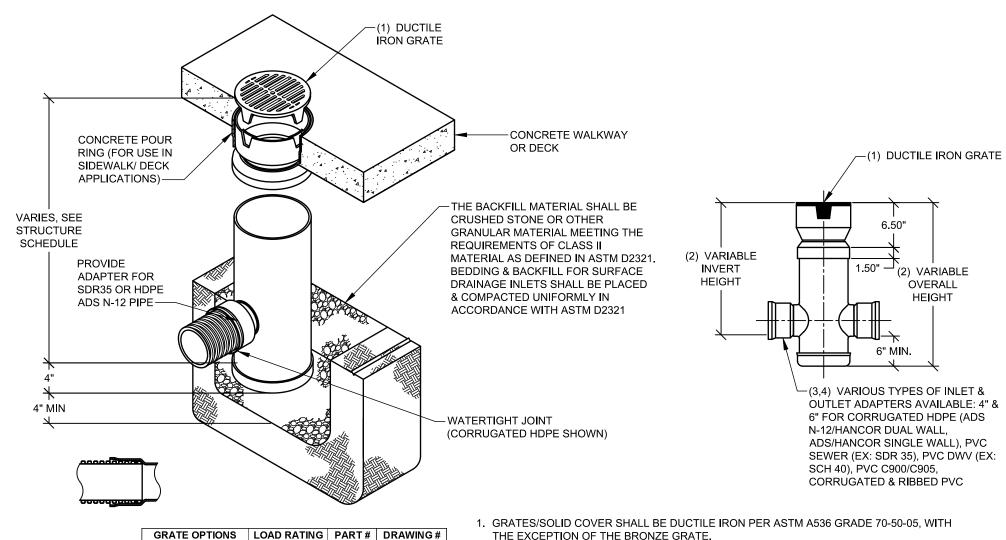






METHOD 4- NEW PIPE INTO EXISTING STUB

PLASTIC PIPE CONNECTIONS NOT TO SCALE

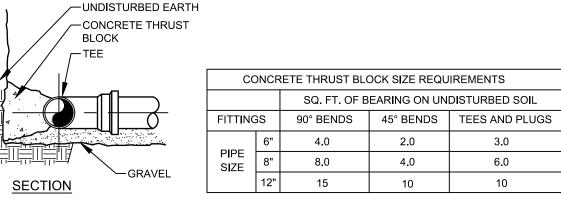


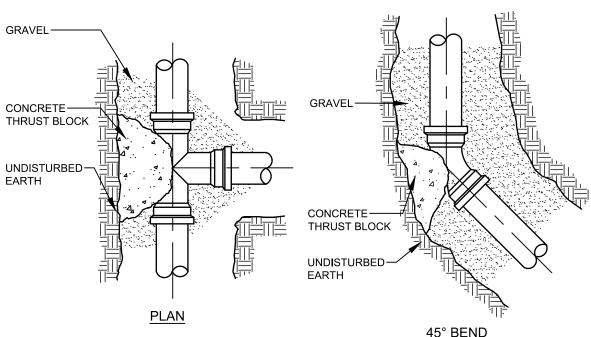
THE EXCEPTION OF THE BRONZE GRATE. 2. CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.

3. ANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. 4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & PVC SEWER (4" - 24").

RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.

NYLOPLAST 10" DRAIN BASIN





TEE & BEND DETAIL

CAP OR PLUG

INSTALL BACKFLOW VALVE

WITH RUBBER SEAL IN EACH

FOUNDATION DRAIN SERVICE.

INSTALL CHECK VALVE AT

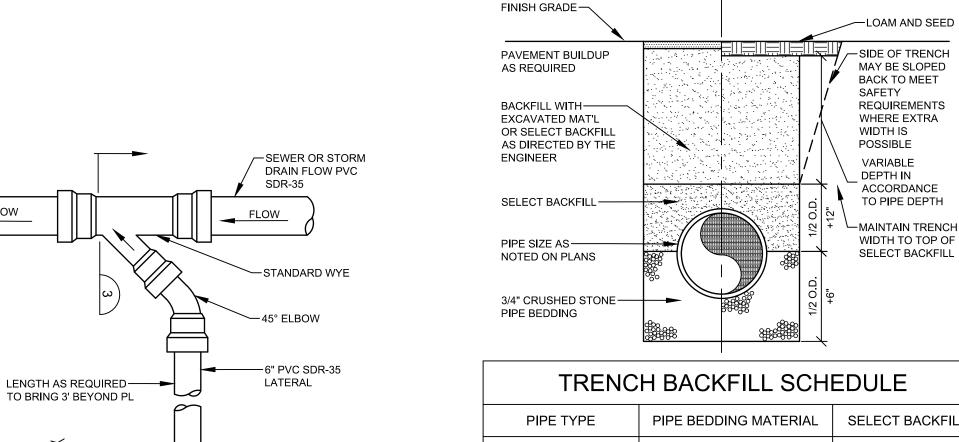
2. IF SUMP PUMP IS UTILIZED

SUMP PUMP.

SEWER / FOUNDATION DRAIN

SERVICE CONNECTION

NOT TO SCALE



LOAM & SEED-

CLEAN COARSE SAND-

GEOTEXTILE FABRIC-

3/4" CRUSHED STONE-

6" PERFORATED PIPE

UNDISTURBED SOIL-

---PAVED AREAS

MIRAFI 140N OR

APPROVED EQUAL

AS APPROVED BY **ENGINEER**

SELECT BACKFILL CORRUGATED METAL MDOT 703.22 MDOT 703.22 DUCTILE IRON TYPE B TYPE B UD BACKFILL UD BACKFILL REINFORCED CONCRETE PVC-SDR 35 MDOT 703.22 MDOT 703.22 TYPE B 3/4" CRUSHED STONE UD BACKFILL PERFORATED MDOT 703.22 MDOT 703.22 PVC-SDR TYPE C TYPE C 35 HDPE 3/4" CRUSHED STONE 3/4" CRUSHED STONE

FOUNDATION DRAIN SECTION

[€] PIPE AND TRENCH

PAVED AREAS-----

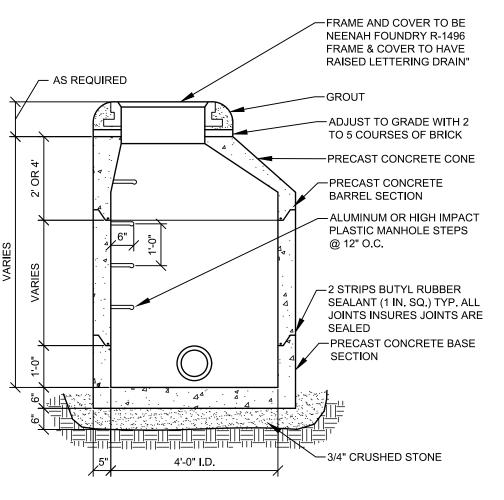
FIN. FLOOR

—FOUNDATION

───── 0.02 MIN. PITCH

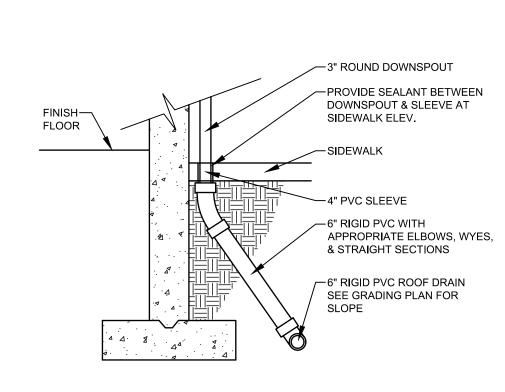
ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.

TRENCH SECTION NOT TO SCALE

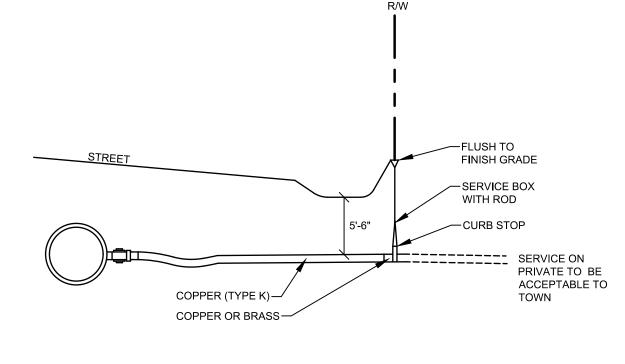


DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING. PIPE SIZES AND INVERTS AS NOTED ON PLANS. PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS.

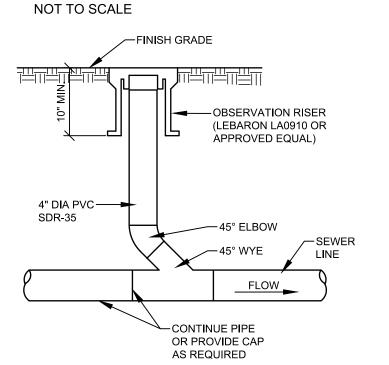
> PRECAST MANHOLE NOT TO SCALE



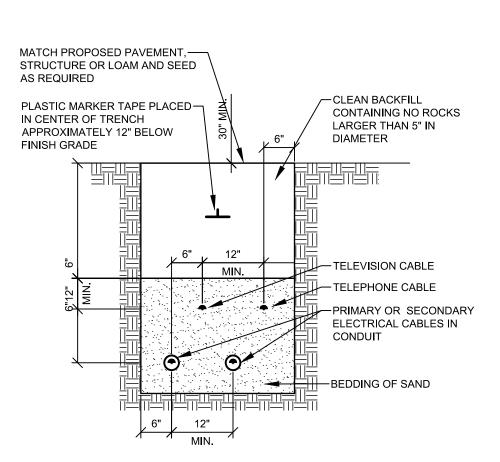
ROOF DRAIN CONNECTOR



WATER SERVICE CONNECTION



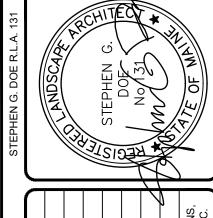
STORMTRAIN CLEANOUT NOT TO SCALE

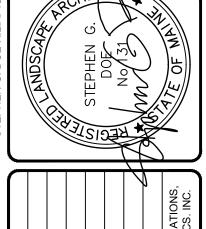


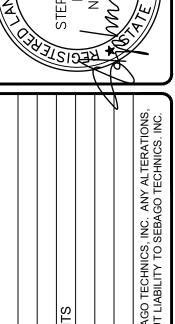
NOTES: CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT.

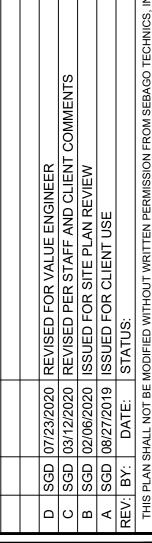
UNDERGROUND CABLE INSTALLATION

NOT TO SCALE













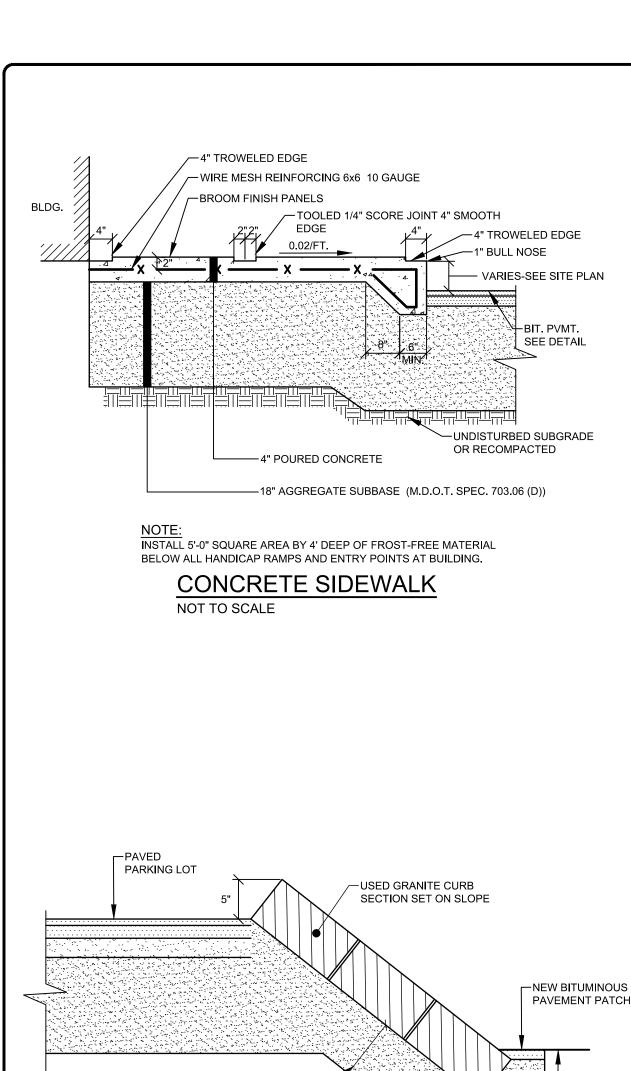
DETAILS OF: RICE PUBLIC L 8 WENTWORTH STREET	KITTERY, MAINE 03904 FOR: LASSEL ARCHITEC P.O. BOX 370, 370 MAIN S' SOUTH BERWICK, MAINE
DESIGNED	SGD
DRAWN	SRC
CHECKED	SGD
DATE	07/23/2020

SCALE

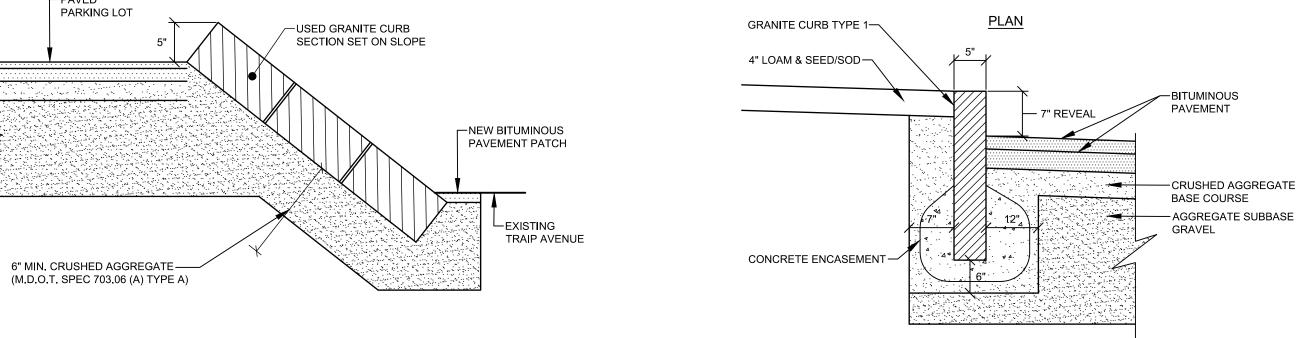
PROJECT 18438 SHEET 6 OF 8

1" = 20'

MAP 4 LOT 88



GRANITE CURB SLOPE
NOT TO SCALE



FINISH GRADE —

GRANITE CURB-

SET CURB ON 1:2 SLOPE.

VERTICAL GRANITE CURB IN TOWN R.O.W. (ALT #2)

EXCAVATION INCIDENTAL TO TO COST OF CURB
 SUBBASE SHALL BE COMPACTED TO A FIRM EVEN

SURFACE PRIOR TO SETTING OF CURB

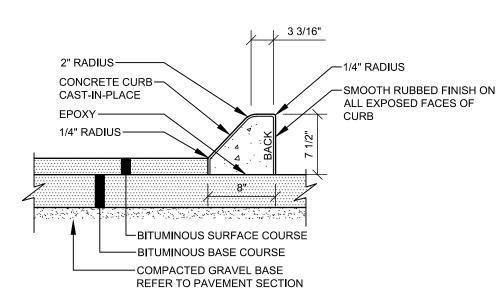
JOINT 1/4"±1/8"

NOTE: REUSE EXISTING GRANITE CURB WHEN POSSIBLE

SLOPED GRANITE CURB (ALT #1)

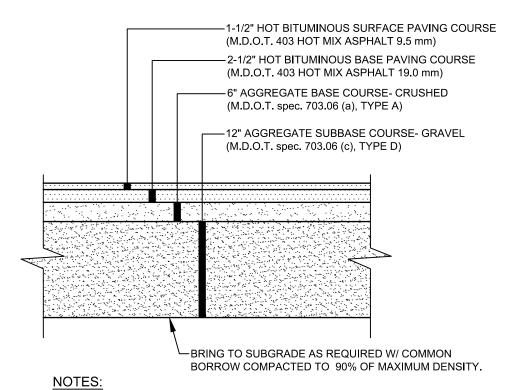
-FINISH GRADE OF

-4"x8-1/2" FILTER FABRIC



NOTES:
CONCRETE SHALL BE FIBER REINFORCED, 4000 PSI STRENGTH WITH 5% TO 7% AIR

SLIPFORM CONCRETE CURB



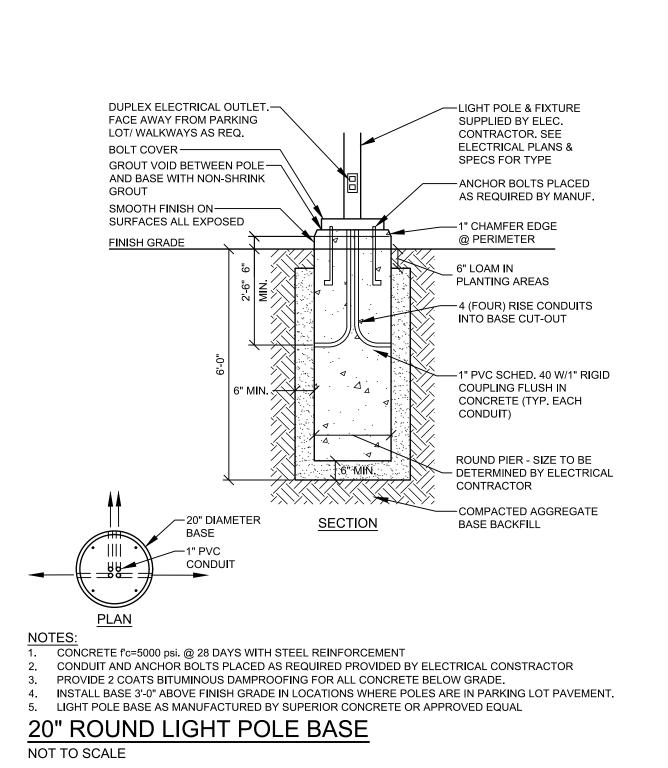
NOTES:

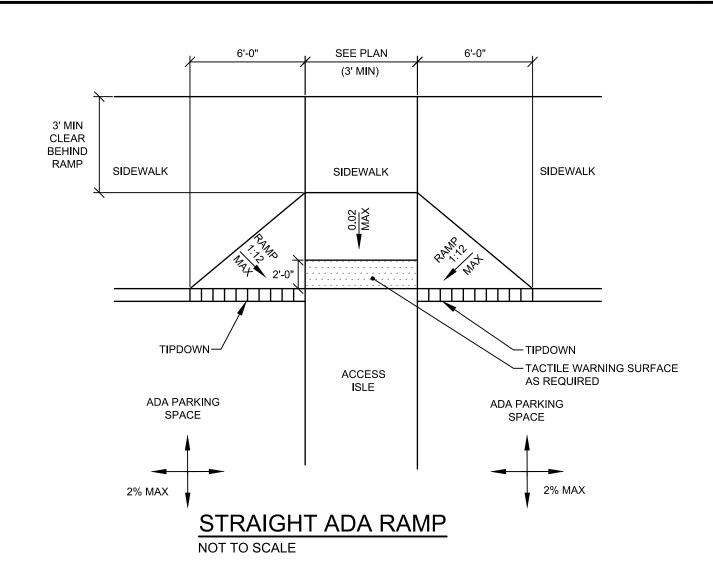
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.

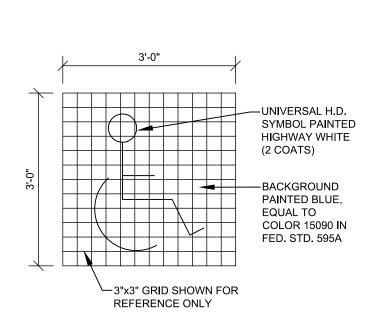
CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

3. CONTRACTOR MAY REPLACE BITUMINOUS PAVING SECTION WITH TWO (2) 1-3/4" LIFTS OF 12.5mm SUPERPAVE MIX. SUBMIT PAVEMENT MIX DESIGN PRIOR TO CONSTRUCTION.

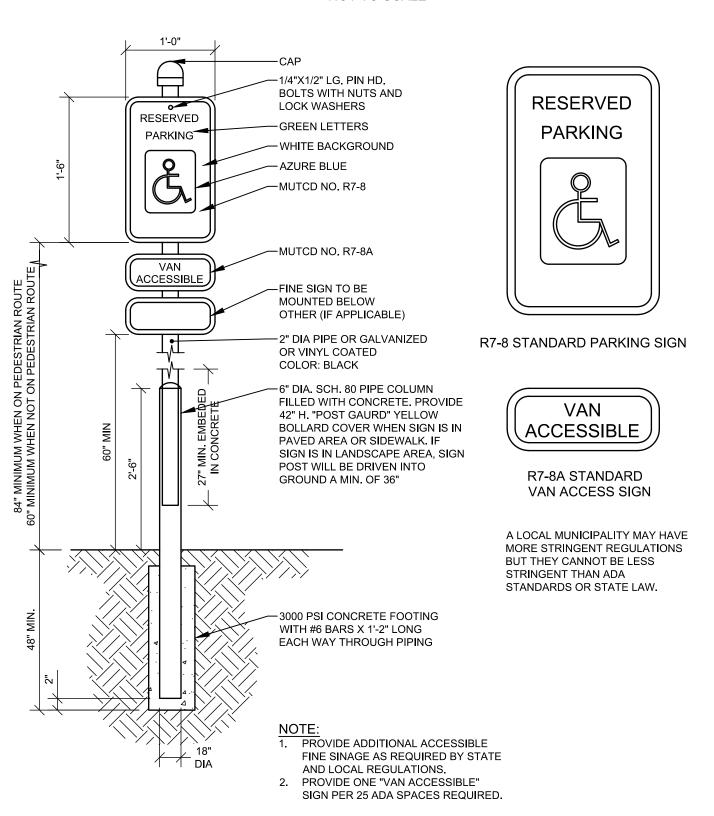
PAVED PARKING LOT SECTION



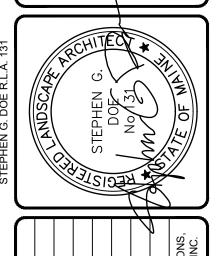




ADA ACCESSIBLE SIGNS NOT TO SCALE



RESERVED PARKING SIGN (POLE MOUNTED) NOT TO SCALE



DESIGNED SGD DRAWN SRC SGD CHECKED DATE 07/23/2020

1" = 20'

18438

SHEET 7 OF 8

SCALE

PROJECT

≥ '		
RICE LIBRARY KI	DESIGNED	BY OTHERS
: LIBF	DRAWN	BY OTHERS
RICE	CHECKED	BY OTHERS
138B	DATE	07/23/2020
E 184	SCALE	1" = 20'
STEVE 18438B	PROJECT	18438
0)	-	-

SHEET 8 OF 8

EVE 18438B RICE LIBRARY KITTERY REV 072220.dwg, TAB:Lighting	PHOTOMETRIC PLAN - BY OTHERS OF: RICE PUBLIC LIBRARY	8 WENTWORTH STREET	KITTERY, MAINE 03904 FOR:	LASSEL ARCHITECTS SCOTT SIMONS AR	P.O. BOX 370, 370 MAIN STREET 75 YORK STREET	SOUTH BERWICK, MAINE 03908 PORTLAND, MAINE 04101
12	DESIGNE		BY	OTH	IEF	RS
RAF			DV	OTH	IEF	RS
E LIBRAF	DRAWN					
3 RICE LIBRAF	CHECKE		BY	OTH		
8438B RICE LIBRAE		D	BY 07/		202	

[MANUFAC] Verbatim Americas FLINDT 31.5 15W LED/4000K 120-277 NPA POST W/ANCHORAGE UNIT DIM 0-10V Louis Poulsen Lighting BEGA Converted by LUMCat V 19.09.2014 / H.R. EATON - INVUE (FORMER COOPER LIGHTING) EATON - INVUE (FORMER COOPER LIGHTING) EATON - INVUE (FORMER COOPER LIGHTING)

BEGA Converted by LUMCat V 22.04.2016 / H.R.

StatArea_2 StatArea_1 NORTHERN REMOTE PARKING LOT SOUTH PARKING LOT Illuminance (Fc) Illuminance (Fc) Average = 1.35Average = 1.77Maximum = 2.9Maximum = 4.7Minimum = 0.4Minimum = 0.2Avg/Min Ratio = 3.38Avg/Min Ratio = 8.85Max/Min Ratio = 7.25Max/Min Ratio = 23.50

	PUBLIC WAY - 20' W	N/F LAURA B. & MICHAEL J. CHAPMION MAP 4 LOT 86.	N/F JOYCE ANN TOBEY MAP 4 LOT 87	N/F UNITED STATES OF AMERICA MAP 4 LOT 80
N/F of MATTHEW A. MCNACLY MAP 9 LOT 31 17571/477 17671/477	N/F PEAPORRIDGE REALTY, LLC MAP 4 LOT 84 17546/144 BENCHMARK 1 PAINTED "X" ON CONCRETE SUPPORT ELEV.=32.75'			N/F
		LIBRARY EXPANSION PROPOSED	PARTING LOT	EVON COOPER MAP 4 LOT 83 3
N/F	PAVID PARKING LOT	SEE DETAIL A RICE PUBLIC LIBRARY		N/F 2-4-WENTWORTH ST. LLC MAP 4 LOT 82
	WENTWORTH STREET (PUBLIC WAY - YARIABLE WIDJH) A.KA. ROUTE 103	BENCHMARK 2 PAINTED "X" ON GRANITE MONUMENT ELEV.=35.79'		

Luminaire Schedule

Qty

Label

А

S2 S3

S4

Arrangement Description

55943

33580

PENDENT LIGHT WITH LED BULB

ICS-E02-LED-E1-T4-XX/RSS4A12S-1NX (12' POLE)

ICS-E01-LED-E1-T4-XX/ RSS4A12S-N1X (12' POLE)

ICS-E01-LED-E1-SL4-HSS-XX/RSS4A12S-N1X (12' POLE)

SINGLE

SINGLE

SINGLE

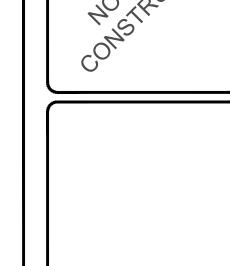
SINGLE

SINGLE

SINGLE

SINGLE

Symbol



NOT FOR TIONS	
)



July 23, 2020 18438

Mr. Bart McDonough, Town Planner Town of Kittery 200 Rogers Rd. Kittery, ME 03904

<u>Supplemental Submission - Site Plan Review Application</u> <u>Rice Public Library, 8 Wentworth Street</u>

Dear Bart:

On behalf of Rice Public Library (applicant) I am providing the attached supplemental plan set and supportive information to share with the Planning Board and staff. This package includes a revised site plan set and responses to staff comments made back in February of this year.

Since this project was last in front of the Board, the design and construction management team has been refining the building and site plans and have made advancements in project cost. Based on this refinement we have incorporated several design changes to the project to reduce cost. The attached plan set incorporates the changes made to the site. These changes are as noted:

- 1. The walkway, stairs and drainage system from the lower parking lot to the front entry have been eliminated. Visitors at the lower level can enter the building through the lower level. In addition, the walkway that angled across the front lawn to the main entry has been eliminated. Pedestrians can continue up the new public sidewalk on Wentworth Street to the main entry walk.
- 2. The existing library entry paving and signage will remain. The proposed new signs and walks have been eliminated.
- 3. The existing gardens to the north of the existing library building will remain as is at this time. Some plant removal will be required on the northern end to accommodate the larger parking lot. The long-term plan will be to install the children's gardens and walkways, as previously designed, at a later date. In the interim, visitors parking in the upper lot can access the main entry via the new public sidewalk on Wentworth Street.
- 4. The existing walkway, that traverses from Traip Avenue to the upper parking lot, will remain as a pedestrian path. This path will continue to serve as a surface drainage way for stormwater from the upper parking lot to drain to down to Traip Avenue. The proposed catchbasin at the bottom of the slope will collect this runoff before entering the street.
- 5. The main walkway to the front entry has been reduced in width and benches have been eliminated. These benches can be added at a later date as funds permit.
- 6. The building addition footprint has been simplified and reduced slightly in area.
- 7. To address concerns, raised by the Fire Chief and public works, for emergency vehicle turning movements, at the bottom of Traip Avenue, we will not be encroaching into the existing roadway with site work. Instead we have eliminated the retaining wall, at the lower parking lot, we have

placed reclaimed granite curbs on this slope in order to maintain the existing road width. This design will be more attractive than the retaining wall.

8. A dumpster enclosure has been added to the upper parking lot.

The following are responses to Staff comments received from Kathy Conner in her email dated March 5, 2020. Her comments are noted below with our responses shown in **Bold Italics**.

 There were concerns from the Fire Chief as to fire vehicles being able to negotiate the back corner on Traip Ave if the boundary line as shown on the plans is used (currently that corner is paved and seems part of the road)

See item # 7 above.

Curbing should be built on a concrete base (embedded in concrete).

This detail has been revised. See Sheet 7 of 8.

• Sloped curbing is necessary along Traip Avenue – it is narrow so fire vehicles may need to run up on the curb.

No curbing is proposed along Traip Avenue. The existing asphalt drainage swale will remain.

 No trees over 10 feet tall at maturity should be located along the back of the library (currently have Acer freemanii or Autumn Blaze maple on landscaping plan in that location which get large) to ensure fire equipment access to roof.

The trees have been replaced with Malus Camelot. This is dwarf crabapple tree with a mature height of 8 to 10 feet.

Where asphalt walkways and the concrete sidewalk meet, the joint should be squared off.

Walkways have been revised.

• Fire Chief wants to see floor plans to ensure mechanical room is located properly.

Floorplans will be provided to the Fire chief by the Architect via separate cover.

The kiosk/sign near the sidewalk should be mounted in concrete

The existing sign will remain. This item is not applicable.

A dumpster still needs to be located somewhere on the site.

The dumpster enclosure has been added to the upper parking lot.

 The retaining wall is still in play and may be contingent on what we learn about the corner/fire equipment issue.

See item # 7 above.

18438

 We'll also need to have you request a waiver for a sidewalk along Traip Avenue (the Library is on a corner lot) as well but that is a procedural issue and can be handled with a waiver request form available from the Town's website.

Waiver request is attached.

We have also made additional plan corrections and provided additional information in response to Staff Review from the Planning Board Meeting Agenda for Item 3 dated February 27th, 2020. These items include the following:

- 1. All abutters, including those across the street, are added to the plan along with map and lot numbers.
- 2. The Map and Lot is shown on the plan and title block.
- 3. The record owner has been changed and new deed is provided.
- 4. Simons Architects have provided a narrative to clarify the miscellaneous variation request for the Rice Library as they relate to the Zoning Board of Appeals meeting from January 20, 2020

I trust this supplemental packet addresses staff comments and that the review of this project can continue on the next available Planning Board agenda. If you or Town staff require additional information, please contact me.

Sincerely,

SEBAGO TECHNICS, INC.

Stephen G. Doe, RLA, LEED-AP

Landscape Architect

SGD: Ilg Enc.

cc: Kendra Amaral, Town Manager

Ryan Kanteres, Scott Simons Architects

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, That RICE PUBLIC

LIBRARY, a nonprofit corporation duly organized and existing under the laws of the State of Maine with a principal place of business at Kittery, County of York and State of Maine, for consideration paid, grants to THE INHABITANTS OF THE TOWN OF KITTERY, a body politic and incorporated subdivision of the State of Maine, whose mailing address is 200 Rogers Road, Kittery, Maine 03904, with QUITCLAIM COVENANT, two (2) certain lots or parcels of land, together with the buildings and any improvements located thereon, situated at 8 Wentworth Street and 2 Walker Street, respectively, in the Town of Kittery, County of York and State of Maine, and being more specifically bounded and described as follows:

See attached EXHIBIT A for a more specific description of the premises herein conveyed, which description is hereby incorporated herein by this reference.

Meaning and intending to convey and hereby conveying the same premises conveyed to Rice Public Library as follows:

- 1. As to 8 Wentworth Street, by release deed from Lester W. Frisbee, Elizabeth B. Brewster and Judith Maby, Trustees under the Will of Arabella Rice, dated October 6, 1975 and recorded in the York County Registry of Deeds at Book 2099, Page 425; and,
- As to 2 Walker Street, by municipal trust deed from L. Charles Chase, Norman Cook, Cecil J. Rhodes, Dorothy Kraft and Bishop L. Buckley, Jr., Trustees of the Mary Safford Wildes Trust, dated September 30, 1998 and recorded in said Registry at Book 4861, Page 026.

IN WITNESS WHEREOF, RICE PUBLIC LIBRARY has caused this instrument to be executed by the President of its Board of Directors this Laday of July 2019.

RICE PUBLIC LIBRARY

Witness

Rachel J. Dennis, Its President, duly authorized

200 Rozers Rd Kittery me osavy

STATE OF MAINE

COUNTY OF YORK

07 01,2019

Personally appeared the above-named Rachel J. Dennis, President of the Board of Directors of Rice Public Library, and acknowledged her execution of the foregoing instrument to be her voluntary act and deed in her said capacity, and the voluntary act and deed of said Rice Public Library.

Before me,

Notary Public Attorney-at-Law

Print Name.

My Commission expires:

KIM R. TACKETT, Notary Public My Commission Expires November 26, 2020

EXHIBIT A

8 Wentworth Street:

A certain lot or parcel of land together with the buildings and improvements thereon situated on the southeasterly side of Wentworth Street in the Town of Kittery, County of York and State of Maine, bounded and described as follows:

Beginning at a point in the southeasterly sideline of Wentworth Street and at the southwesterly corner of a lot now or formerly owned by William E. Dennett; thence proceeding in a southwesterly direction by said Wentworth street for a distance of three hundred (300) feet, more or less, to the intersection of Traip Avenue with Wentworth Street; thence turning and running southeasterly along the sideline of Traip Avenue, one hundred twenty (120) feet, more or less; thence turning and running northeasterly along the sideline of Traip Avenue to a point at the southwesterly corner of a lot now or formerly owned by Richard E. Leary and Mildred M. Leary; thence continuing by the westerly sideline of land now or formerly owned by said Richard E. Leary and Mildred M. Leary, ninety-eight (98) feet, more or less, to land now or formerly of said William E. Dennett; thence turning and running in a northwesterly direction along land now or formerly of said William E. Dennett, eighty-eight (88) feet, more or less, to the point of beginning.

Excepting from the above-described premises that portion conveyed to John F. Mathews by deed dated May 23, 1891 and recorded in York County Registry of Deeds in Book 446, Page 30.

See also "Standard Boundary Survey of the Rice Public Library Lot", dated 1/18/91, by Easterly Surveying, recorded in the York County Registry of Deeds at Plan Book 201, Page 11.

2 Walker Street:

All the land, together with the buildings and other improvements located thereon, situate at the intersection of Walker Street and Wentworth Street, so-called, in the Town of Kittery, County of York, and State of Maine, and being further bounded and described as follows:

A certain lot or parcel of land with the buildings thereon situate in Kittery, County of York, State of Maine, and bounded Southerly by Wentworth Street; Westerly by Walker Street; Northerly by the land now or formerly of Wheeler; Easterly by the land formerly of Dr. Paul Taylor and now or formerly of Bruce Piche.

Also excepting from both of the above-described premises any portions taken by the State of Maine. See "State of Maine Department of Transportation Bureau of Highways Right of Way Map State Highway '100'", dated May 1981, recorded at the York County Registry of Deeds at Plan Book 139, Page 57.



TOWN OF KITTERY ~ MAINE PLANNING OFFICE

200 Rogers Road, Kittery, Maine 03904 PHONE: (207) 475-1323 Fax: (207) 439-6806 www.kittery.org

APPLICATION: REQUEST FOR WAIVER

THIS	REVIEW PRO	OCESS REC	QUIRES	APPRO	VAL	ROM BOT	H THE TOWN	PLANNER AND TH	E CODE ENFORC	EMENT OFFICER
PROPERTY		Parcel ID	Мар	4	Lot	88	Zone Base Overlay	MU-KF	Total Land Area	34,947s
DESCRIPTION Phys Add			8	W	≥N1	MOR	TH ST	regr		
		Name	Tou	-N	0F \	Her	4	200 R	paires R	BAD CAS
PROPERTY OWNER'S		Phone				1323	Mailing	200 ROGERS ROAD KITTERY, ME 03904		
	RMATION	Fax					Address			
		Email		7.439-6806						
		Name	STE	NE	Do	E	Name of Business	SEBAGO -	TECHNIC	3, INC
APP AGE	LICANT'S NT	Phone				056		75 JOHN	ROBERTS	ROAD
INFORMATION		Fax					Mailing Address	SUITE 4A		
		Email 😞	loce	seb	agot	echnica	.com	SOUTH POR	TRAND, MI	E 04106 -
	Ordinance	Section	Descr	ibe wh	y this	request is	being made.			6963
EXAMPLE 16.32.560 (B)- OFFSTREET PARKING. ***EXAMPLE*** Requesting a waiver of this ordinance since the proposed professional offices have a written agreement with the owned property to share parking.					th the abutting Church					
NOIL	16.8.4.13 (A.) REQUESTING WAINER OF PUBLIC 6 FT WIDE SIDEWACK ON TRAID ANE. THE LIBRARY IS A CORNER LOT WITH TRAID ON TWO SIDES. A NEW SIDE WALK IS DREP						with is propos			
TRAID OF TWO SIDES. A NEW SIDE WALK IS PROPOSED OF WETWORTH. THERE IS NOT ADEQUATE ROW WIDTH IN TRAID AVE TO PLACE A SIDEWALK. ROAD IS NAVEROW, STEEP AND/OR HAS ON STREET PARK WHICH PROHIBITS SIDEWALK PLACEMENT.										
the p	olans submitte licant's ature:					lanning De	ovided in this partment of a Owner's Signature:	application is true an ny changes.	nd correct and will	not deviate from



75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com

date:

02.19.2020

project:

RICE PUBLIC LIBRARY

to:

The Town of Kittery 200 Rogers Road Kittery, Maine 03904

phone:

(207) 475-1305

subject:

Narrative on the Miscellaneous Variation Requests for Rice Public Library

The application requested two miscellaneous variations be considered for an addition to a non-conforming historic structure. The first request regarded the need for a project specific review of the applicability of section 16.3.2.15.D.4.e.2. of the town ordinance. The second request was for a clarification of the definition of maximum allowable building height for additions to non-conforming historic structures.

The proposed Rice Public Library project consolidates the library operations to one building and addresses the current facilities accessibility and life safety code deficiencies. The project is designed to the requirements of the MU-KF zone, however it is an addition to an existing historic, public, non-conforming building, it required the pursuit of these miscellaneous variation requests.

The proposed design maintains the current use and meets the requirements of the zone's minimum; lot size, street frontage, front yard, rear and side yards, separation distances, and set-backs, as well as the maximum lot coverage requirements.

The existing building currently exceeds the allowable height in the MU-KF zone and this will remain unchanged as a part of this project, the existing structure will remain the highest part of the building. The proposed building increases the footprint by more than 30%. (existing footprint is 1,700 square feet, the proposed total footprint is 5,170 square feet) 16.3.2.15.D.4 requires the project meet the additional requirements (a through h). The project meets the applicable requirements of this section, with the exception with the specific provision of 16.3.2.15.D.4.e.2. Implementing the requirements of section e.2 on this project would detrimentally impact the historic structure by requiring the removal of dormers and portions of the historic slate roof, as well as requiring more of the building be built to a non-conforming height. This application of the requirements of section 16.3.2.15.D.4.e.2. appear to contradict the National Park Service technical brief on recommendations for additions to historic structures on the national Historic Register.

The two requests for miscellaneous variations were heard at the Zoning Board of Appeals meeting on January 20th, 2020 and approved.

project:

Rice Public Library

date: 2/19/20



TOWN OF KITTERY MAINE TOWN PLANNING AND DEVELOPMENT DEPARTMENT

200 Rogers Road, Kittery, Maine 03904 Phone: (207) 475-1323 Fax: (207) 439-6806 www.kittery.org

APPLICATION: SITE OR SUBDIVISION-SKETCH PLAN REVIEW

Application Fee:			□ \$2	00.00	Amount P	Paid:\$	Dat	te:		
		Parcel	Мар	Map 4	Zone(s)- Base:	MU-KF		Total Land Area	0.80 Acres	
	ERTY RIPTION	ID	Lot	Lot 88	Overlay:	None		MS4	X YES NO	
		Physical Address	8 We	entworth S	treet, Kitt	ery, Maine	03904			
		Name	Kendr	a Amaral			200 Rogers			
PROP	ERTY	Phone	207.47	75.1329		Mailing	Kittery, ME	03904		
	RMATION	Fax				Address				
		Email	kamar	al@kitteryr	maine.org					
		Name	Ryan I	Kanteres		Name of Business	Scott Simor	ns Architects		
APPL AGEN	ICANT'S IT	Phone	207.7	72.4656 x	104		75 York Str			
INFORMATION		Fax				Mailing Address	Portland, ME 04101			
		Email	ryan@	simonsarc	hitects.cor	n				
			See 1	reverse si	de regare	ding infor	mation to	be provided.		
	Existing Land	Use(s):								
	Town Libra	ary								
	Proposed La	nd Use(s) and	d Develop	oment:						
PTION	Town Libra	ary								
SCR	Please desc	ribe any cor	structio	n constraints	(wetlands,	shoreland ove	erlay zone, floo	d plain, non-confo	rmance, etc.)	
PROJECT DESCRIPTION								vever it is an add ellaneous variatio	ition to an exisitng	
There is no specific minimum off-street parking requirement for library use established within the Kittery to ordinance. Working from research on comparable projects, the proposed project applies a standard of one space for every 350 square feet of public floor area, and 1 parking space for every 2.0 FFE employees. In to the 27 off-street parking space there will be 2 dedicated short term spaces on the Wentworth street side property. The combined 29 space represents a 16 space increase from the 13 spaces currently available at Rice Public Library, and a 5 space increase from the combined total from both the Rice and Taylor property.						ard of one parking — loyees. In addition — street side of the available at the				
						tion is true an		will not deviate fr	om the Plan submitted	
	cant's ture:				On Sig	wner's gnature: ate:				

MINIMUM PLAN SUBMITTAL REQUIREMENTS							
☐ 15 Copies of this Application, Vicinity Map, and the Sketch Plan - 5 of which must be 24"X 36"							
Sketch Plan format and content:							
A) Paper Size; no less than 11" X 17" or greate B) Plan Scale	er than 24" X 36"						
☐ Under 10 acres: no greater than 1" = 30'	NOTE TO APPLICANT: PRIOR TO A PLANNING						
□ 10 + acres: 1" = 50'	BOARD SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE						
C) Title Block	PLANNING BOARD TO READILY LOCATE AND						
Applicant's name and address	EVALUATE THE DEVELOPMENT'S DESIGN.						
Name of preparer of plan with professiona							
☐ Parcel's Kittery tax map identification (map							
Vicinity Map – map or aerial photo showing 1,000	feet around the site.						
Sketch Plan must include the foll	lowing existing and proposed information:						
Existing:	Proposed: (Plan must show the lightened existing topography						
	under the proposed plan for comparison.)						
□ Land Use Zone and boundary							
□ Topographic map (optional)	Recreation areas and open space						
□ Wetlands and flood plains	□ Number of lots and lot areas						
☐ Water bodies and water courses	□ Setback lines and building envelopes						
□ Parcel area	Lot dimensions						
□ Lot dimensions	Utilities (Sewer/septic, water, electric, phone)						
Utilities (Sewer/septic, water, electric, phone)Streets, driveways and rights-of-way	Streets, driveways and rights-of-wayStructures						
 Streets, driveways and rights-of-way Structures 	Structures						
a structures	Distance to:						
	□ Nearest driveways and intersections						
	□ Nearest fire hydrant						
	□ Nearest significant water body						
AN APPLICATION THE TOWN PLANNER DEEMS SUFFICIENTLY LAC	CKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.						



Х

Nonconformity (16.7.3);

□ Nonconforming Lots of Record (16.7.3.5.A);

TOWN OF KITTERY

CODE ENFORCEMENT OFFICE

200 ROGERS ROAD, KITTERY, MAINE 03904 PHONE: (207) 475-1305 FAX: (207) 439-6806

Application to the BOARD OF APPEALS

□ Nonconforming Residential Use in Commercial Zones Expansion (16.7.3.3.B(3)(c));

DATE SUBMITTED	12 / 23 / 2019
MAP & LOT	MAP 4 LOT 88
ASA FEE	WAIVED
DATE PAID	12 / 23 / 2019
DATE COMPLETE	12 / 23 / 2019
HEARING DATE	1 / 14 / 2020

MISCELL	ANEOUS	VARIA	TION	REOUS

I have reviewed Town Code Title 16, Board of Appeals By-Laws, and the Ordinance(s) pertinent to this application.	My request is
based on Title 16 Section 6.4.C, Miscellaneous Variation Request and:	- 1

□ Pa	rking,	Loading an	d Traffic S	ndards (16.) Standards (1 ndards (16.8	6.8.9);				
								OR A PUBLIC HEARING: DED; & ALL FEE(S) PAID	
				PR	OPERTY I	NFORMA	TION		
ADDRESS	Ric	e Public L	ibrary - 8	Wentworth	n Street, K	Cittery, Ma	aine 03904		
MAP 4			LOT#	88		LOT SIZE		0.80 ACRES	
BASE ZONE(S): MU-		-KF			OVERLAY	ZONE(S):	NONE		
does / does no	t] have	outstanding	code violat	ions; and, if	so, granting	this appea	a floodplain; AND provides resolution or issue, as shown by:		
NAME(S) Town of Kittery						-			
MAILING ADDRE	SS	200 Roo	ers Road	, Kittery, M	1E 03904				
CITY	Kitte		STATE	Maine			ZIP CODE	03904	
PHONE No. 207.475.1329 e-M				e-MAIL:	L: kamaral@kitterymaine.org				
NOTE: You mu	ıy have o	ın attorney re					. You may also be repres as you so desire.	ented by a designated agent (e.g. family	
PPLICANT (if	differei	<i>tt</i>) I am an	agent of th	e applicant	with standi	ng, as show	n by:		
NAME(S) Ryan Kanteres - Scott Simons Arch			ns Archite	cts					
MAILING ADDRES	SS	75 York	St						
CITY	Port	land	STATE	Maine			ZIP CODE	04101	
PHONE No.	(207	7) 772-465	6	e-MAIL: ryan@simonsarchitects.co1 n				1 n	
	my kno 23 / 2		l informatio	on submitte	d on and w	vith this ap By:	plication is true and (Signature Ryan Kanteres	D'esse-	
							(Print Nan	ne)	

AFFIRMATIONS (Please read and check all the boxes to confirm)											
Identify relevant Town code sections:											
TITLE	16	CHAPTER	3	SECTION	2	15	D	4	e.2	PAGE	
TITLE	16	CHAPTER	2	SECTION	2					PAGE	
TITLE	16	CHAPTER	3	SECTION	2	15		2	g	PAGE	

I understand that the Board of Appeals:

- May hear and decide on a miscellaneous variation request within the limitations set forth on page 1 of this application.
- Appears to have jurisdiction to hear this request; hearing must be held within 30 days of this request filing; application must be complete; and, public and abutter notice must be made no less than seven days prior to the scheduled hearing.
- Will conduct this hearing De Novo (meaning the Board acts if it were considering the question for the first time, affording no deference to the preceding agency decisions; may receive new evidence and testimony consistent with this Town Code Title 16 and the Board rules; and, conduct additional hearings and receive additional evidence and testimony).
- Will determine my Burden of Proof:
 - 1) What does the ordinance/statute require the applicant to prove?
 - 2) Does the ordinance/statute prohibit or limit the type of use being proposed?
 - 3) What factors must be considered under ordinance/statutes to decide whether to grant the request?
 - 4) Is the evidence presented substantial? Is it credible? Is it outweighed by conflicting evidence?
- Requires substantial evidence as the Standard of Review for this request, meaning:
 - "More than a mere scintilla". It means such relevant evidence as a reasonable mind might accept as adequate to support a conclusion. The preponderance of evidence standard is met if the proposition is more likely to be true than not true. The standard is satisfied if there is greater than fifty percent chance that the proposition is true.
- May hear, decide, and approve variations in accordance with the criteria listed in Town Code Title 16, Sections 6.6, Basis for Decision; and may consider other Title 16 standards.
- Approval may not be granted for an application involving a structure if the structure would be located in an unapproved subdivision or would violate any other local ordinance or regulation or any state law which the municipality is responsible for enforcing.
- Is only legally authorized to deal with issues arising from the list above, and do not include such matters as constitutionality, civil rights, criminal acts, property disputes, surliness, etc.
- Will not even hear my appeal unless I can show that I have "standing" to have my complaint heard;
- Purpose of establishing my case for "standing" is to limit appeals on an issue to those who are directly involved and/or affected.
- Will try to decide my case based only on the factual information presented and what is written in the pertinent Town ordinance/regulation, State statute(s)/regulation(s) and the rulings of the rulings of the State Supreme Judicial Court.
- Tries to make decisions it believes would be upheld if appealed to Superior Court.

Additional Information

- 1. Please complete this application in its entirety. You may add other information as may be needed to adequately describe the purpose of seeking relief from the Board of Appeals.
- 2. A detailed plot plan or diagram must be provided showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic features (wetlands, streams, etc) of the lot in question. This plot plan should also include the distances to the nearest structures on abutting properties and show the detail of any rights-of-way, easements, or other encumbrances.
- 3. Blueprints, surveys, photos and other documents may be helpful in explaining your request and should be included.

STATEMENT:

Describe the general nature of the request:

This application requests two miscellaneous variations be considered for an addition to a non-conforming historic structure. The first request is regarding the need for a project specific review of the applicability of section 16.3.2.15.D.4.e.2. of the town ordinance. The second request is for a clarification of the definition of maximum allowable building height for additions to non-conforming historic structures.

The proposed Rice Public Library project consolidates the library operations to one building and addresses the current facilities accessibility and life safety code deficiencies. The project is designed to the requirements of the MU-KF zone, however it is an addition to an existing historic, public, non-conforming building which will require the pursuit of these miscellaneous variation requests.

The proposed design maintains the current use and meets the requirements of the zone's minimum; lot size, street frontage, front yard, rear and side yards, separation distances, and setbacks, as well as the maximum lot coverage requirements.

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The proposed project is the result of a transparent process and has been supported through public voting. The project does not adversely effect adjacent properties, and the use is consistent with public desire and zoning requirements. The proposed project directly contributes to the safety, health, and welfare of the Kittery foreside.



DATE SUBMITTED

MAP & LOT

TOWN OF KITTERY BOARD OF APPEALS APPLICATION CHECKLIST

APPLICANT: RICE PUBLIC LIBRARY

12/23/2019	
~/. /	
1/19/2020	
	YES , NO N/A
LED OUT COMPLETELY & SIGNED	
provided:	
ions of proposed buildings or alterations features (wetlands, streams, etc) of the l	
• • • • • • • • • • • • • • • • • • • •	
•	
1 1	
/	(Signature)
	est structures on abutting properties way, easements, or other encumbrances formation: decision appealed ision was made and by whom appeal grong about the decision appealed to be taken in the matter decision will affect applicant/property

(Print Name)