

ITEM 2

**Town of Kittery
Planning Board Meeting
March 23, 2023**

ITEM 2 – 47 Cutts Road – Residential Subdivision/Conservation Subdivision – Sketch Plan Review*Action: Accept/approve or deny application, continue application.*

Proposal: to subdivide a 36-acre parcel into residential building lots, a private street system, and a tract to be dedicated to the Kittery Land Trust.

Location: 47 Cutts Road, Map 60 Lot 10-3

Zoning District: R- RL: Residential Rural; OZ-SL – Shoreland Overlay

Owners: Chip and Anne Andrews, 28 Andy’s Lane, Kittery

Agent: Michael J. Sudak, Attar Engineering, Inc.

PROJECT TRACKING

| REQ'D | ACTION | COMMENTS | STATUS |
|---|---|--|---------|
| YES | Sketch Plan Acceptance/Approval | Heard on January 12, 2023, no action. Possible at March 23, 2023 Meeting | PENDING |
| YES | Site Visit | | |
| YES | Preliminary Plan Review Completeness/Acceptance | | |
| YES | Public Hearing | | |
| YES | Preliminary Plan Approval | | |
| YES | Final Plan Review and Decision | | |
| Applicant: 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, when applicable, 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. | | | |

Other Permits Required:

Wetland Alteration Permit (Town)

Curb cut and utility permits (Town)

Natural Resources Protection Act Permit (Maine DEP)

Maine General Permit (DEP)

Army Corps of Engineers (ACE)

Summary

At the January 12th, 2023 Planning Board meeting, the Board reviewed a sketch plan special exception conventional subdivision plan from the Applicant. At that time, the Board requested that the Applicant provide a conservation subdivision plan as well as the conventional plan for review and took no further action. The link to that meeting’s packet is here: [KitteryPlanningBoard 47 cutts road.pdf](#)

The submission before the Board now consists of three different plans for the proposed residential subdivision to be located at 47 Cutts Road in the R-RL Residential- Rural zoning district. Of the three, the Applicant prefers the third plan titled “Hybrid Conservation Option.”

In addition to the plans, a letter was submitted by the Applicant, stating that the landlocked parcel will be given legal access to the proposed subdivision road. This will ensure that should that parcel (Tax Map 60,

ITEM 2

Lot 10-1) and the parcel (Tax Map 60, Lot 10-A) through which the private travel way now used to access the landlocked parcel be sold to different owners, the landlocked parcel would have the option to use the subdivision road as frontage and for access.

What all three plans have in common:

- The lots are proposed to be accessed from Cutts Road via a private street system
- The property currently contains a commercial building on a lot that abuts Cutts Road.
- The private road access to the subdivision lots is now proposed to use an existing curb cut through the commercial lot to the south. The previous plan seen by the Board located this road to the north of the commercial building which resulted in greater wetland impacts.
- The private road has a 40-foot ROW and appears to have a 20-foot travel way.
- A landlocked parcel identified as Lot 10-1 of Tax Map 60 lies within the subdivision area but is not a part of it.
- An open space area, rather than a subdivision lot, which varies in size from plan to plan is now proposed to buffer the landlocked parcel to the east .
- One lot in the proposed subdivision already has a residence on it.
- Public water is available to serve this development but public sewer facilities are not.
- Shared/community septic systems are proposed in all three cases, for at least some of the lots.
- The site contains wetlands and wetland buffer areas, some of which are associated with a significant vernal pool located off-site to the west.
- There are direct impacts to wetland and buffer areas for road construction in all three cases and will require wetland alteration permits and mitigation if approved by the Board.

Plan 1 Conventional Subdivision

- This plan proposes 11 lots varying in size from 2.47 acres to .99 acres, which meet lot size standards for the R-RL zone (40,000 sf).
- Two cul-de-sacs branch in opposite directions from the main access
- Three areas of open space are proposed totaling 720,695 sf or 49.1% of the parcel. 15% is required for a conventional subdivision.
- Wetland impacts are calculated to be 4,200 sf with devegetated area in the Shoreland Overlay Zone at 18.3% (20% is the maximum allowable) as stated in the cover letter
- Setbacks meet the standards for the R-RL Zone (40 ft front, 20 ft side and rear)

Plan 2 Conservation Subdivision

- This plan proposes 13 lots which range from .24 acres to .34 acres, allowable under the conservation subdivision ordinance, 16.10.
- Two cul-de-sacs are located along the access road allowing a more compact design. Road and utility impacts are reduced which is an important attribute of the conservation subdivision and required in Maine's state statute.
- Two areas of open space are proposed totaling 1,232,002 sf or 83.9% of the parcel which exceeds the 60% required. While upland (net residential acreage) calculations were not provided, this plan likely meets the 40% requirement for net residential acreage as part of the open space required.
- Wetland impacts are calculated to be 3,300 sf with devegetated area in the Shoreland Overlay Zone at 11.4% (20% is the maximum allowable) as stated in the cover letter.
- Setbacks are 10 feet front and rear as allowed by the conservation subdivision ordinance, 16.10, front setbacks are not noted and appear to vary.

ITEM 2

Plan 3 Hybrid Conservation Plan (preferred by Applicant)

- This plan proposes 12 lots which range from 2.47 acres to .46 acres.
- Three cul-de-sacs, one in the middle and two at each end provide frontage to some of the lots.
- The southern-most cul-de-sac features three lots which exceed the 40,000-sf minimum lot size.
- A parking area off the northern most cul-de-sac allows access to conservation land. The Applicant proposes to deed at least a portion of the subdivision's open space to the Kittery Land Trust which also owns land immediately adjacent to the proposed subdivision.
- Four areas of open space are proposed totaling 901,542 sf or 61% of the parcel which exceeds the 60% required. Upland (net residential acreage) calculations were not provided – 40% of the 60% open space required must be upland.
- Wetland impacts are calculated to be 4,200 square feet with devegetated area in the Shoreland Overlay Zone at 10.52% (20% is the maximum allowable) as stated in the cover letter.
- Setbacks for the central and northern lots are 10 feet, side and rear, as allowed by 16.10, front setbacks appear to vary. Setbacks for the southern-most cul-de-sac appear larger and may be standard for the R-RL zone (40 feet for the front, and 15 feet for side and rear).

Staff Review Notes: Title 16: Land Use and Development Code

The sketch plan submittal includes most of the information required under 16.10.4.2.2 with the exception of a high intensity Class A soil survey.

16.4.10 R-RL Zoning District Regulations

C. Major Subdivision (more than 4 lots) = *Special Exception Use*

D. Dimensional Standards: *complies except for 150-foot minimum street frontage of D.2.c*

E. Shoreland Overlay in R-RL: *dwelling are only permitted if located farther than 100 feet from the upland edge of a wetland (E.1.c); also 16.4.28-E.3*

Wetlands and corresponding 100-foot buffer areas (likely the dotted gray line called the building envelope) are shown on plans. In all three plans, roads will encroach directly on wetlands and wetland buffers. In all three plans, some proposed buildings will cause disturbance to wetland buffers.

16.5.9 Wetlands

Alterations to wetlands proposed for road construction. **Applicant must demonstrate that there is no practicable alternative and that the proposal affects no more wetland than necessary.** Approval of a mitigation plan and payment of wetlands preservation fees are also required per KTC 16.5.9.I.

16.5.27 Streets

40-foot ROW with 20-foot pavement width proposed. This meets the Class II Private Street Standards.

Roads and driveways in Shoreland Zone: must be setback 100 feet from wetland edge; Planning Board may reduce setback to 50 feet "if no other reasonable alternative exists"

Wetland Alteration permit required for road construction in wetland buffer/ Shoreland areas

16.5.30 Wetland setbacks

Minimum setbacks for roads and driveways and residential parking areas = 10 or 30 feet

Buildings (residences) setback: 100 feet (shown on plans); 50-foot setback for wetlands < 1 acre

Septic tanks & disposal areas: 100-foot setbacks; 50-foot setback for wetlands < 1 acre

ITEM 2

16.8.9 Subdivision Sketch Plan Review

Board must determine whether proposal complies with standards and, where necessary, make specific suggestions in writing for future submissions: Approve, Continue, or Deny
Covenants/ Easements/ Rights of Way?

16.8.10 Subdivision Performance Standards

C. Water: Public Water available in Cutts Road. Written verification of KWD service availability required.

D. Sewage disposal: Public sewer not available. Board may allow individual or common septic systems. Verification of soil suitability required. Review by Town Peer Review Engineer required. Minimum wetland setbacks apply to vegetation removal for septic systems.

E. Drainage/ stormwater: 30-foot drainage easements may be required for runoff control structures near wetland areas

O. Open Space: Tree clearing limits must be shown on development plans. Vegetation cutting prohibited within 100 feet of wetlands in Shoreland Overlay. (See Wetland Alteration comment above).

Landscape plan required showing preservation of existing trees ≥ 10 inches DBH, street trees, wetland and buffer areas, etc.

P. Financial and Technical Capacity: must be demonstrated by applicant prior to final approval by the Board

16.10 Conservation Subdivision, sections 16.10.1 -16.10.4 to note.

A. (from 16.10.4) Submission Requirements

Appear to be met for the full conservation subdivision plan and portions of the hybrid option plan with the following exceptions:

(1)(d) The number of lots vary between full conventional, the full conservation and the hybrid option.

(1)(f) Not all natural features are identified. For instance, there are two types of water bodies indicated by different shading but no labels. There is also an aquifer located under this lot that is not shown. Joseph Noel's (wetland scientist) letter states that all vernal pools, even those man-made by skidder trails, should be located on the plans for ACE review.

(2) It is not clear that all constraints to development are identified. Where does the 250-foot significant vernal pool buffer (shown on the existing conditions plan) lie – is it part of the building envelope line? Where are the utilities for the existing residential building and the landlocked parcel and building?

16.10 Conservation Subdivision 16.10.5 – General standards to note.

G. All land area (in general 250 feet from the high-water line) within a designed shoreland zone or resource protection area must be included as open space and cannot be part of a private lot.

I. Wetland standards for alteration include that the wetlands cannot be zoned as shoreland or resource protection, cannot be a significant wetland as defined by the State and alterations must be less than 4,300 sf.

16.10 Conservation Subdivision 16.10.6. – Design requirements to note

L. A 30-foot buffer must separate all structures, driveways, roads and utilities from the Kittery Land Trust land abutting the proposed subdivision.

ITEM 2

Discussion Items

Three different plans

It will be obvious to the Board that this will be a large part of the discussion. Information provided above summarizes the similarities and differences of each plan. The Applicant also provided descriptions for each in the cover letter.

Existing commercial building:

The building lies within the lot proposed for subdivision but will not be part of the subdivision. The use of the shop is a special exception that was investigated and documented by the Code Enforcement Officer and the Town's attorney at that time (2017) after abutters complained. The special exception use dates from 1993 and was affirmed with conditions that are outlined in the CEO's letter to Chip Andrews dated September 27, 2017. These letters were included in the packet on Jan. 12th for Board review.

*The proposed road location connects the proposed subdivision to Cutts Road through the commercial lot. **Does the Applicant propose to deed the ROW to the subdivision?***

16.1.8 B. Conformity

No new lot may be created except in conformity with all of the regulations herein specified for the zone where it is located, unless such structure or use exists as a legally nonconforming use.

*Should **buffering** between the existing commercial use and abutting residential properties be considered?*

Other ROW/ easements:

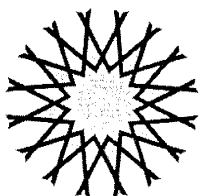
Lot 10-1 currently lies entirely within the Lot 10-3 which is proposed for development. Town maps indicate the existence of a right-of-way/ easement to the south of the commercial lot. While the proposed road has been moved away from this easement area, portions of proposed private lots in the plans may still be within it. Property rights and access associated with Lot 10-1 must be demonstrated and verified prior to subdivision approval. The letter stating the intent to grant Lot 10-1 legal access to the proposed subdivision road is a part of that verification.

Recommendation / Action

The sketch plan review is an opportunity to consider these three concepts, **ask questions and make specific suggestions** to the applicant.

Motion to accept and approve, deny, or continue review.

Move to (accept and approve, deny, or continue review to a later meeting not to exceed 90 days and/or with conditions) the subdivision sketch plan [name of specific plan if appropriate] revised March 2, 2023 by Attar Engineering, Inc., for owner Chip Andrews, who proposes to subdivide a 36-acre parcel identified as Lot 10-3 of Tax Map 60 and located at 47 Cutts Road in the R- RL Residential- Rural zoning district into [number of lots if appropriate] separate residential building lots [with the following conditions if appropriate...]



ATTAR

ENGINEERING, INC

CIVIL STRUCTURAL MARINE

Mr. Jason Garnham, Director of Planning and Development
Ms. Kathy Connor, Project Planner
Town of Kittery, Maine
200 Rogers Road
Kittery, Maine 03904

March 2nd, 2023
Project No. C160-22

**RE: Major Conservation Subdivision – Sketch Application Review
Cutts Road Subdivision (Tax Map 60, Lot 10-3)
47 Cutts Road, Kittery, Maine**

Dear Mr. Garnham & Ms. Connor:

On behalf of Chip and Anne Andrews, I have enclosed for your review and consideration a revised Plan Set and associated attachments for the Sketch Application for Major Subdivision at the above-referenced location. Revisions have been made in response to discussion, comments, and suggestions received during the January 12th Planning Board meeting and February 7th meeting with Town Staff.

The Plan Set has been expanded to provide development options as discussed during the above-mentioned meetings. Sheet 1 is now the Existing Conditions Plan, which depicts the various site constraints of the subject parcel stemming from wetlands, water bodies, vernal pools, MDIFW habitat overlays, and Town of Kittery zoning overlays for Resource Protection and Shoreland Protection.

Overall changes to the proposed developed state that have been carried through the remainder of the Plan set include the following:

- The main travelway for the proposed subdivision enters through the existing curb cut on Cutts Road that is currently utilized by the commercial use on the property (the Construction/Landscaping company owned by the Applicant). This change dramatically reduces the amount of wetlands impacted in the eastern portion of the parcel.
- At the suggestion of Town Planning Staff during both the January and February meetings, all proposed interior travelways have now been designed to Class II Private Street Standards as opposed to the previously-designed Minor Street Standards. This change allows more upland to be available to lots and building envelopes and provides additional reductions in impacts to wetlands and wetland buffers.
- Proposed driveway and building locations are depicted on each lot to demonstrate satisfaction with all required structure setbacks.

Sheets 2, 3, and 4 are all variations of the Sketch Subdivision Plan with different configurations of lot lines, travelways, driveways, and building footprints. To briefly summarize each:

- Sheet 2 is a Conventional Subdivision layout, which is the proposed Special Exception use that has been before the Board in several iterations and on several occasions since late 2021. All lot sizes comply with the 40,000 square foot minimum normally required for the R-RL zone.

- Sheet 3 is a Conservation Subdivision layout, which is a Permitted use and has been designed in accordance with the recently-approved §16.10. Reduced infrastructure lengths are demonstrated, as well as reduced setbacks and lot sizes to fit building envelopes within the smaller pocket of available upland. Community septic systems are proposed to be utilized and wetland buffer impacts are minimized.
- Sheet 4 is labeled a "Hybrid Conservation Option", serves as a combination of elements from Sheets 2 and 3, and is the preferred development configuration of the Applicant. This configuration still satisfies all open space requirements outlined in §16.10 for Conservation Subdivisions, while also providing access to the southern pocket of upland to allow the Applicant to construct homes for his family as has been communicated in previous meetings. Community septic systems continue to be utilized, wetland and buffer impacts remain minimized, and the additional lots constructed in the southern portion of the parcel allow additional upland in the northern portion to be dedicated to a small parking area and access path connecting to Kittery Land Trust properties.

The Applicant welcomes discussion on the merits of all three configurations, and offers the following comparison based on General Notes #5, 7, 15, & 18:

Conventional Subdivision (Sheet #2):

- Net Residential Density: 12 Lots Allowed (11 Proposed)
- Total Wetland Impacts: 4,200 square feet
- Shoreland Devegetated Area: 18.3% (20% Max Allowed)
- Total Open Space Provided: 49.1% (None Required)

Conservation Subdivision (Sheet #3):

- Net Residential Density: 13 Lots Allowed (13 Proposed)
- Total Wetland Impacts: 3,300 square feet
- Shoreland Devegetated Area: 11.4% (20% Max Allowed)
- Total Open Space Provided: 83.9% (60% Required)

Hybrid Conservation Subdivision (Sheet #4):

- Net Residential Density: 12 Lots Allowed (12 Proposed)
- Total Wetland Impacts: 4,200 square feet
- Shoreland Devegetated Area: 10.5% (20% Max Allowed)
- Total Open Space Provided: 61.4% (60% Required)
- Parking & Connectivity to KLT lands

We look forward to discussing this project with the Planning Board at their next available meeting. Please contact me for any additional information or clarifications.

Sincerely;



Michael J. Sudak, E.I.
Staff Engineer

cc: Chip & Anne Andrews
C160-22 Cover Rev 02Mar2023

**JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908
(207) 384-5587**

CERTIFIED SOIL SCIENTIST * WETLAND SCIENTIST * LICENSED SITE EVALUATOR

MEMORANDUM

DATE: April 3, 2022
TO: Mr. Ken Wood – Attar Engineering, Inc.
FROM: Joseph W. Noel
JOB #: JWN #16-70
RE: Cutts Road Subdivision

This memo summarizes the wetland flagging and vernal pool survey work conducted on the above-referenced project along with additional work that needs to be completed (e.g., test pits for soil suitability). More detailed reports will be submitted for the Planning Board review.

The wetland boundary for the property (106.8+/- acres) was originally flagged from July 16, 2016 to August 8, 2018.

The wetland boundary for the Cutts Road Subdivision. (36+/- acres) was reflagged around portions of the ponds and portions of the commercial warehouse on Jan. 20, 2021. On October 5, 2021, two new wetland pockets were flagged and have been placed on the project plans. In addition, on October 12, 2021, prior to starting the soil map, I requested that Attar Engineering, Inc. re-establish a number of wetland flag locations so I could review the wetland boundary while conducting the soil mapping. During the soil mapping one area of the wetland was expanded on November 30, 2021. This area needs to be added to the project plans. In closing, the wetland boundary in the project area has either been re-flagged or reviewed and has been changed/updated from the original delineation. The Conservation Commission most likely was not aware of this additional wetland work.

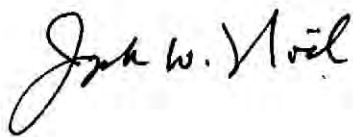
The vernal pool survey (fieldwork portion) on the balance of the property (i.e., Cutts Road Subdivision) was conducted April 6, 2021 and April 22, 2021. No additional vernal pools were observed. The fieldwork for the vernal pools was not conducted in May of 2021 as stated in the information provided by the Conservation Commission. The dates for vernal pool fieldwork varies each year due to weather conditions, etc. Last year, the vernal pool season was early. While the Maine Department of Environmental Protection (MDEP) has recommended periods to count egg masses, this is just a range, it is up to the wetland scientist based on site conditions (i.e., early or late spring) to know when the best time is to do a vernal pool survey. In the spring

of 2017, sixteen vernal pools were documented on the Andrews Subdivision. Seven natural or natural modified vernal pools were documented and Maine State Vernal Pool Assessment Forms were sent to the Maine Department of Inland Fisheries & Wildlife/MDEP for official determinations. Once these determinations are made the vernal pool status does not change for non-significant vernal pools regardless if a new survey is conducted. The balance of the vernal pools for the Andrews Subdivision were man-made by skidder ruts/ATV disturbance. Man-made pools do not meet the definition of a MDEP vernal pool. These man-made pools are potential Army Corps of Engineers (Corps) vernal pools and as such should be on the project plans. A Corps vernal pool can be man-made and there are no requirements on the number of egg masses, etc. so resurveying these pools would not change their status. Which pools the Corps chooses to exert jurisdiction over is up to them and this information should be provided with the wetland permit for their review. There should be no need to revisit the vernal pools but this would be up to the Planning Board to decide.

In addition to the test pit work that needs to be completed, there is a one small segment of a MDEP stream and an intermittent stream that still need to be added to the project plans. The two ponds appear to meet MDEP WOSS criteria (this assumes they are at least 20,000 square feet in size). The definition for open water areas has changed from the previous Chapter 310 rules which excluded artificial ponds or impoundments from the WOSS designation. All wetland size determinations and wetland setbacks were conducted by Attar Engineering, Inc.

Most of the Cutts Road Subdivision will required pretreatment for wastewater disposal (as required by the Town of Kittery). This is due to the mapped aquifer on most of the site. It is important that the areas around the test pits (i.e., leachfield boxes) not be designated as no cut or no disturbed buffers as many of the fill extensions will need to go near or to the property lines.

I hope this information helps to clarify what has been completed to date by the undersigned. This memo should be submitted to the Planning Board to assure that there are no misunderstandings of what has been completed to date.





DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND RESOURCES

2/22/2018

FIELD DETERMINATION FORM

CONTACT ID 11830

CONTACT

JOE NOEL
PO BOX 174
SOUTH BERWICK, ME 03908

PROPERTY OWNER

THRON, MARY
ARTHUR W ANDREWS REV. TRUST
KITTERY POINT, ME 03905
PO Box 96

STAFF ADAMS, CAMERON

DIRECTIONS

Entered property from the end of Deer Ridge lane, but it is listed as 47 Cutts rd.

SITE TOWN

KITTERY ✓

MAP

LOT

600

10-3

MEMO

On February 13th, 2018, I met with Joe Noel at 47 Cutts Rd in Kittery. I was asked to inspect the site and indicate how the area is regulated under the Natural Resources Protection Act (NRPA).

The lot contains freshwater wetlands as defined by the NRPA, 38 M.R.S. §480-B(4). In addition, there are several vernal pools on the property that Joe identified and surveyed during the 2017 breeding season. Pool #3234 is contained within the wetland complex and has poorly defined limits. Joe also identified a possible permanent outlet from the pool that would potentially preclude it from being considered significant. Upon review by the Department of Inland Fisheries and Wildlife (DIFW), the pool was determined to be potentially significant pending further review of these uncertainties. Joe requested that I assist in constraining the jurisdictional edge of the vernal pool and inspect the outlet to assist DIFW in making final determination about the pool's significance.

Upon inspecting the area and discussing Joe's observations related to the indicator species activity, I was able to better define the limits of the vernal pool. Joe updated the resource survey for the property to reflect my findings. Joe and I also observed the channelized outlet that he had identified at the opposite end of wetland complex from the pool. The outlet was frozen over at the time of inspection and difficult to fully inspect. However, the distance of the outlet from the vernal pool suggests it is not a permanent outlet from the pool itself and therefore would not impact the significance determination. No final judgment was made as to whether the outlet is considered a stream pursuant to the NRPA §480-B(9). Based on my observations, I recommended to DIFW that pool #3234 be considered significant.

The wetland complex that contains the significant vernal pool is considered wetland of special significance as defined by the Wetland and Waterbodies Protection Rules, NRPA Chapter 310 (4). A permit would be required for direct impacts to the wetland area, but the wetland does not have a setback itself. The significant vernal pool is subject to the Significant Wildlife Habitat Rules, NRPA Chapter 355 (9).

Please make sure that all local permits, as well as applicable DEP permits, have been obtained prior to starting any work.

Erosion control devices must be installed and maintained on the project site during any soil disturbance activity. A Stormwater Management Law PBR or Maine Construction General Permit "NOI" and "NOT" must be filed with the Department if more than 1 acre

NAME:

Cameron Adams

RECEIVED

2/9/2018

SITE VISIT

2/13/2018

COMPLETED

2/22/2018



DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND RESOURCES

2/22/2018

FIELD DETERMINATION FORM

CONTACT ID 11830

of area is going to be disturbed on the project site at any given time during construction.

NAME: _____

2

RECEIVED 2/9/2018

SITE VISIT 2/13/2018

COMPLETED

2/22/2018

January 4, 2023

To Whom It May Concern:

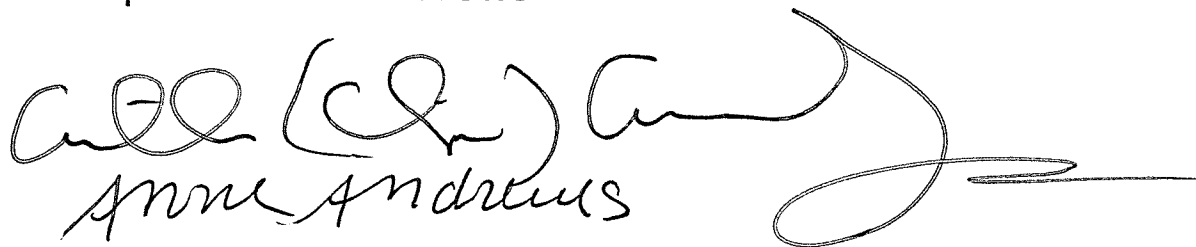
Arthur W. Andrews, Jr. and Anne L. Andrews of the Andrews subdivision give Judith E. Andrews – tax map 60, Lot 10-1 (25 Andy's Lane) permission to use the property through an easement, known as the "grantee".

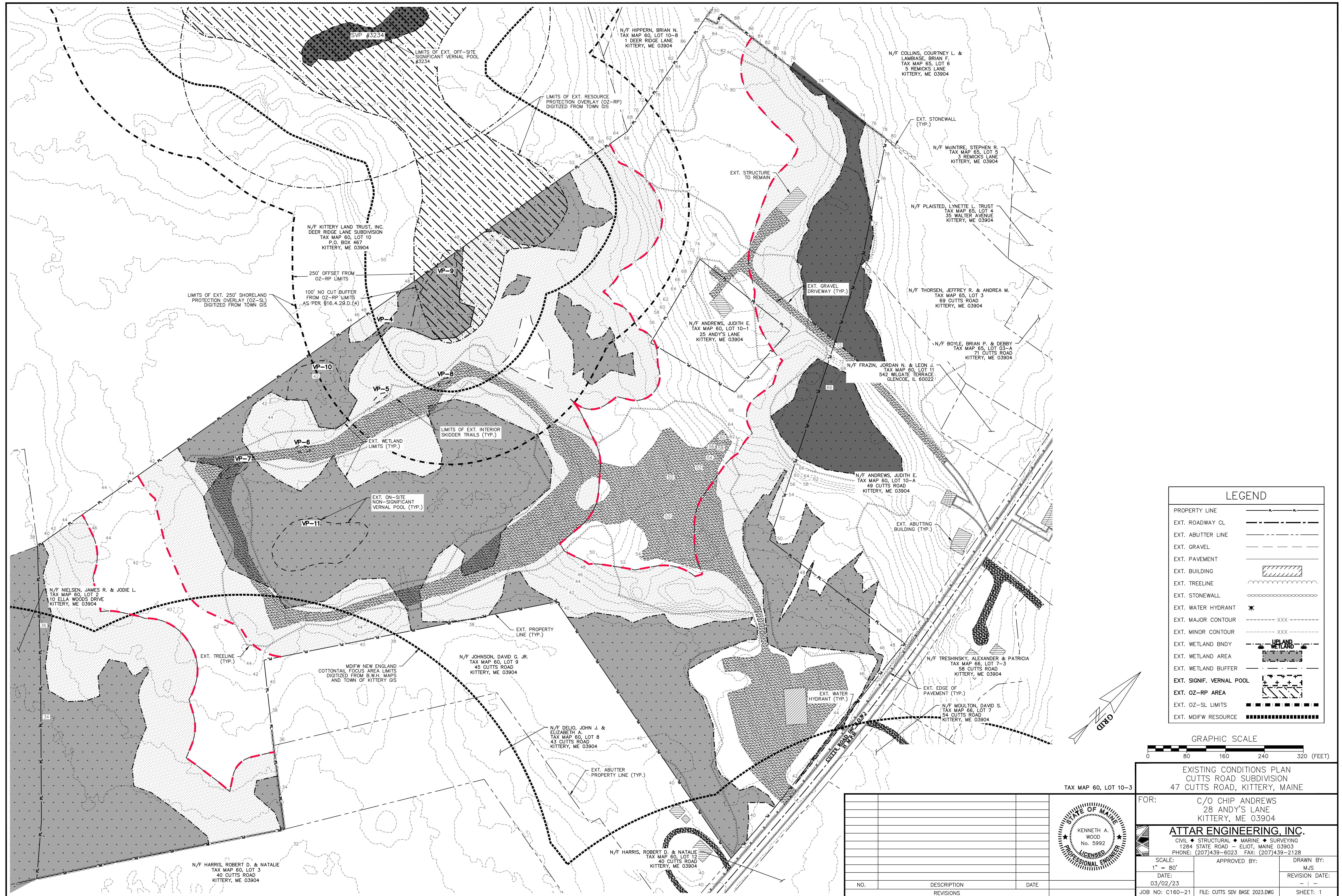
This easement will come at no cost to Judith E. Andrews. If project is accepted per Town of Kittery, this will become part of the general notes.

This letter will serve purposes of intent to grant easement if all is accepted and project moves further on in the process.

Thank you,

Chip and Anne Andrews

Handwritten signatures of Anne Andrews and Chip Andrews. The signature on the left is "Anne Andrews" and the signature on the right is "Chip Andrews".



GENERAL NOTES (CONT.)

- 11.) ALL PROPOSED LOTS WITH BUILDING ENVELOPES THAT PARTIALLY OR ENTIRELY FALL WITHIN THE SPO-250 ZONE (LOTS 4, 8, 9) SHALL HAVE THEIR DWELLINGS COMPLY WITH THE GUIDELINES OF §16.8.2B.1.
- 12.) DEPICTED WETLAND SETBACKS TO PRINCIPAL BUILDINGS OR STRUCTURES ARE INFORMED BY TOWN OF KITTERY LAND USE AND DEVELOPMENT CODE TABLE 16.5.30 "MINIMUM SETBACKS FROM WETLANDS AND WATER BODIES":
- 50' SETBACK FOR TOTAL WETLAND/WATERBODY SIZE < 1 ACRE
100' SETBACK FOR TOTAL WETLAND/WATERBODY SIZE > 1 ACRE
- 13.) THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE-GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 14.) THE PROPOSED CONVENTIONAL RESIDENTIAL DEVELOPMENT SHALL BE SERVICED BY MUNICIPAL WATER (KWD) AND COMMUNITY PRIVATE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS (SSWDS). TEST PITS FOR SAID SEPTIC SYSTEMS ARE SHOWN ON THE PLANS.
- 15.) DEVEGETATED AREA CALCULATION - AS PER §16.4.28.E.(2):
- | | |
|-------------------------------------|--|
| TOTAL AREA WITHIN SHORELAND OVERLAY | = 249,491 SQ. FT. (5.73 AC.) |
| TOTAL DEVEGETATED AREA PROPOSED: | = 7,439 SQ. FT. (LOT 7 MAX FOOTPRINT) |
| | = 27,968 SQ. FT. (LOT 8 MAX FOOTPRINT) |
| | = 2,074 SQ. FT. (TRAVELWAY CUL-DE-SAC) |
| | = 8,166 SQ. FT. (LOT 11 MAX FOOTPRINT) |
| [7,439 + 27,968 + 2,074 + 8,166] | = 45,647 SQ. FT. MAX DEVEGETATED AREA |
| [45,647 / 249,491] | = 18.29% < 20% => OK |

- 16.) ALL INTERIOR STREETS DESIGNED TO 'CLASS II' DIMENSIONAL STANDARDS AS PER §16.8, TABLE 1, "DESIGN AND CONSTRUCTION STANDARDS FOR STREETS AND PEDESTRIANWAYS"

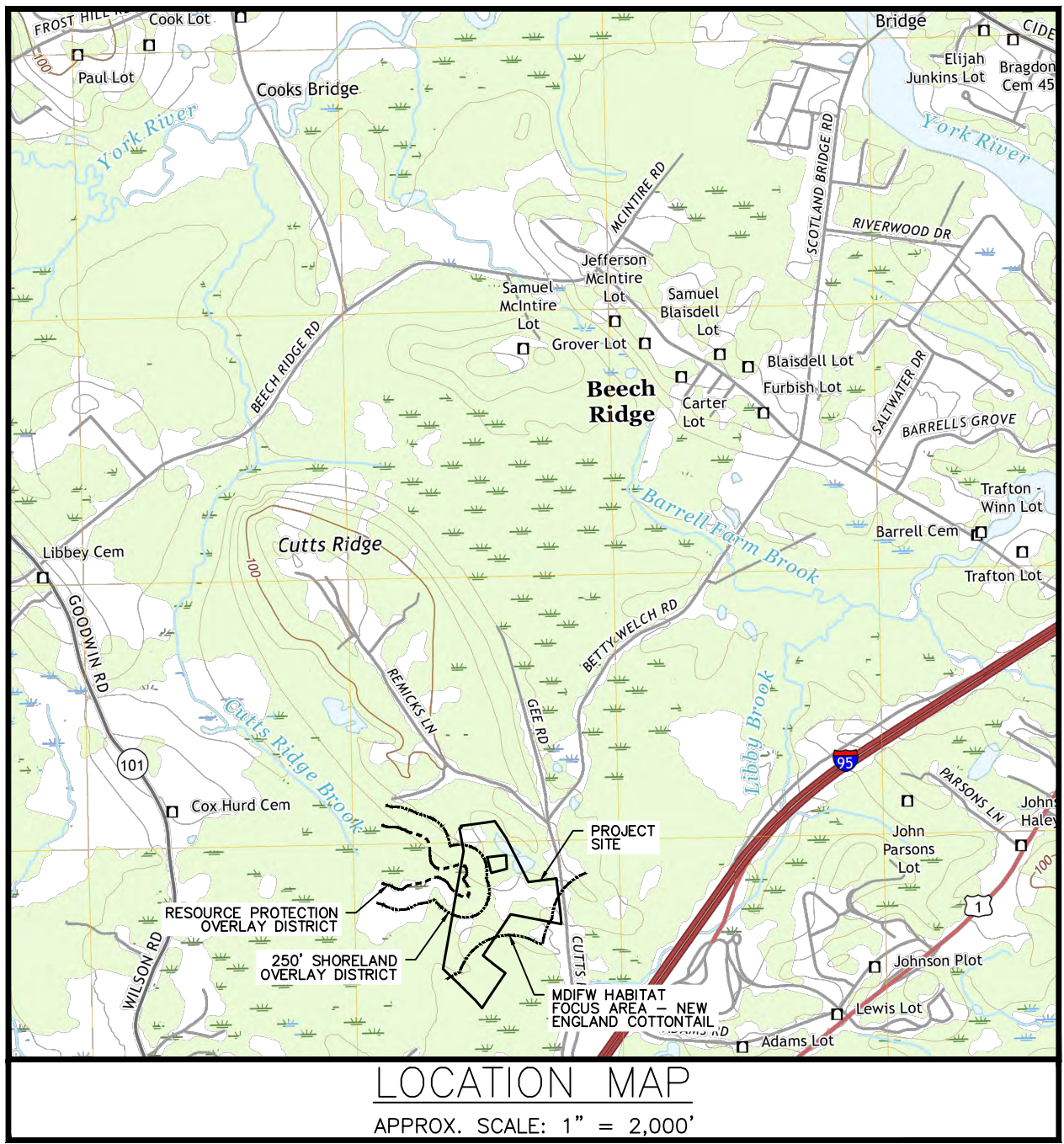
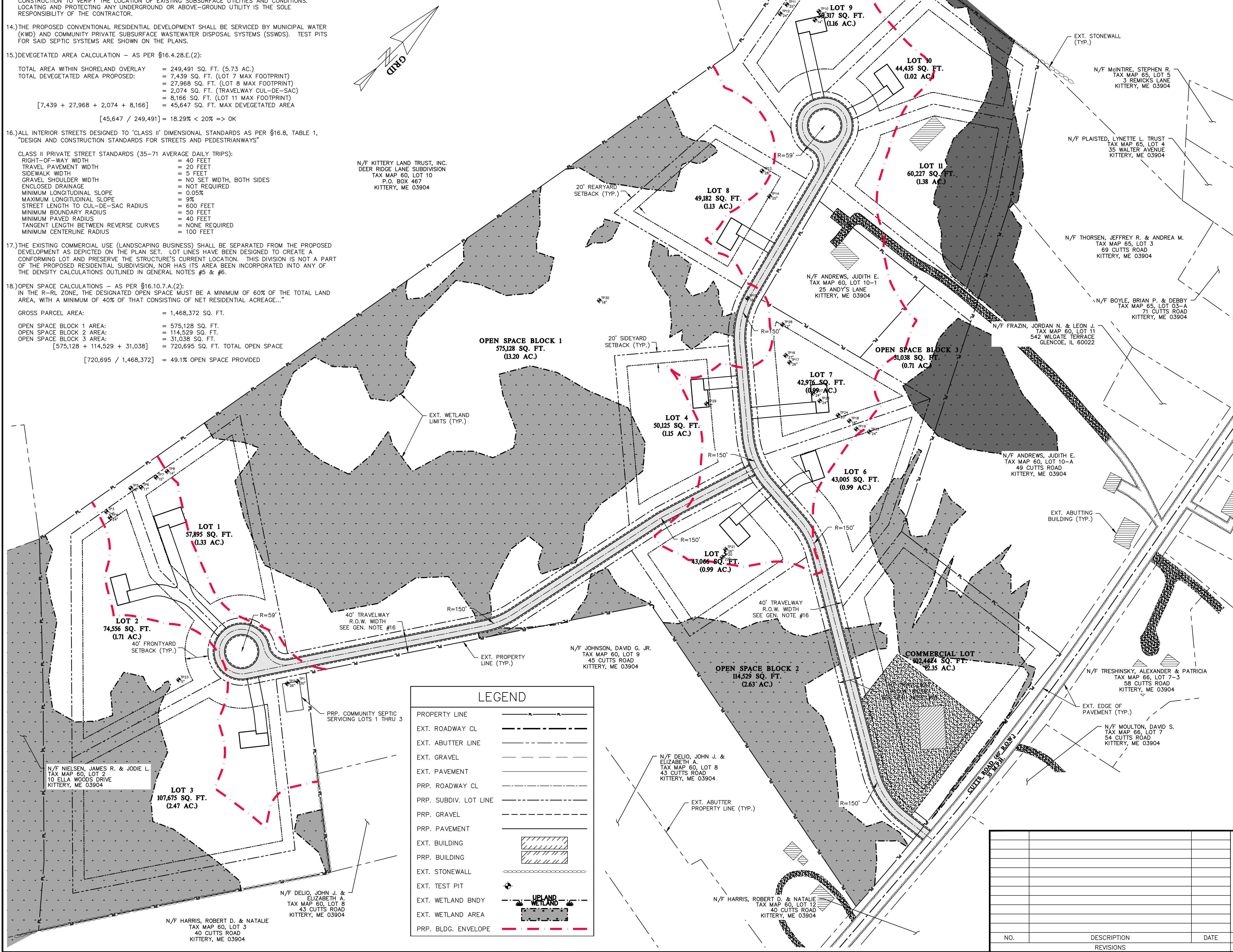
- CLASS II PRIVATE STREET STANDARDS (35-71 AVERAGE DAILY TRIPS):
- | | |
|---------------------------------------|----------------------------|
| RIGHT-OF-WAY WIDTH | = 40 FEET |
| TRAVEL PAVEMENT WIDTH | = 20 FEET |
| SIDEWALK WIDTH | = 5 FEET |
| GRAVEL SHOULDER WIDTH | = NO SET WIDTH, BOTH SIDES |
| ENCLOSED DRAINAGE | = NOT REQUIRED |
| MINIMUM LONGITUDINAL SLOPE | = 0.005% |
| MAXIMUM LONGITUDINAL SLOPE | = 9% |
| STREET LENGTH TO CUL-DE-SAC RADIUS | = 600 FEET |
| MINIMUM BOUNDARY RADIUS | = 50 FEET |
| MINIMUM PAVED RADIUS | = 40 FEET |
| TANGENT LENGTH BETWEEN REVERSE CURVES | = NONE REQUIRED |
| MINIMUM CENTERLINE RADIUS | = 100 FEET |

- 17.) THE EXISTING COMMERCIAL USE (LANDSCAPING BUSINESS) SHALL BE SEPARATED FROM THE PROPOSED DEVELOPMENT AS DEPICTED ON THE PLAN SET. LOT LINES HAVE BEEN DESIGNED TO CREATE A CONFORMING LOT AND PRESERVE THE STRUCTURE'S CURRENT LOCATION. THIS DIVISION IS NOT A PART OF THE PROPOSED RESIDENTIAL SUBDIVISION, NOR HAS ITS AREA BEEN INCORPORATED INTO ANY OF THE DENSITY CALCULATIONS OUTLINED IN GENERAL NOTES #5 & #6.

- 18.) OPEN SPACE CALCULATIONS - AS PER §16.10.7.A.(2):
- IN THE R-RL ZONE, THE DESIGNATED OPEN SPACE MUST BE A MINIMUM OF 60% OF THE TOTAL LAND AREA, WITH A MINIMUM OF 40% OF THAT CONSISTING OF NET RESIDENTIAL ACREAGE...
- | | |
|------------------------------|------------------------------------|
| GROSS PARCEL AREA: | = 1,468,372 SQ. FT. |
| OPEN SPACE BLOCK 1 AREA: | = 575,128 SQ. FT. |
| OPEN SPACE BLOCK 2 AREA: | = 114,529 SQ. FT. |
| OPEN SPACE BLOCK 3 AREA: | = 31,038 SQ. FT. |
| [575,128 + 114,529 + 31,038] | = 720,695 SQ. FT. TOTAL OPEN SPACE |
| [720,695 / 1,468,372] | = 49.1% OPEN SPACE PROVIDED |

PLAN REFERENCES:

- 1.) "STANDARD BOUNDARY SURVEY PLAN OF LAND OF ARTHUR W. & ROSEANN ANDREWS", PREPARED BY CIVIL CONSULTANTS. PLAN DATED 07/28/2000 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 289, PAGE 46.
- 2.) "PROPOSED LOT LINE ADJUSTMENT FOR PROPERTY AT CUTTS ROAD, KITTERY, YORK COUNTY, MAINE, OWNED BY ARTHUR W. ANDREWS JR. AND ARTHUR W. ANDREWS REVOCABLE TRUST", PREPARED BY NORTH EASTERLY SURVEYING, INC. PROJECT NO. 16702, DATED 03/22/2017 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 387, PAGE 48. REVISION DATED 02/26/2019, PREPARED BY ADAM M. PRAY, PLS #2485 OF NORTH EASTERLY SURVEYING, INC., SIGNED AND DATED 03/19/2019.



GENERAL NOTES

- 1.) THIS PLAN DEPICTS THE DEVELOPMENT OF THE SUBJECT PARCEL INTO A MAJOR SUBDIVISION CONSISTING OF 10 SINGLE-FAMILY RESIDENTIAL LOTS SERVICED BY A PAIR OF SECONDARY COLLECTOR ROADWAYS. THE PROPOSED ROADWAYS WERE DESIGNED IN ACCORDANCE WITH TOWN OF KITTERY §16.8 TABLE 1: "DESIGN AND CONSTRUCTION STANDARDS FOR STREETS AND PEDESTRIANWAYS".
- 2.) THE SUBJECT PARCEL, LOCATED OFF OF CUTTS ROAD, IS IDENTIFIED AS LOT 10-3 ON MAP 60, CONSISTING OF 36.06 ACRES IN AREA, AND IS LOCATED IN THE RESIDENTIAL-RURAL (R-RL) BASE ZONE, AS WELL AS THE RESOURCE PROTECTION OVERLAY (RPO) AND 250' SHORELAND PROTECTION OVERLAY (SPO-250) ZONING DISTRICTS.
- 3.) DIMENSIONAL REQUIREMENTS FOR THE R-RL ZONING DISTRICT AS PER §16.3.2.1.D.(2):
- | | |
|--------------------|--|
| LOT SIZE*: | 40,000 SQ. FT. (MINIMUM) |
| SETBACKS: | 40' FRONT YARD 20' SIDE YARD 20' REAR YARD |
| STREET FRONTAGE: | 150 FT. (MINIMUM) |
| BUILDING COVERAGE: | 15% (MAXIMUM) |
| BUILDING HEIGHT: | 35 FT. (MAXIMUM) |
- 4.) SITE TOPOGRAPHY, EXISTING GROUND SURFACE CONDITIONS, AND BOUNDARY MONUMENTATION PREPARED FROM STATE OF MAINE ORTHOIMAGERY, LIDAR CONTOURS, STATE AND TOWN GIS IMAGERY, AND PLAN REFERENCES 1 & 2. EXISTING CONDITIONS OF ABUTTING PROPERTIES ARE APPROXIMATE.
- 5.) NET RESIDENTIAL DENSITY CALCULATION AS PER §16.7.8.2: (ALL PROSPECTIVE REDUCTIONS WITH ZERO CONTRIBUTION ARE NOT ENUMERATED)
- | | |
|--|-------------------------|
| GROSS PARCEL AREA: | = 1,468,372 SQ. FT. |
| LESS ALL LAND LOCATED IN WETLANDS | = 480,083 SQ. FT. |
| LESS 50% OF LAND LOCATED IN 100 FT. WETLAND SETBACK: | = 567,636 SQ. FT. TOTAL |
| LESS EXISTING RIGHTS-OF-WAY AND OTHER EASEMENTS | = 283,818 SQ. FT. |
| LESS PROPOSED RIGHTS-OF-WAY, EXCLUDING DRIVEWAYS | = 13,354 SQ. FT. |
| LESS 50% OF "SOMEWHAT POORLY DRAINED" SOILS | = 110,815 SQ. FT. |
| | = 151,023 SQ. FT. TOTAL |
| | = 75,512 SQ. FT. |
- TOTAL NET RESIDENTIAL ACREAGE = 504,790 SQ. FT.
TOTAL ALLOWED DWELLING UNITS = [504,790 / 40,000] = 12.62 LOTS => 12 ALLOWED (11 PROPOSED)
- 6.) BUILDING COVERAGE CALCULATION:
- | | |
|----------------------------------|---|
| GROSS PARCEL AREA | = 1,468,083 SQ. FT. |
| MAXIMUM ALLOWABLE COVERAGE (15%) | = 220,212 SQ. FT. |
| LESS BUILDING AREA LOT 7 | = 1,680 SQ. FT. |
| NET AVAILABLE BUILDING AREA: | [220,212 - 1,680] = 218,532 SQ. FT. (10 LOTS REMAINING) |
- 7.) TOTAL WETLAND IMPACTS = 4,200 SQ. FT.
- 8.) ORIGINAL WETLAND DELINEATION WAS PERFORMED BY JOSEPH W. NOEL, PROJECT WETLAND SCIENTIST BETWEEN JULY OF 2016 AND AUGUST OF 2018 IN SUPPORT OF THE ANDREWS SUBDIVISION DEVELOPMENT. WETLAND FLAGS WERE RE-ESTABLISHED BY JOSEPH W. NOEL IN JANUARY OF 2021 AT THE START OF THIS PROJECT. ADDITIONAL AREAS OF WETLAND WERE DELINEATED IN OCTOBER AND NOVEMBER OF 2021 DURING SOIL MAPPING, SURVEY-LOCATED BY ATTAR ENGINEERING, AND ARE DEPICTED ON THE PLANS.
- ORIGINAL VERNAL POOL STUDY WAS PERFORMED BY JOSEPH W. NOEL IN SPRING OF 2017 IN SUPPORT OF THE ANDREWS SUBDIVISION DEVELOPMENT. THE OFF-SITE LOCATION OF SIGNIFICANT VERNAL POOL #3234 IS DEPICTED ON SHEET 1. A SUPPLEMENTAL VERNAL POOL SURVEY WAS CONDUCTED ON APRIL 6 AND APRIL 22 OF 2021, WHERE NO ADDITIONAL VERNAL POOLS WERE FOUND. ALL VERNAL POOLS OBSERVED ON THE SUBJECT PARCEL WERE DETERMINED TO BE NON-SIGNIFICANT.
- 9.) CLASS A HIGH-INTENSITY SOIL SURVEY WAS PERFORMED BY JOSEPH W. NOEL, MAINE CERTIFIED SOIL SCIENTIST #209 IN OCTOBER OF 2021. PROPOSED TEST PITS WERE FIELD LOCATED BY ATTAR ENGINEERING IN NOVEMBER AND DECEMBER OF 2021. ADDITIONAL TEST PITS WERE PERFORMED IN MAY OF 2022 AND FIELD LOCATED IN JUNE OF 2022.
- 10.) ALL PROPOSED ROADS AND DRIVEWAYS HAVE BEEN LOCATED OUTSIDE THE 100' SETBACK FROM THE NORMAL HIGH-WATER LINE (INTERPRETED AS RESOURCE PROTECTION OVERLAY LIMITS) AS PER §16.8.4.14.B. AND AS DEPICTED ON SHEET 3.
- GENERAL NOTES CONTINUED ELSEWHERE ON SHEET 2 --

GRAPHIC SCALE

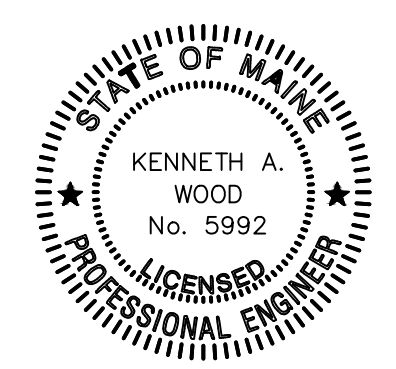


SKETCH PLAN: FULL CONVENTIONAL OPTION
CUTTS ROAD SUBDIVISION
47 CUTTS ROAD, KITTERY, MAINE

TAX MAP 60, LOT 10-3

FOR: C/O CHIP ANDREWS
28 ANDY'S LANE
KITTERY, ME 03904

ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128



| | | |
|--------------------|-------------------------------|-------------------------|
| SCALE: 1" = 80' | APPROVED BY: | DRAWN BY: MJS |
| DATE: 03/02/23 | | REVISION DATE: - - - |
| JOB NO: C160-21 | FILE: CUTTS SDV BASE 2023.DWG | SHEET: 2 |

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | REVISIONS | |

GENERAL NOTES (CONT.)

- 11.) ALL PROPOSED LOTS WITH BUILDING ENVELOPES THAT PARTIALLY OR ENTIRELY FALL WITHIN THE SPO-250 ZONE (LOTS 7, 8, 9) SHALL HAVE THEIR DWELLINGS COMPLY WITH THE GUIDELINES OF §16.8.28.1.
- 12.) DEPICTED WETLAND SETBACKS TO PRINCIPAL BUILDINGS OR STRUCTURES ARE INFORMED BY TOWN OF KITTERY LAND USE AND DEVELOPMENT CODE TABLE 16.5.30 "MINIMUM SETBACKS FROM WETLANDS AND WATER BODIES":
- 50' SETBACK FOR TOTAL WETLAND/WATERBODY SIZE < 1 ACRE
100' SETBACK FOR TOTAL WETLAND/WATERBODY SIZE > 1 ACRE
- 13.) THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE-GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 14.) THE PROPOSED CONVENTIONAL RESIDENTIAL DEVELOPMENT SHALL BE SERVICED BY MUNICIPAL WATER (KWD) AND COMMUNITY PRIVATE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS (SSWDS). TEST PITS FOR SAID SEPTIC SYSTEMS ARE SHOWN ON THE PLANS.
- 15.) DEVEGETATED AREA CALCULATION - AS PER §16.4.28.E.(2):
- | | |
|-------------------------------------|---|
| TOTAL AREA WITHIN SHORELAND OVERLAY | = 249,491 SQ. FT. (5.73 AC.) |
| TOTAL DEVEGETATED AREA PROPOSED: | = 10,399 SQ. FT. (LOT 8 MAX FOOTPRINT) |
| | = 4,700 SQ. FT. (LOT 8 SEPTIC) |
| | = 2,074 SQ. FT. (TRAVELWAY CUL-DE-SAC) |
| | = 11,373 SQ. FT. (LOT 13 MAX FOOTPRINT) |
| [10,399 + 4,700 + 2,074 + 11,373] | = 28,546 SQ. FT. MAX DEVEGETATED AREA |
| [28,546 / 249,491] | = 11.44% < 20% => OK |

- 16.) ALL INTERIOR STREETS DESIGNED TO 'CLASS II' DIMENSIONAL STANDARDS AS PER §16.8, TABLE 1, "DESIGN AND CONSTRUCTION STANDARDS FOR STREETS AND PEDESTRIANWAYS"

CLASS II PRIVATE STREET STANDARDS (35-71 AVERAGE DAILY TRIPS):

| | |
|---------------------------------------|----------------------------|
| RIGHT-OF-WAY WIDTH | = 40 FEET |
| TRAVEL PAVEMENT WIDTH | = 20 FEET |
| SIDEWALK WIDTH | = 5 FEET |
| GRAVEL SHOULDER WIDTH | = NO SET WIDTH, BOTH SIDES |
| ENCLOSED DRAINAGE | = NOT REQUIRED |
| MINIMUM LONGITUDINAL SLOPE | = 0.05% |
| MAXIMUM LONGITUDINAL SLOPE | = 0% |
| STREET LENGTH TO CUL-DE-SAC RADIUS | = 600 FEET |
| MINIMUM BOUNDARY RADIUS | = 50 FEET |
| MINIMUM PAVED RADIUS | = 40 FEET |
| TANGENT LENGTH BETWEEN REVERSE CURVES | = NONE REQUIRED |
| MINIMUM CENTERLINE RADIUS | = 100 FEET |

- 17.) THE EXISTING COMMERCIAL USE (LANDSCAPING BUSINESS) SHALL BE SEPARATED FROM THE PROPOSED DEVELOPMENT AS DEPICTED ON THE PLAN SET. LOT LINES HAVE BEEN DESIGNED TO CREATE A CONFORMING LOT AND PRESERVE THE STRUCTURE'S CURRENT LOCATION. THIS DIVISION IS NOT A PART OF THE PROPOSED RESIDENTIAL SUBDIVISION, NOR HAS ITS AREA BEEN INCORPORATED INTO ANY OF THE DENSITY CALCULATIONS OUTLINED IN GENERAL NOTES #5 & #6.

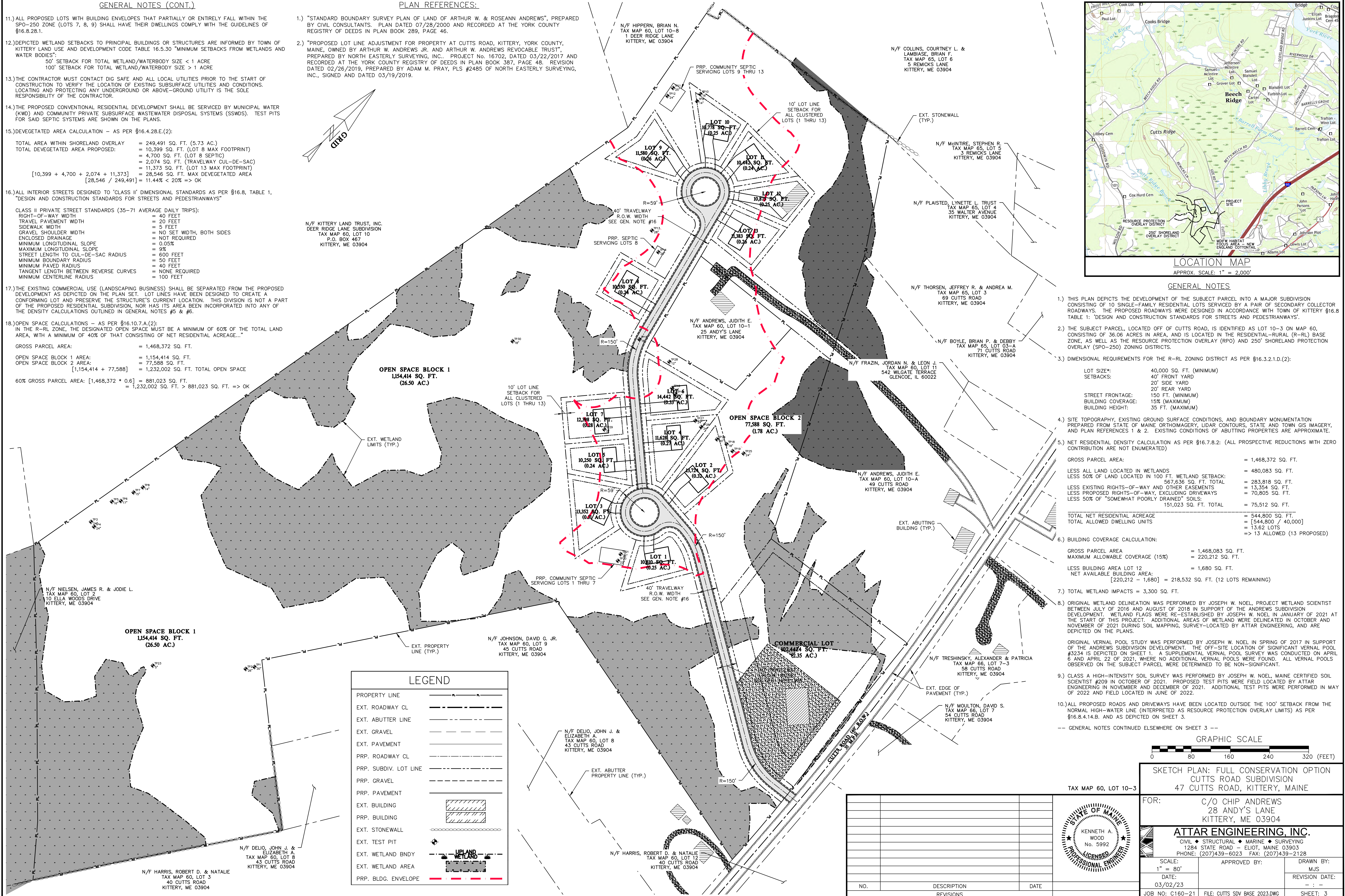
- 18.) OPEN SPACE CALCULATIONS - AS PER §16.10.7.A.(2):
- IN THE R-RL ZONE, THE DESIGNATED OPEN SPACE MUST BE A MINIMUM OF 60% OF THE TOTAL LAND AREA, WITH A MINIMUM OF 40% OF THAT CONSISTING OF NET RESIDENTIAL ACREAGE...

| | |
|--------------------------|--------------------------------------|
| GROSS PARCEL AREA: | = 1,468,372 SQ. FT. |
| OPEN SPACE BLOCK 1 AREA: | = 1,154,414 SQ. FT. |
| OPEN SPACE BLOCK 2 AREA: | = 77,588 SQ. FT. |
| [1,154,414 + 77,588] | = 1,232,002 SQ. FT. TOTAL OPEN SPACE |

60% GROSS PARCEL AREA: [1,468,372 * 0.6] = 881,023 SQ. FT.
= 1,232,002 SQ. FT. > 881,023 SQ. FT. => OK

PLAN REFERENCES:

- 1.) "STANDARD BOUNDARY SURVEY PLAN OF LAND OF ARTHUR W. & ROSEANN ANDREWS", PREPARED BY CIVIL CONSULTANTS. PLAN DATED 07/28/2000 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 289, PAGE 46.
- 2.) "PROPOSED LOT LINE ADJUSTMENT FOR PROPERTY AT CUTTS ROAD, KITTERY, YORK COUNTY, MAINE, OWNED BY ARTHUR W. ANDREWS JR. AND ARTHUR W. ANDREWS REVOCABLE TRUST", PREPARED BY NORTH EASTERLY SURVEYING, INC. PROJECT No. 16702, DATED 03/22/2017 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 387, PAGE 48. REVISION DATED 02/26/2019, PREPARED BY ADAM M. PRAY, PLS #2485 OF NORTH EASTERLY SURVEYING, INC., SIGNED AND DATED 03/19/2019.



- 1.) THIS PLAN DEPICTS THE DEVELOPMENT OF THE SUBJECT PARCEL INTO A MAJOR SUBDIVISION CONSISTING OF 10 SINGLE-FAMILY RESIDENTIAL LOTS SERVICED BY A PAIR OF SECONDARY COLLECTOR ROADWAYS. THE PROPOSED ROADWAYS WERE DESIGNED IN ACCORDANCE WITH TOWN OF KITTERY §16.8 TABLE 1: "DESIGN AND CONSTRUCTION STANDARDS FOR STREETS AND PEDESTRIANWAYS".
- 2.) THE SUBJECT PARCEL, LOCATED OFF OF CUTTS ROAD, IS IDENTIFIED AS LOT 10-3 TO TAX MAP 60, CONSISTING OF 36.06 ACRES IN AREA, AND IS LOCATED IN THE RESIDENTIAL-RURAL (R-RL) BASE ZONE, AS WELL AS THE RESOURCE PROTECTION OVERLAY (RPO) AND 250' SHORELAND PROTECTION OVERLAY (SPO-250) ZONING DISTRICTS.
- 3.) DIMENSIONAL REQUIREMENTS FOR THE R-RL ZONING DISTRICT AS PER §16.3.2.1.D.(2):
- | | |
|--------------------|--------------------------|
| LOT SIZE*: | 40,000 SQ. FT. (MINIMUM) |
| SETBACKS: | 40' FRONT YARD |
| | 20' SIDE YARD |
| | 20' REAR YARD |
| STREET FRONTAGE: | 150 FT. (MINIMUM) |
| BUILDING COVERAGE: | 15% (MAXIMUM) |
| BUILDING HEIGHT: | 35 FT. (MAXIMUM) |
- 4.) SITE TOPOGRAPHY, EXISTING GROUND SURFACE CONDITIONS, AND BOUNDARY MONUMENTATION PREPARED FROM STATE OF MAINE ORTHOIMAGERY, LIDAR CONTOURS, STATE AND TOWN GIS IMAGERY, AND PLAN REFERENCES 1 & 2. EXISTING CONDITIONS OF ADJACENT PROPERTIES ARE APPROXIMATE.
- 5.) NET RESIDENTIAL DENSITY CALCULATION AS PER §16.7.8.2: (ALL PROSPECTIVE REDUCTIONS WITH ZERO CONTRIBUTION ARE NOT ENUMERATED)
- | | |
|--|-----------------------------------|
| GROSS PARCEL AREA: | = 1,468,372 SQ. FT. |
| LESS ALL LAND LOCATED IN WETLANDS | = 480,083 SQ. FT. |
| LESS 50% OF LAND LOCATED IN 100 FT. WETLAND SETBACK: | |
| 567,636 SQ. FT. TOTAL | = 283,818 SQ. FT. |
| LESS EXISTING RIGHTS-OF-WAY AND OTHER EASEMENTS | = 13,354 SQ. FT. |
| LESS PROPOSED RIGHTS-OF-WAY, EXCLUDING DRIVEWAYS | = 70,805 SQ. FT. |
| LESS 50% OF "SOMEWHAT POORLY DRAINED" SOILS | = 75,512 SQ. FT. |
| 151,023 SQ. FT. TOTAL | |
| TOTAL NET RESIDENTIAL ACREAGE | = 544,800 SQ. FT. |
| TOTAL ALLOWED DWELLING UNITS | = [544,800 / 40,000] = 13.62 LOTS |
| | => 13 ALLOWED (13 PROPOSED) |
- 6.) BUILDING COVERAGE CALCULATION:
- | | |
|----------------------------------|---|
| GROSS PARCEL AREA | = 1,468,083 SQ. FT. |
| MAXIMUM ALLOWABLE COVERAGE (15%) | = 220,212 SQ. FT. |
| LESS BUILDING AREA LOT 12 | = 1,680 SQ. FT. |
| NET AVAILABLE BUILDING AREA: | [220,212 - 1,680] = 218,532 SQ. FT. (12 LOTS REMAINING) |
- 7.) TOTAL WETLAND IMPACTS = 3,300 SQ. FT.
- 8.) ORIGINAL WETLAND DELINEATION WAS PERFORMED BY JOSEPH W. NOEL, PROJECT WETLAND SCIENTIST BETWEEN JULY OF 2016 AND AUGUST OF 2018 IN SUPPORT OF THE ANDREWS SUBDIVISION DEVELOPMENT. WETLAND FLAGS WERE RE-ESTABLISHED BY JOSEPH W. NOEL IN JANUARY OF 2021 AT THE START OF THIS PROJECT. ADDITIONAL AREAS OF WETLAND WERE DELINEATED IN OCTOBER AND NOVEMBER OF 2021 DURING SOIL MAPPING, SURVEY-LOCATED BY ATTAR ENGINEERING, AND ARE DEPICTED ON THE PLANS.
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- 9.) CLASS A HIGH-INTENSITY SOIL SURVEY WAS PERFORMED BY JOSEPH W. NOEL, MAINE CERTIFIED SOIL SCIENTIST #209 IN OCTOBER OF 2021. PROPOSED TEST PITS WERE FIELD LOCATED BY ATTAR ENGINEERING IN NOVEMBER AND DECEMBER OF 2021. ADDITIONAL TEST PITS WERE PERFORMED IN MAY OF 2022 AND FIELD LOCATED IN JUNE OF 2022.
- 10.) ALL PROPOSED ROADS AND DRIVEWAYS HAVE BEEN LOCATED OUTSIDE THE 100' SETBACK FROM THE NORMAL HIGH-WATER LINE (INTERPRETED AS RESOURCE PROTECTION OVERLAY LIMITS) AS PER §16.8.4.14.B. AND AS DEPICTED ON SHEET 3.

--- GENERAL NOTES CONTINUED ELSEWHERE ON SHEET 3 ---

GRAPHIC SCALE

0 80 160 240 320 (FEET)

SKETCH PLAN: FULL CONSERVATION OPTION
CUTTS ROAD SUBDIVISION
47 CUTTS ROAD, KITTERY, MAINE

TAX MAP 60, LOT 10-3

FOR: C/O CHIP ANDREWS
28 ANDY'S LANE
KITTERY, ME 03904

ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 80'
DATE: 03/02/23

APPROVED BY:

DRAWN BY: MJS
REVISION DATE: - - -

JOB NO: C160-21 FILE: CUTTS SDV BASE 2023.DWG SHEET: 3

GENERAL NOTES (CONT.)

- 11.) ALL PROPOSED LOTS WITH BUILDING ENVELOPES THAT PARTIALLY OR ENTIRELY FALL WITHIN THE SPO-250 ZONE (LOT 8) SHALL HAVE THEIR DWELLINGS COMPLY WITH THE GUIDELINES OF §16.8.28.1.
- 12.) DEPICTED WETLAND SETBACKS TO PRINCIPAL BUILDINGS OR STRUCTURES ARE INFORMED BY TOWN OF KITTERY LAND USE AND DEVELOPMENT CODE TABLE 16.5.30 "MINIMUM SETBACKS FROM WETLANDS AND WATER BODIES":
- 50' SETBACK FOR TOTAL WETLAND/WATERBODY SIZE < 1 ACRE
100' SETBACK FOR TOTAL WETLAND/WATERBODY SIZE > 1 ACRE
- 13.) THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE-GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 14.) THE PROPOSED CONVENTIONAL RESIDENTIAL DEVELOPMENT SHALL BE SERVICED BY MUNICIPAL WATER (KWD) AND COMMUNITY PRIVATE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS (SSWDS). TEST PITS FOR SAID SEPTIC SYSTEMS ARE SHOWN ON THE PLANS.
- 15.) DEVEGETATED AREA CALCULATION - AS PER §16.4.28.E.(2):

TOTAL AREA WITHIN SHORELAND OVERLAY = 249,491 SQ. FT. (5.73 AC.)
TOTAL DEVEGETATED AREA PROPOSED: = 16,623 SQ. FT. (LOT 8 MAX FOOTPRINT)
= 9,621 SQ. FT. (KLT ACCESS & PARKING AREA)
[16,623 + 9,621] = 26,244 SQ. FT. MAX DEVEGETATED AREA
[26,244 / 249,491] = 10.52% < 20% => OK

- 16.) ALL INTERIOR STREETS DESIGNED TO "CLASS II" DIMENSIONAL STANDARDS AS PER §16.8, TABLE 1, "DESIGN AND CONSTRUCTION STANDARDS FOR STREETS AND PEDESTRIANWAYS"

CLASS II PRIVATE STREET STANDARDS (35-71 AVERAGE DAILY TRIPS):

RIGHT-OF-WAY WIDTH = 40 FEET
TRAVEL PAVEMENT WIDTH = 20 FEET
SIDEWALK WIDTH = 5 FEET
GRAVEL SHOULDER WIDTH = NO SET WIDTH, BOTH SIDES
ENCLOSED DRAINAGE = NOT REQUIRED
MINIMUM LONGITUDINAL SLOPE = 0.05%
MAXIMUM LONGITUDINAL SLOPE = 9%
STREET LENGTH TO CUL-DE-SAC RADIUS = 600 FEET
MINIMUM BOUNDARY RADIUS = 50 FEET
MINIMUM PAVED RADIUS = 40 FEET
TANGENT LENGTH BETWEEN REVERSE CURVES = NONE REQUIRED
MINIMUM CENTERLINE RADIUS = 100 FEET

- 17.) THE EXISTING COMMERCIAL USE (LANDSCAPING BUSINESS) SHALL BE SEPARATED FROM THE PROPOSED DEVELOPMENT AS DEPICTED ON THE PLAN SET. LOT LINES HAVE BEEN DESIGNED TO CREATE A CONFORMING LOT AND PRESERVE THE STRUCTURE'S CURRENT LOCATION. THIS DIVISION IS NOT A PORT OF THE PROPOSED RESIDENTIAL SUBDIVISION; NOR HAS ITS AREA BEEN INCORPORATED INTO ANY OF THE DENSITY CALCULATIONS OUTLINED IN GENERAL NOTES #5 & #6.

- 18.) OPEN SPACE CALCULATIONS - AS PER §16.10.7.A.(2):
- IN THE R-RL ZONE, THE DESIGNATED OPEN SPACE MUST BE A MINIMUM OF 60% OF THE TOTAL LAND AREA, WITH A MINIMUM OF 40% OF THAT CONSISTING OF NET RESIDENTIAL ACREAGE...

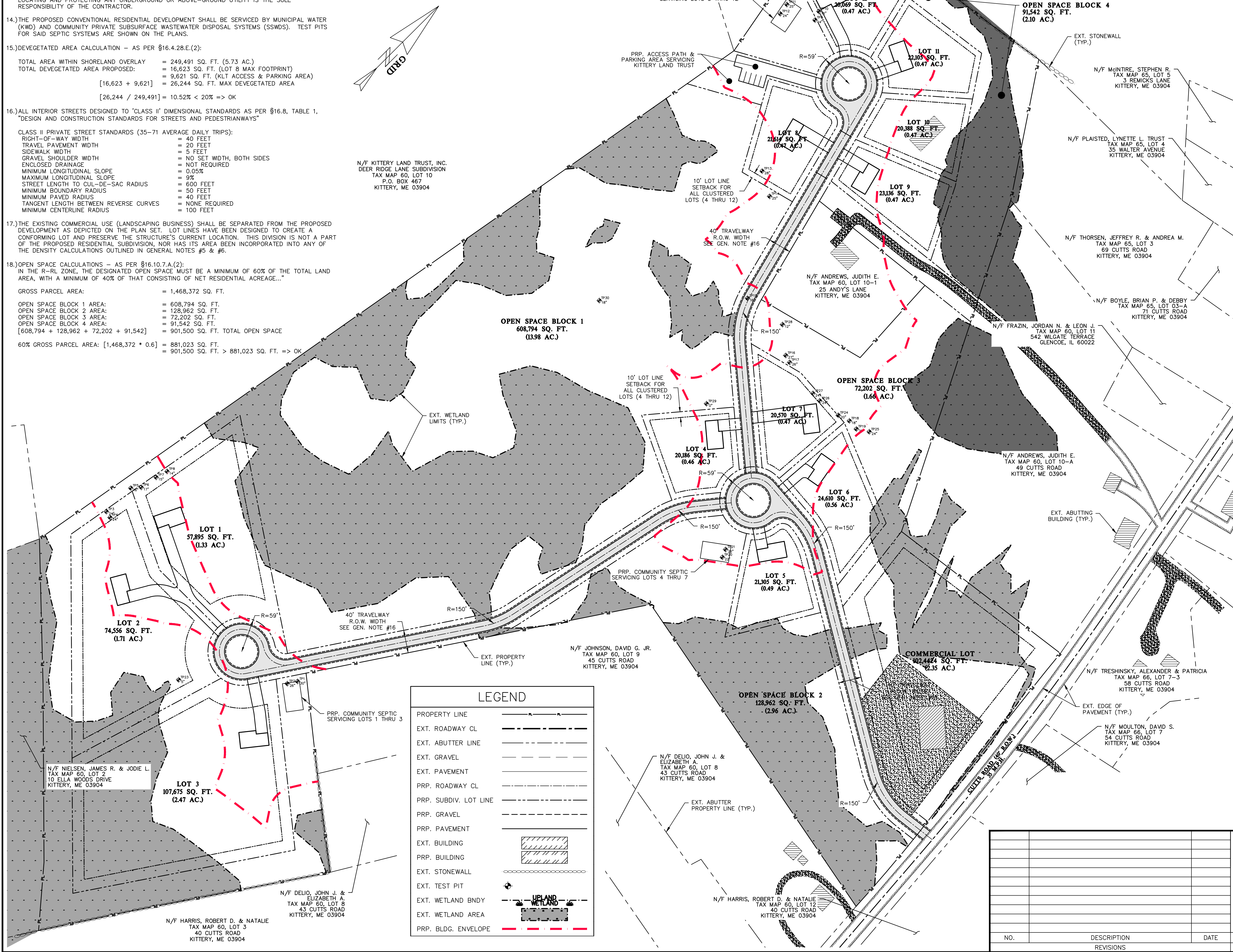
GROSS PARCEL AREA: = 1,468,372 SQ. FT.

OPEN SPACE BLOCK 1 AREA: = 608,794 SQ. FT.
OPEN SPACE BLOCK 2 AREA: = 128,962 SQ. FT.
OPEN SPACE BLOCK 3 AREA: = 72,202 SQ. FT.
OPEN SPACE BLOCK 4 AREA: = 91,542 SQ. FT.
[608,794 + 128,962 + 72,202 + 91,542] = 901,500 SQ. FT. TOTAL OPEN SPACE

60% GROSS PARCEL AREA: [1,468,372 * 0.6] = 881,023 SQ. FT.
= 901,500 SQ. FT. > 881,023 SQ. FT. => OK

PLAN REFERENCES:

- 1.) "STANDARD BOUNDARY SURVEY PLAN OF LAND OF ARTHUR W. & ROSEANN ANDREWS", PREPARED BY CIVIL CONSULTANTS. PLAN DATED 07/28/2000 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 289, PAGE 46.
- 2.) "PROPOSED LOT LINE ADJUSTMENT FOR PROPERTY AT CUTTS ROAD, KITTERY, YORK COUNTY, MAINE, OWNED BY ARTHUR W. ANDREWS JR. AND ARTHUR W. ANDREWS REVOCABLE TRUST", PREPARED BY NORTH EASTERLY SURVEYING, INC. PROJECT No. 16702, DATED 03/22/2017 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 387, PAGE 48. REVISION DATED 02/26/2019, PREPARED BY ADAM M. PRAY, PLS #2485 OF NORTH EASTERLY SURVEYING, INC., SIGNED AND DATED 03/19/2019.



N/F KITTERY LAND TRUST, INC.
DEER RIDGE LANE SUBDIVISION
TAX MAP 60, LOT 10
P.O. BOX 467
KITTERY, ME 03904

OPEN SPACE BLOCK 1
608,794 SQ. FT.
(13.98 AC.)

OPEN SPACE BLOCK 3
72,202 SQ. FT.
(1.66 AC.)

OPEN SPACE BLOCK 2
128,962 SQ. FT.
(2.96 AC.)

COMMERCIAL LOT
402,424 SQ. FT.
(9.35 AC.)

OPEN SPACE BLOCK 4
91,542 SQ. FT.
(2.10 AC.)

LEGEND

| | |
|-----------------------|-----|
| PROPERTY LINE | --- |
| EXT. ROADWAY CL | --- |
| EXT. ABUTTER LINE | --- |
| EXT. GRAVEL | --- |
| EXT. PAVEMENT | --- |
| PRP. ROADWAY CL | --- |
| PRP. SUBDIV. LOT LINE | --- |
| PRP. GRAVEL | --- |
| PRP. PAVEMENT | --- |
| EXT. BUILDING | --- |
| PRP. BUILDING | --- |
| EXT. STONEWALL | --- |
| EXT. TEST PIT | --- |
| EXT. WETLAND BNDY | --- |
| EXT. WETLAND AREA | --- |
| PRP. BLDG. ENVELOPE | --- |

LOCATION MAP

APPROX. SCALE: 1" = 2,000'

GENERAL NOTES

- 1.) THIS PLAN DEPICTS THE DEVELOPMENT OF THE SUBJECT PARCEL INTO A MAJOR SUBDIVISION CONSISTING OF 10 SINGLE-FAMILY RESIDENTIAL LOTS SERVICED BY A PAIR OF SECONDARY COLLECTOR ROADWAYS. THE PROPOSED ROADWAYS WERE DESIGNED IN ACCORDANCE WITH TOWN OF KITTERY §16.8 TABLE 1: "DESIGN AND CONSTRUCTION STANDARDS FOR STREETS AND PEDESTRIANWAYS".
- 2.) THE SUBJECT PARCEL, LOCATED OFF OF CUTTS ROAD, IS IDENTIFIED AS LOT 10-3 ON MAP 60, CONSISTING OF 36.06 ACRES IN AREA, AND IS LOCATED IN THE RESIDENTIAL-RURAL (R-RL) BASE ZONE, AS WELL AS THE RESOURCE PROTECTION OVERLAY (RPO) AND 250' SHORELAND PROTECTION OVERLAY (SPO-250) ZONING DISTRICTS.
- 3.) DIMENSIONAL REQUIREMENTS FOR THE R-RL ZONING DISTRICT AS PER §16.3.2.1.D.(2):

LOT SIZE*: 40,000 SQ. FT. (MINIMUM)
SETBACKS: 40' FRONT YARD
20' SIDE YARD
20' REAR YARD
STREET FRONTAGE: 150 FT. (MINIMUM)
BUILDING COVERAGE: 15% (MAXIMUM)
BUILDING HEIGHT: 35 FT. (MAXIMUM)

- 4.) SITE TOPOGRAPHY, EXISTING GROUND SURFACE CONDITIONS, AND BOUNDARY MONUMENTATION PREPARED FROM STATE OF MAINE ORTHOIMAGERY, LIDAR CONTOURS, STATE AND TOWN GIS IMAGERY, AND PLAN REFERENCES 1 & 2. EXISTING CONDITIONS OF ABUTTING PROPERTIES ARE APPROXIMATE.
- 5.) NET RESIDENTIAL DENSITY CALCULATION AS PER §16.7.8.2: (ALL PROSPECTIVE REDUCTIONS WITH ZERO CONTRIBUTION ARE NOT ENUMERATED)
- | | |
|--|----------------------------|
| GROSS PARCEL AREA: | = 1,468,372 SQ. FT. |
| LESS ALL LAND LOCATED IN WETLANDS | = 480,083 SQ. FT. |
| LESS 50% OF LAND LOCATED IN 100 FT. WETLAND SETBACK: | |
| 567,636 SQ. FT. TOTAL | = 283,818 SQ. FT. |
| LESS EXISTING RIGHTS-OF-WAY AND OTHER EASEMENTS | = 13,354 SQ. FT. |
| LESS PROPOSED RIGHTS-OF-WAY, EXCLUDING DRIVEWAYS | = 119,412 SQ. FT. |
| LESS 50% OF "SOMEWHAT POORLY DRAINED" SOILS | = 75,512 SQ. FT. |
| 151,023 SQ. FT. TOTAL | |
| TOTAL NET RESIDENTIAL ACREAGE | = 496,193 SQ. FT. |
| TOTAL ALLOWED DWELLING UNITS | = [496,193 / 40,000] |
| | = 12.40 LOTS |
| | = 12 ALLOWED (12 PROPOSED) |

- 6.) BUILDING COVERAGE CALCULATION:
- | | |
|---|---------------------|
| GROSS PARCEL AREA | = 1,468,083 SQ. FT. |
| MAXIMUM ALLOWABLE COVERAGE (15%) | = 220,212 SQ. FT. |
| LESS BUILDING AREA LOT 7 | = 1,680 SQ. FT. |
| NET AVAILABLE BUILDING AREA: | |
| [220,212 - 1,680] = 218,532 SQ. FT. (11 LOTS REMAINING) | |

- 7.) TOTAL WETLAND IMPACTS = 4,200 SQ. FT.

- 8.) ORIGINAL WETLAND DELINEATION WAS PERFORMED BY JOSEPH W. NOEL, PROJECT WETLAND SCIENTIST BETWEEN JULY OF 2016 AND AUGUST OF 2018 IN SUPPORT OF THE ANDREWS SUBDIVISION DEVELOPMENT. WETLAND FLAGS WERE RE-ESTABLISHED BY JOSEPH W. NOEL IN JANUARY OF 2021 AT THE START OF THIS PROJECT. ADDITIONAL AREAS OF WETLAND WERE DELINEATED IN OCTOBER AND NOVEMBER OF 2021 DURING SOIL MAPPING, SURVEY-LOCATED BY ATTAR ENGINEERING, AND ARE DEPICTED ON THE PLANS.

ORIGINAL VERNAL POOL STUDY WAS PERFORMED BY JOSEPH W. NOEL IN SPRING OF 2017 IN SUPPORT OF THE ANDREWS SUBDIVISION DEVELOPMENT. THE OFF-SITE LOCATION OF SIGNIFICANT VERNAL POOL #3234 IS DEPICTED ON SHEET 4. SUPPLEMENTAL VERNAL POOL SURVEY WAS CONDUCTED ON APRIL 6 AND APRIL 22 OF 2021, WHERE NO ADDITIONAL VERNAL POOLS WERE FOUND. ALL VERNAL POOLS OBSERVED ON THE SUBJECT PARCEL WERE DETERMINED TO BE NON-SIGNIFICANT.

- 9.) CLASS A HIGH-INTENSITY SOIL SURVEY WAS PERFORMED BY JOSEPH W. NOEL, MAINE CERTIFIED SOIL SCIENTIST #209 IN OCTOBER OF 2021. PROPOSED TEST PITS WERE FIELD LOCATED BY ATTAR ENGINEERING IN NOVEMBER AND DECEMBER OF 2021. ADDITIONAL TEST PITS WERE PERFORMED IN MAY OF 2022 AND FIELD LOCATED IN JUNE OF 2022.

- 10.) ALL PROPOSED ROADS AND DRIVEWAYS HAVE BEEN LOCATED OUTSIDE THE 100' SETBACK FROM THE NORMAL HIGH-WATER LINE (INTERPRETED AS RESOURCE PROTECTION OVERLAY LIMITS) AS PER §16.8.4.14.B. AND AS DEPICTED ON SHEET 3.

--- GENERAL NOTES CONTINUED ELSEWHERE ON SHEET 4 ---

GRAPHIC SCALE



SKETCH PLAN: HYBRID CONSERVATION OPTION
CUTTS ROAD SUBDIVISION
47 CUTTS ROAD, KITTERY, MAINE

TAX MAP 60, LOT 10-3

FOR: C/O CHIP ANDREWS
28 ANDY'S LANE
KITTERY, ME 03904

ATTAR ENGINEERING, INC.

CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:

1" = 80'

DATE:

03/02/23

APPROVED BY:

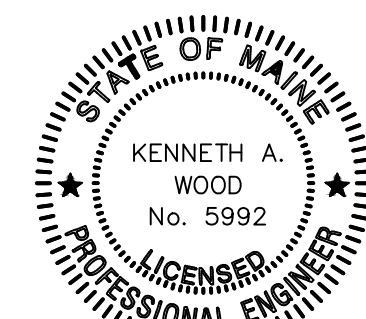
DRAWN BY:

MJS

REVISION DATE:

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| | REVISIONS | |



JOB NO: C160-21 FILE: CUTTS SDV BASE 2023.DWG SHEET: 4