

Mercier Residence Shoreland Development Plan

134 Whipple Road
Kittery, Maine

Assessor's Parcel 10, Lot 6A

Issued for Planning Board

Plan Issue Date:
October 28, 2021

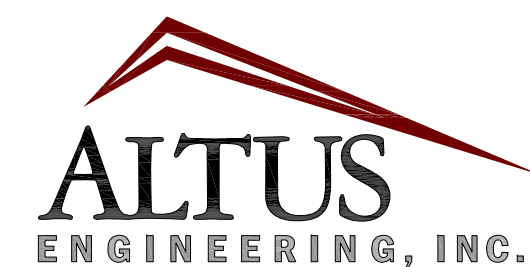
Owner/Applicant:

Amy L. & Nicholas E. Mercier
35 Goffstown Road
Hooksett, NH 03106-2400
(603) 674-8239

Residential Designer:

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

Civil Engineer:

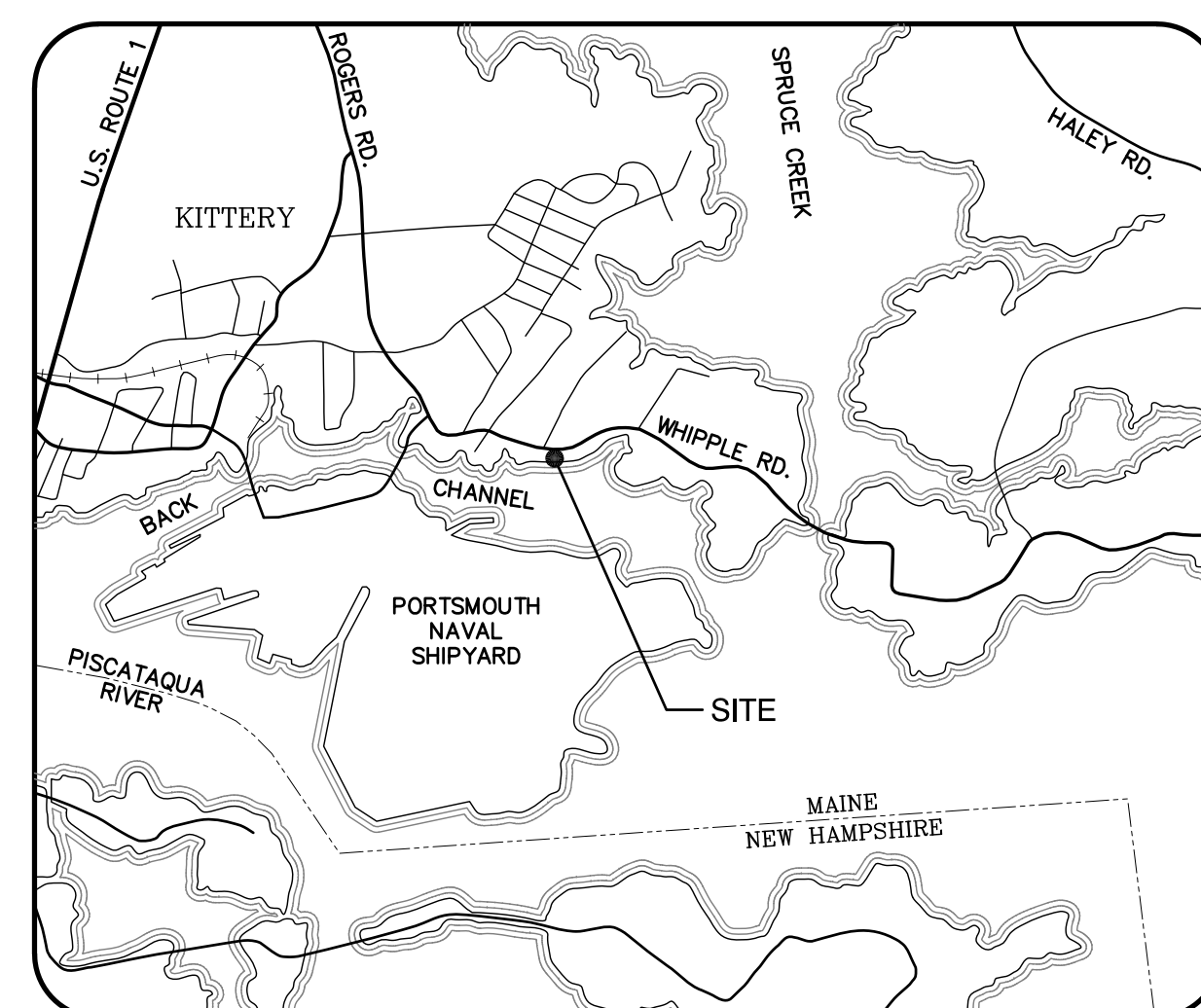
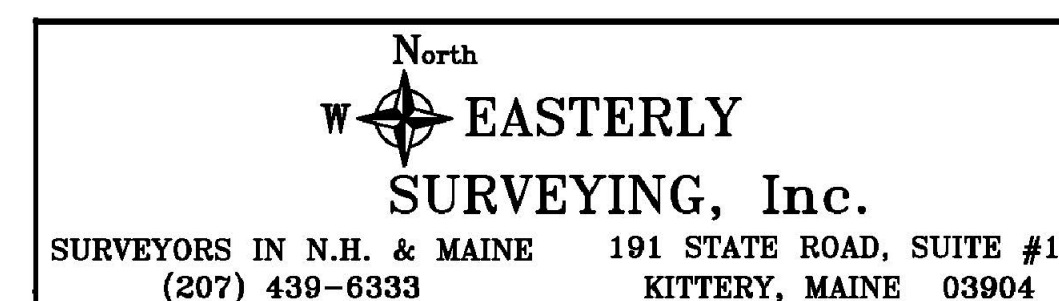


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Landscape Architect:



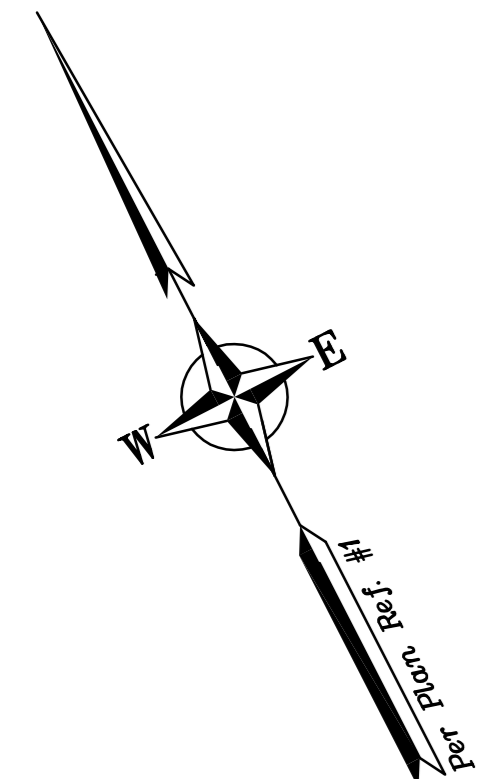
Surveyor:



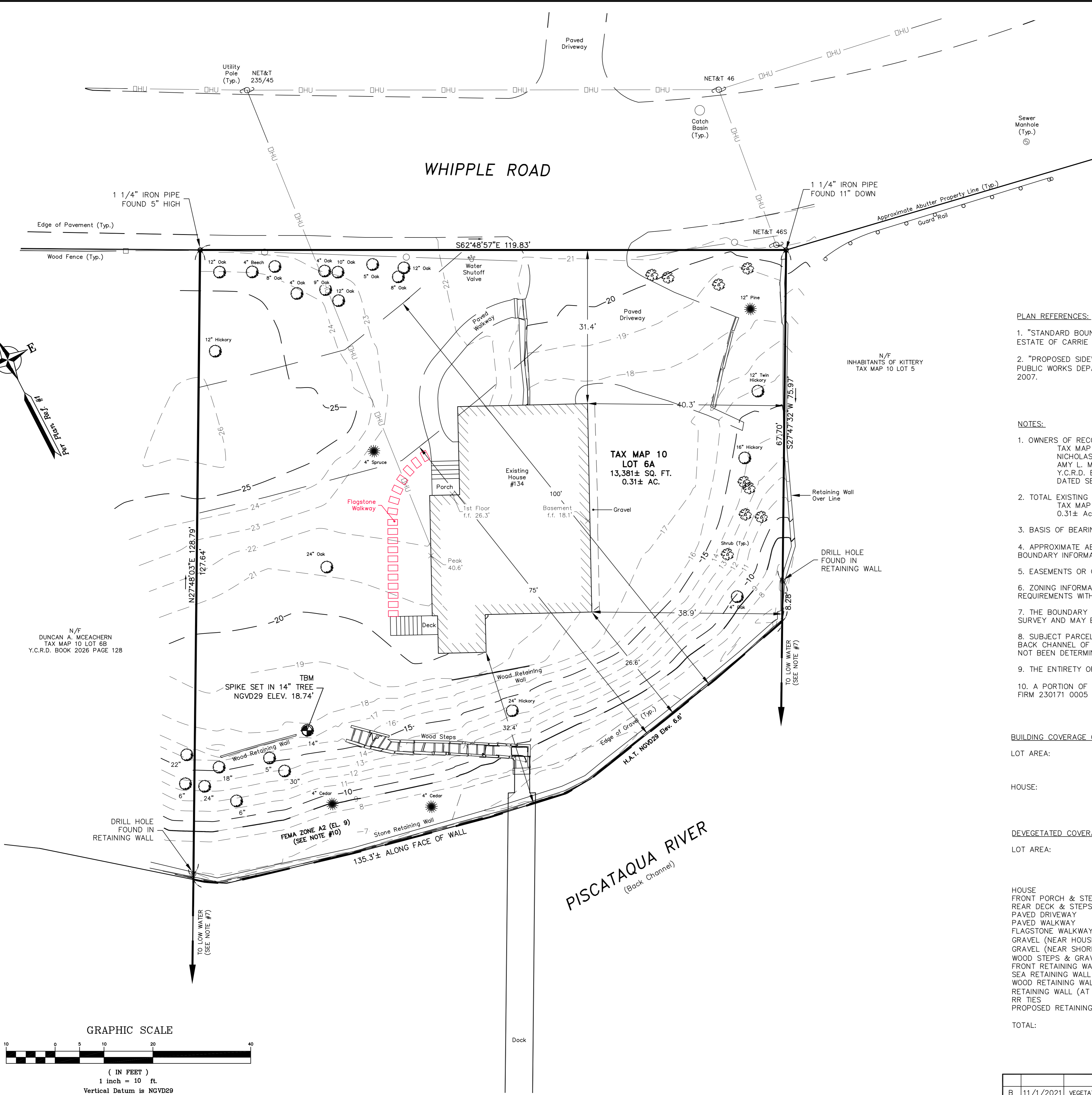
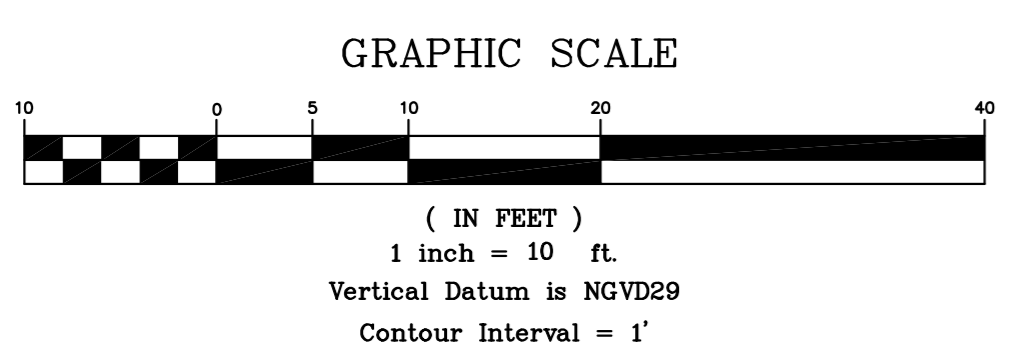
LOCUS NOT TO SCALE

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N/F
DUNCAN A. MCEACHERN
TAX MAP 10 LOT 6B
Y.C.R.D. BOOK 2026 PAGE 128



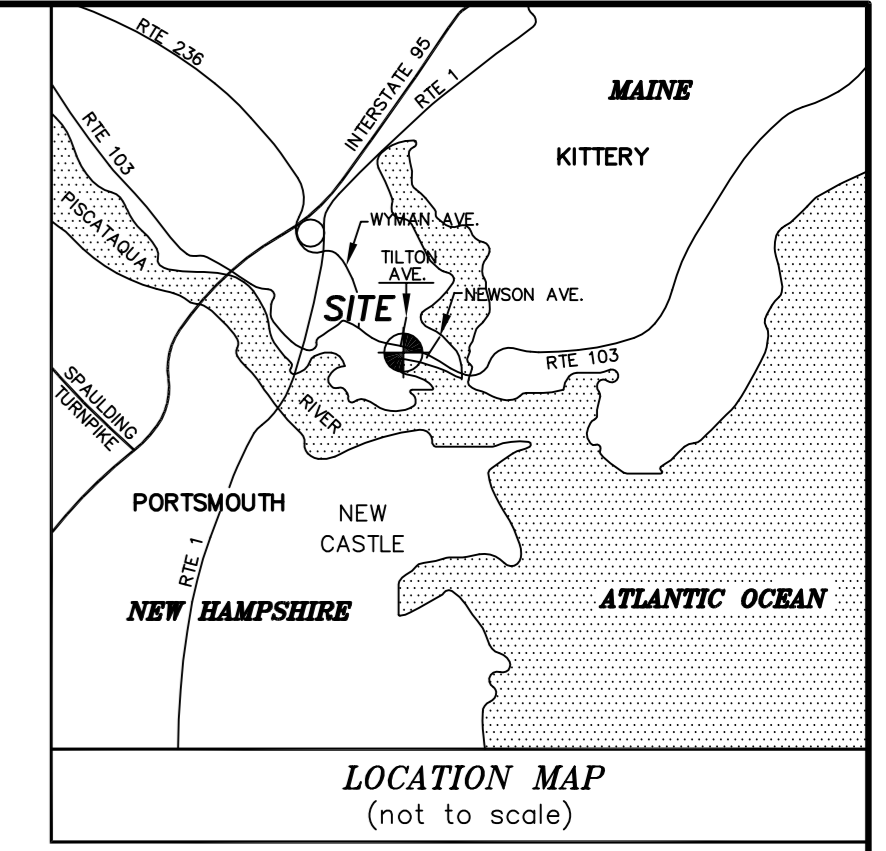
ZONING DATA PER KITTERY ZONING ORDINANCE (LAST AMENDED 05/29/2019):

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

REQUIREMENTS:

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

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



PLAN REFERENCES:

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

NOTES:

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

BUILDING COVERAGE CALCULATIONS:

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

PURPOSE OF PLAN:

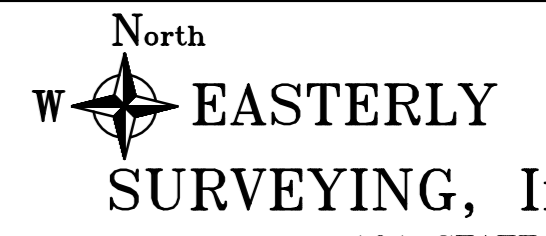
THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.

DEVEGETATED COVERAGE CALCULATIONS:

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

EXISTING CONDITIONS PLAN

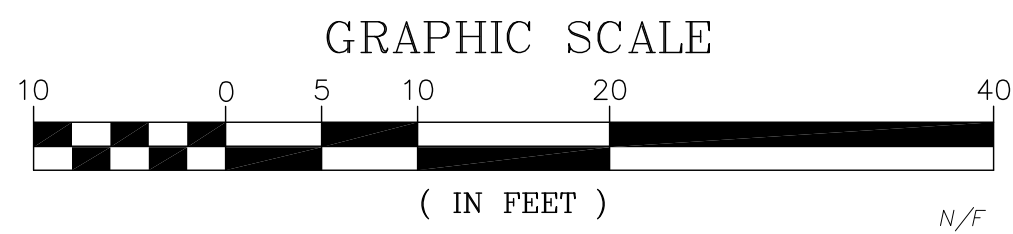
FOR PROPERTY AT
134 Whipple Road
Kittery, York County, Maine
OWNED BY
Nicholas E. Mercier
Amy L. Mercier
35 Goffstown Road, Hookset, NH 03106



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

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

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



Utility Pole (Typ.) NET&T 235/445
 N/F EVEREST TRUST TAX MAP 10 LOT 114

Paved Driveway

NET&T 46

Catch Basin (Typ.)

WHIPPLE ROAD

SITE NOTES

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

BUILDING COVERAGE/DEVEGETATION CALCULATIONS

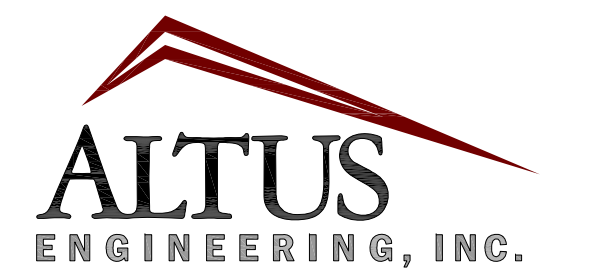
	0 - 100'	100' - 250'	ENTIRE LOT
EXISTING BUILDING COVERAGE:	±1,358 SF	±0 SF	±1,358 SF (10.1%)
PROPOSED BUILDING COVERAGE:	±1,608 SF	±0 SF	±1,608 SF (12.0%)
EXISTING DEVEGETATION CALC:	±3,292 SF	±0 SF	±3,292 SF (24.6%)
PROPOSED DEVEGETATION CALC:	±3,297 SF	±0 SF	±3,268 SF (24.4%)

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

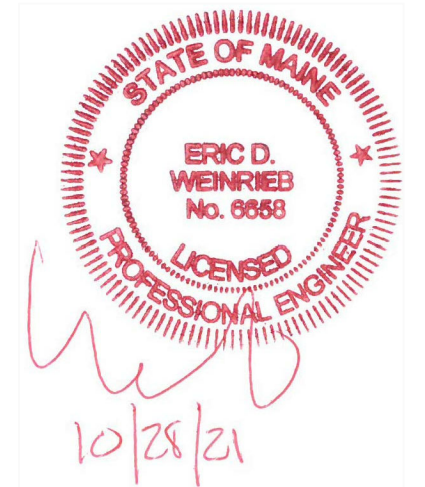
EXISTING DEVEGETATION CALC.: HOUSE, PORCH, DECK & STAIRS (1,434 SF) + PAVED DRIVEWAY (1,059 SF) + PAVED WALKWAY (164 SF) + FLAGSTONE WALKWAY (50 SF) + GRAVEL ADJ. TO HOUSE (67 SF) + GRAVEL AT SEAWALL (218 SF) + WOOD STEPS AND GRAVEL (124 SF) + FRONT RETAINING WALL (16 SF) + SEAWALL (126 SF) + WOOD RETAINING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

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

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



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 (603) 433-2335 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: **PLANNING BOARD**

ISSUE DATE: **OCTOBER 28, 2021**

REVISIONS

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

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

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

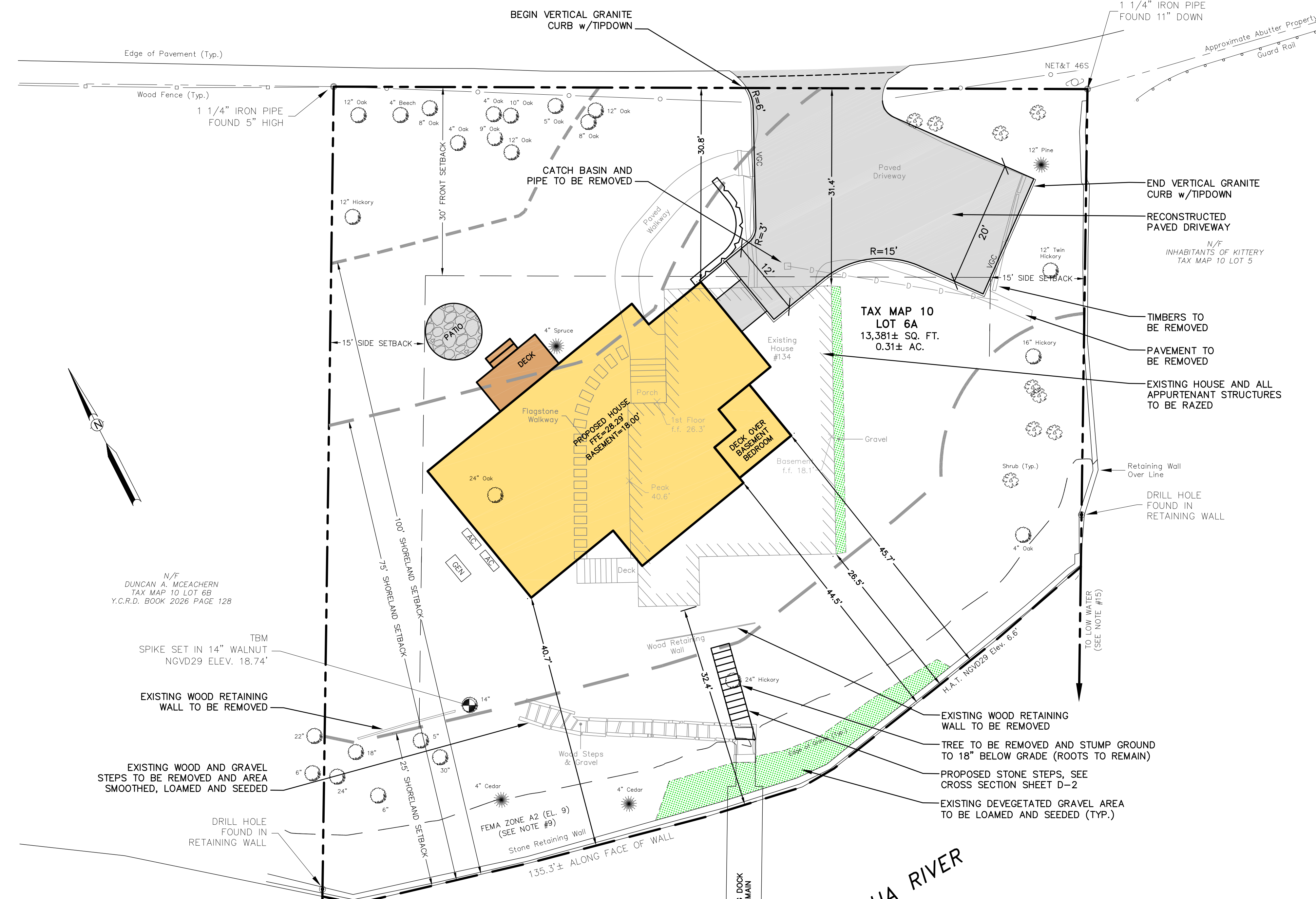
OWNER/APPLICANT:
AMY L. & NICHOLAS E. MERCIER
 35 GOFFSTOWN ROAD
 HOOKSETT, NH 03106-2400

PROJECT:
MERCIER RESIDENCE SHORELAND DEVELOPMENT PLAN

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

TITLE:
SHORELAND DEVELOPMENT PLAN

SHEET NUMBER:
C-1



TOWN OF KITTERY
 CODE ENFORCEMENT OFFICER

 SIGNATURE DATE

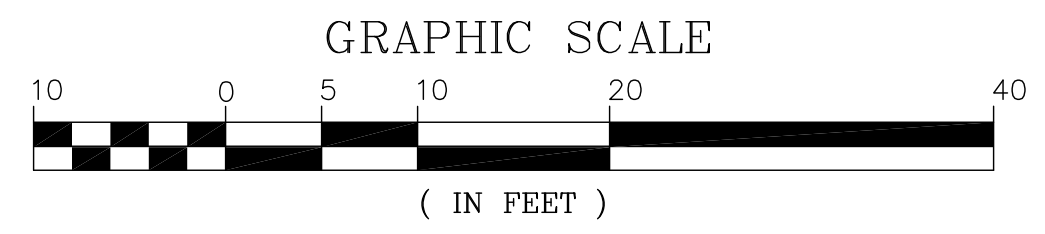
TOWN OF KITTERY, PLANNING BOARD

 CHAIR DATE

 OWNER/APPLICANT DATE

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

 REGISTRAR



GRADING AND DRAINAGE NOTES

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

EROSION AND SEDIMENT CONTROL NOTES

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

UTILITY NOTES

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

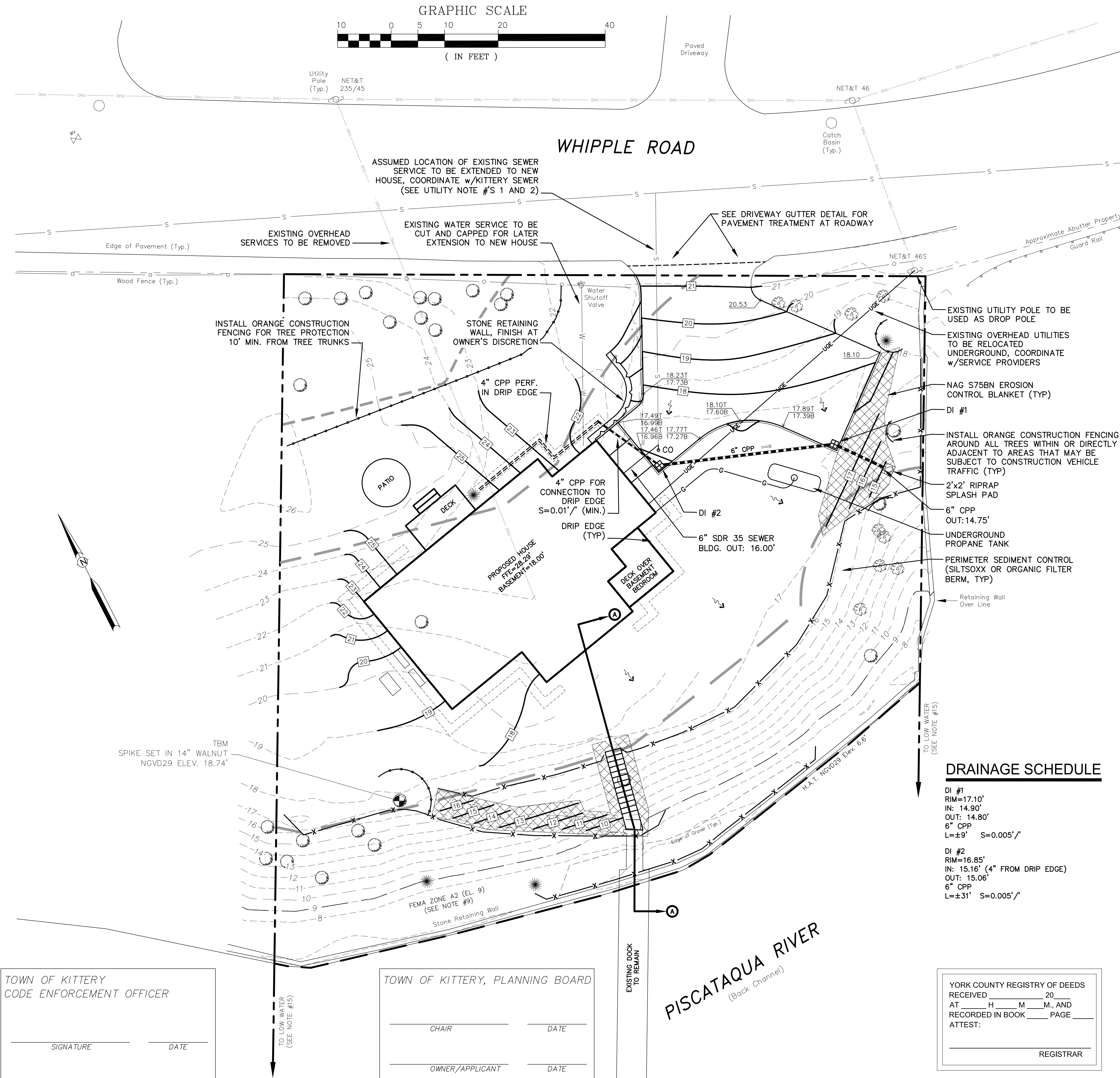
DRAINAGE SCHEDULE

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

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

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

REGISTRAR



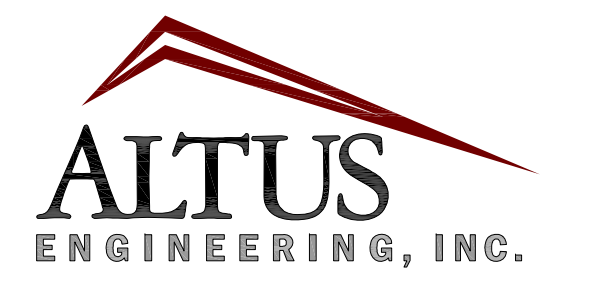
TOWN OF KITTERY
CODE ENFORCEMENT OFFICER

SIGNATURE _____ DATE _____

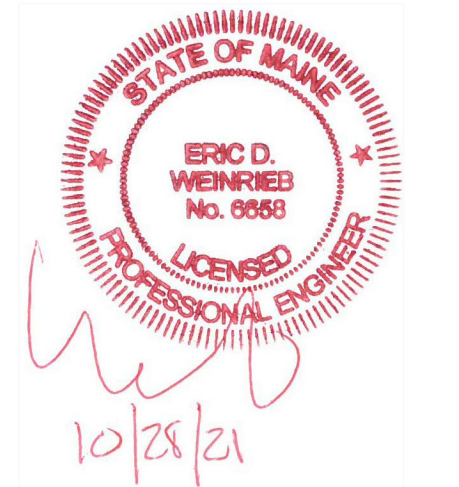
TOWN OF KITTERY, PLANNING BOARD

CHAIR _____ DATE _____

OWNER/APPLICANT _____ DATE _____



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: PLANNING BOARD

ISSUE DATE: OCTOBER 28, 2021

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

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

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

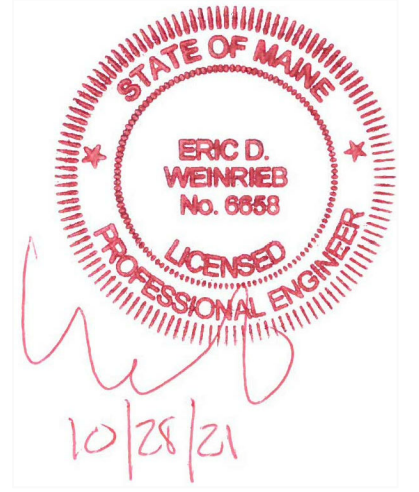
OWNER/APPLICANT:
AMY L. & NICHOLAS E. MERCIER
35 GOFFSTOWN ROAD
HOOKSETT, NH 03106-2400

PROJECT:
MERCIER
RESIDENCE
SHORELAND
DEVELOPMENT
PLAN

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

TITLE:
STORMWATER
MANAGEMENT AND
UTILITIES PLAN

SHEET NUMBER:
C-2



NOT FOR CONSTRUCTION

ISSUED FOR: **PLANNING BOARD**

ISSUE DATE: **OCTOBER 28, 2021**

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

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

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

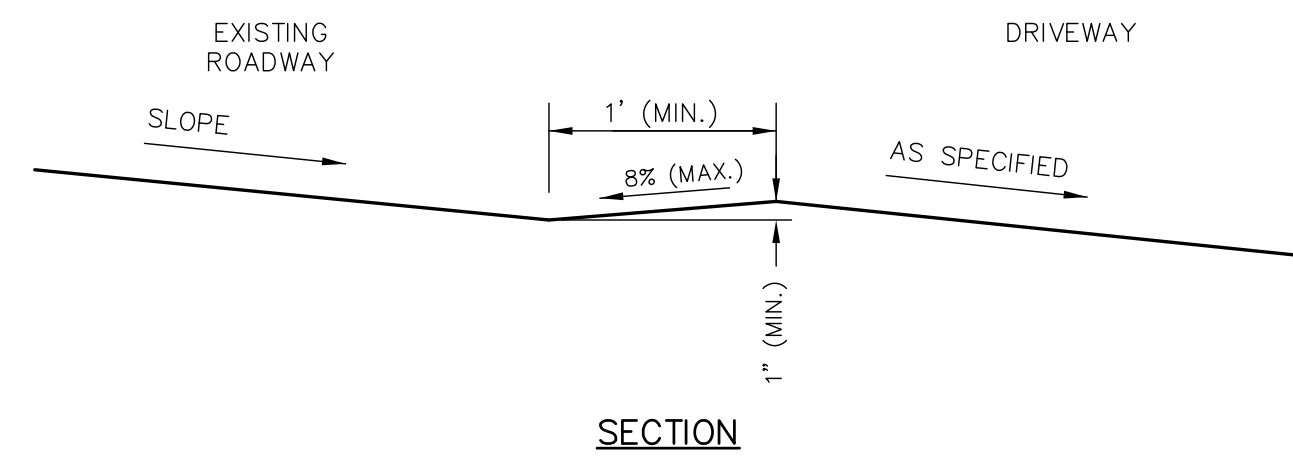
OWNER/APPLICANT:
AMY L. & NICHOLAS E. MERCIER
35 GOFFSTOWN ROAD
HOOKSETT, NH 03106-2400

PROJECT:
MERCIER RESIDENCE SHORELAND DEVELOPMENT PLAN

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

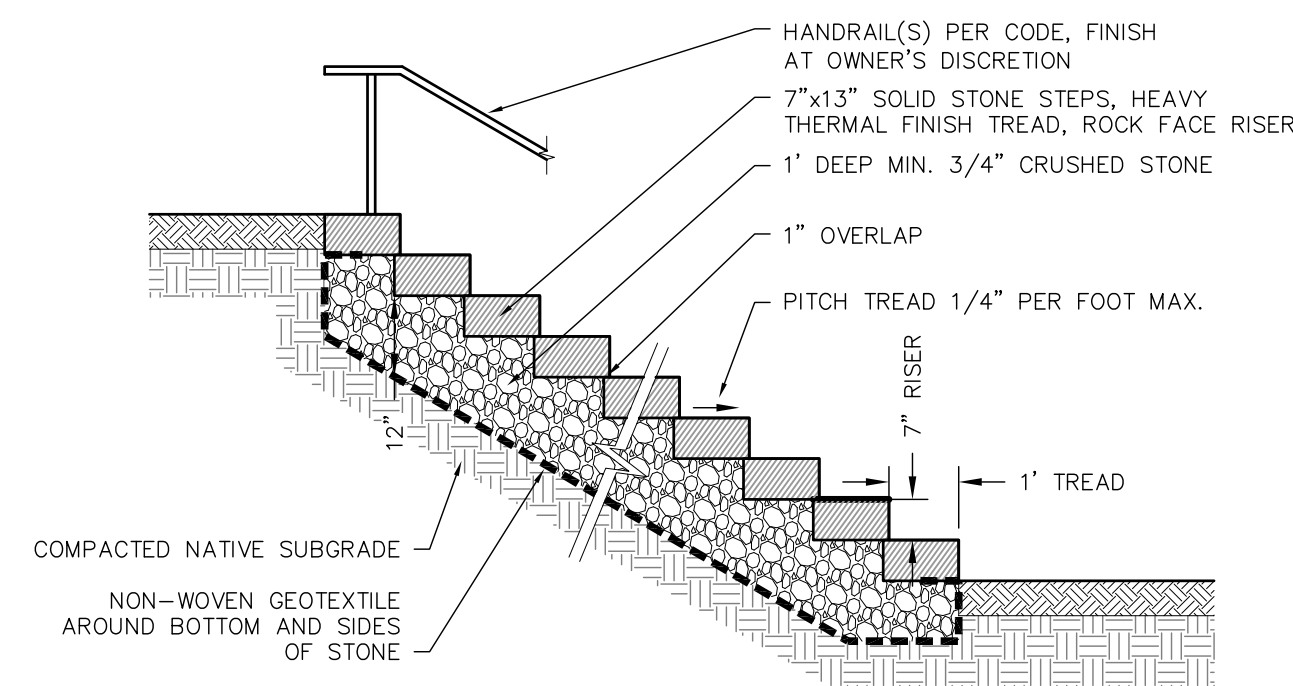
TITLE:
DETAIL SHEET

SHEET NUMBER:
D-1

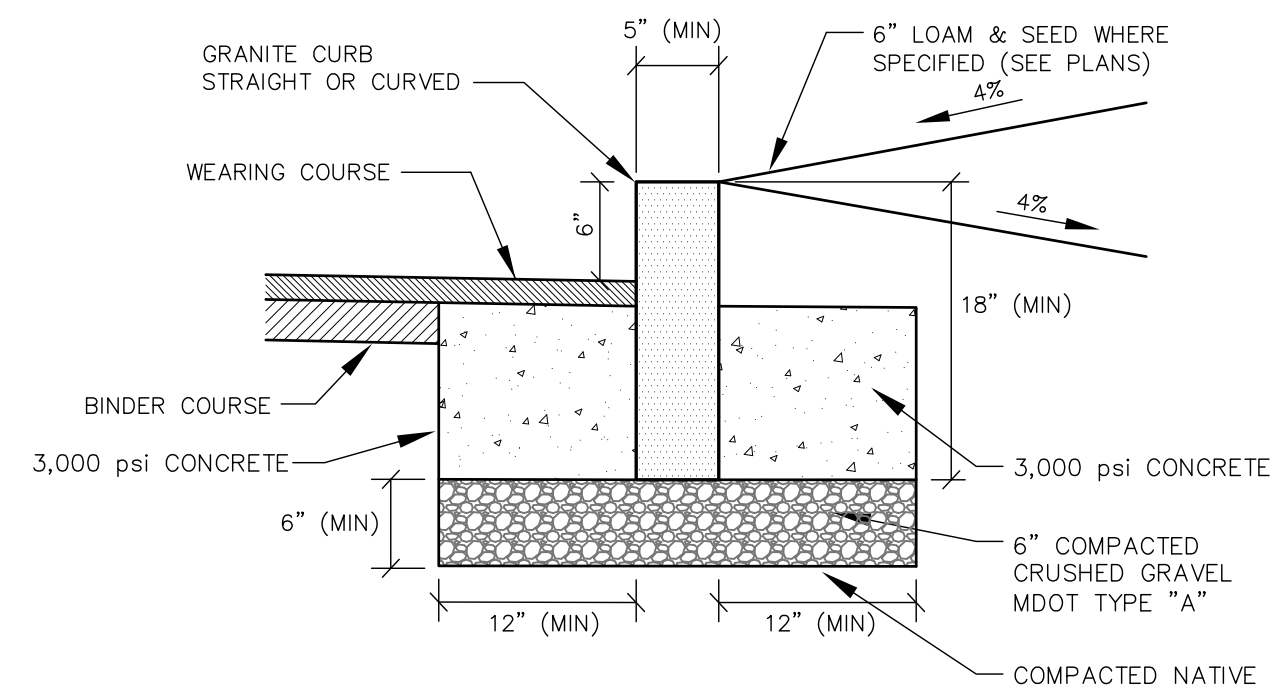


NOTES:
1. WARP DRIVEWAY AS NECESSARY TO CONVEY ROADWAY DRAINAGE ALONG GUTTER LINE AWAY FROM DRIVEWAY DOWN SLOPE.

DRIVEWAY GUTTER NOT TO SCALE



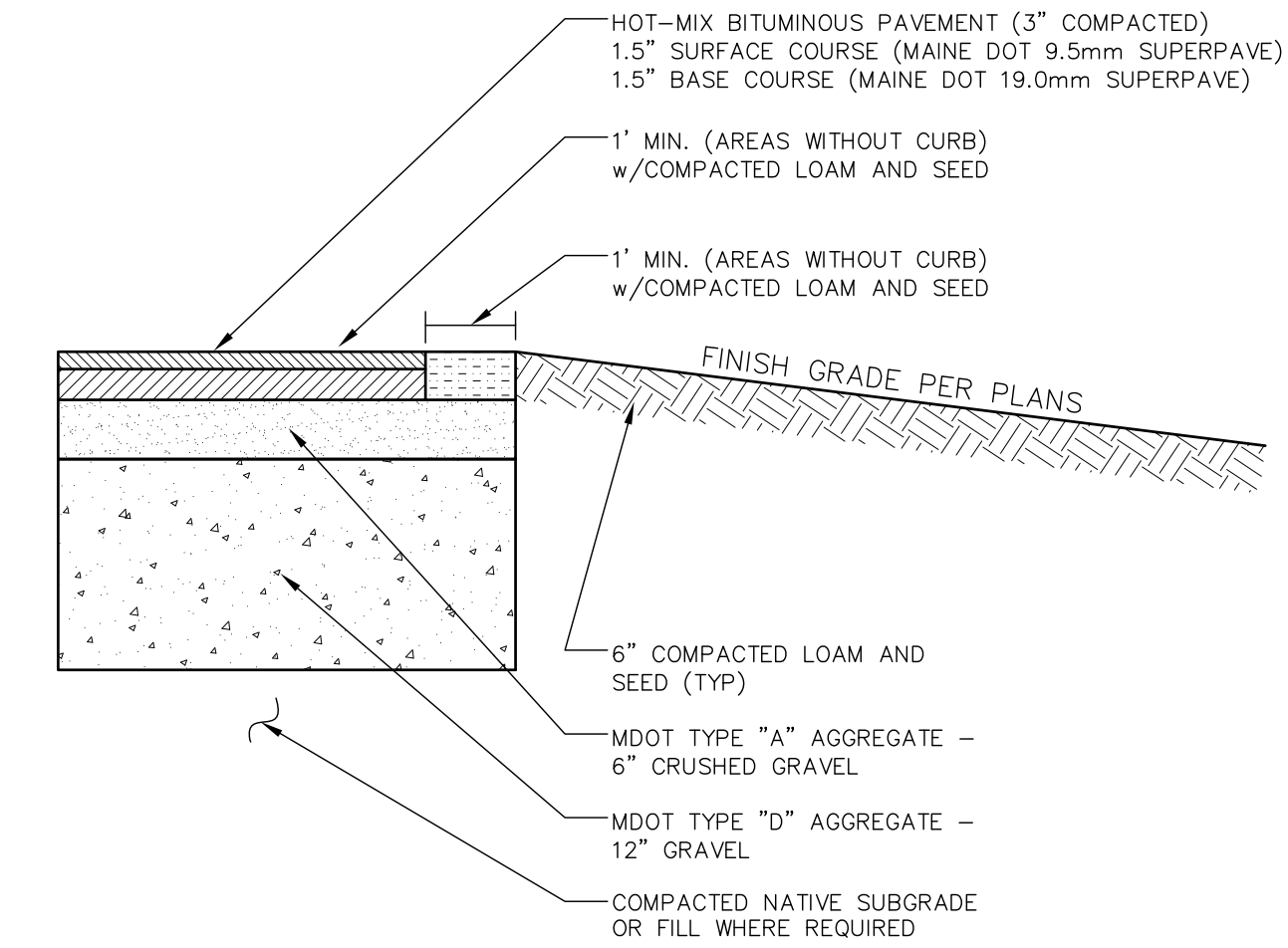
STEP DETAIL NOT TO SCALE



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

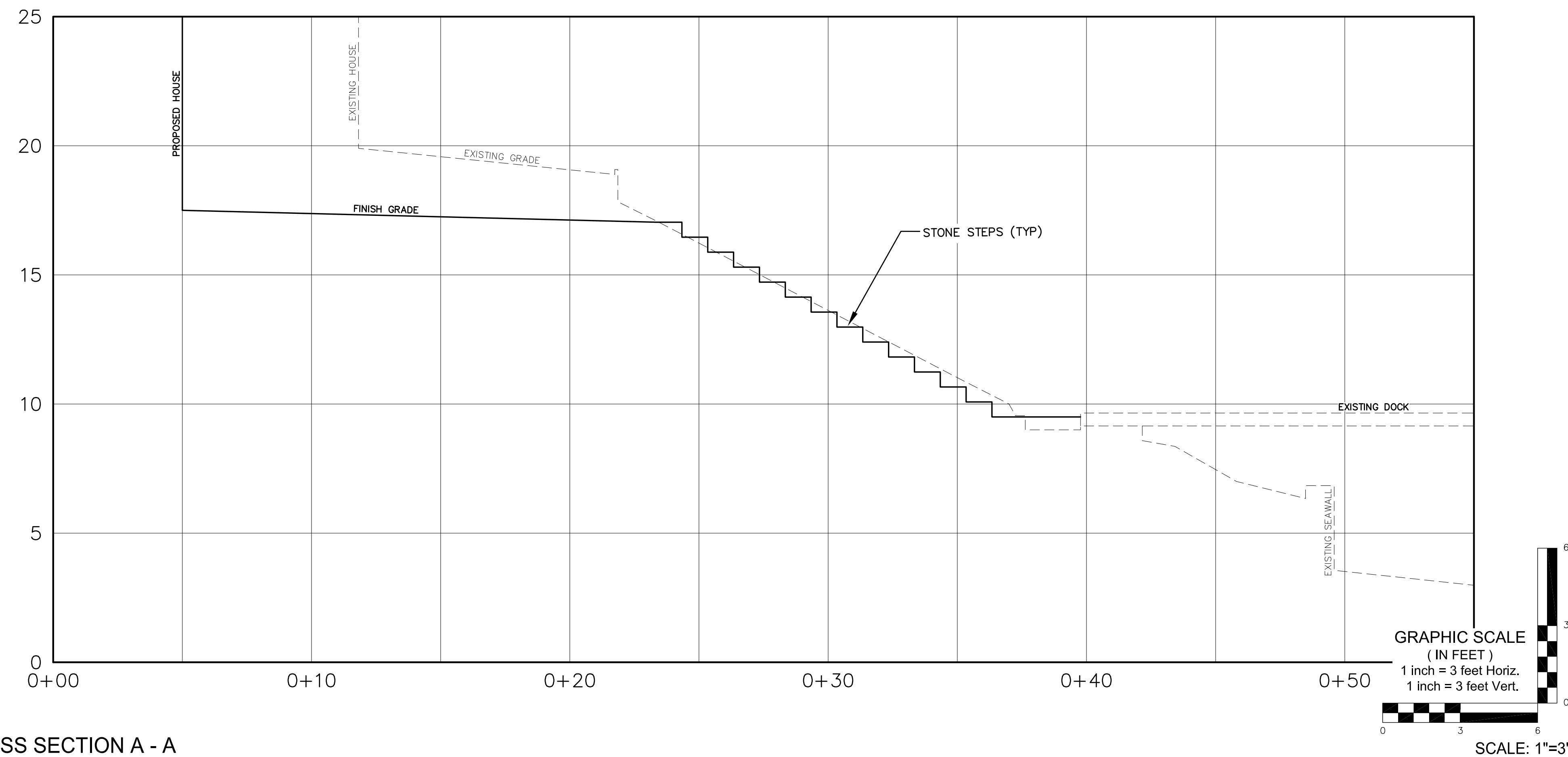
RADIUS	MAX. LENGTH
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
OVER 60'	10'

VERTICAL GRANITE CURB NOT TO SCALE

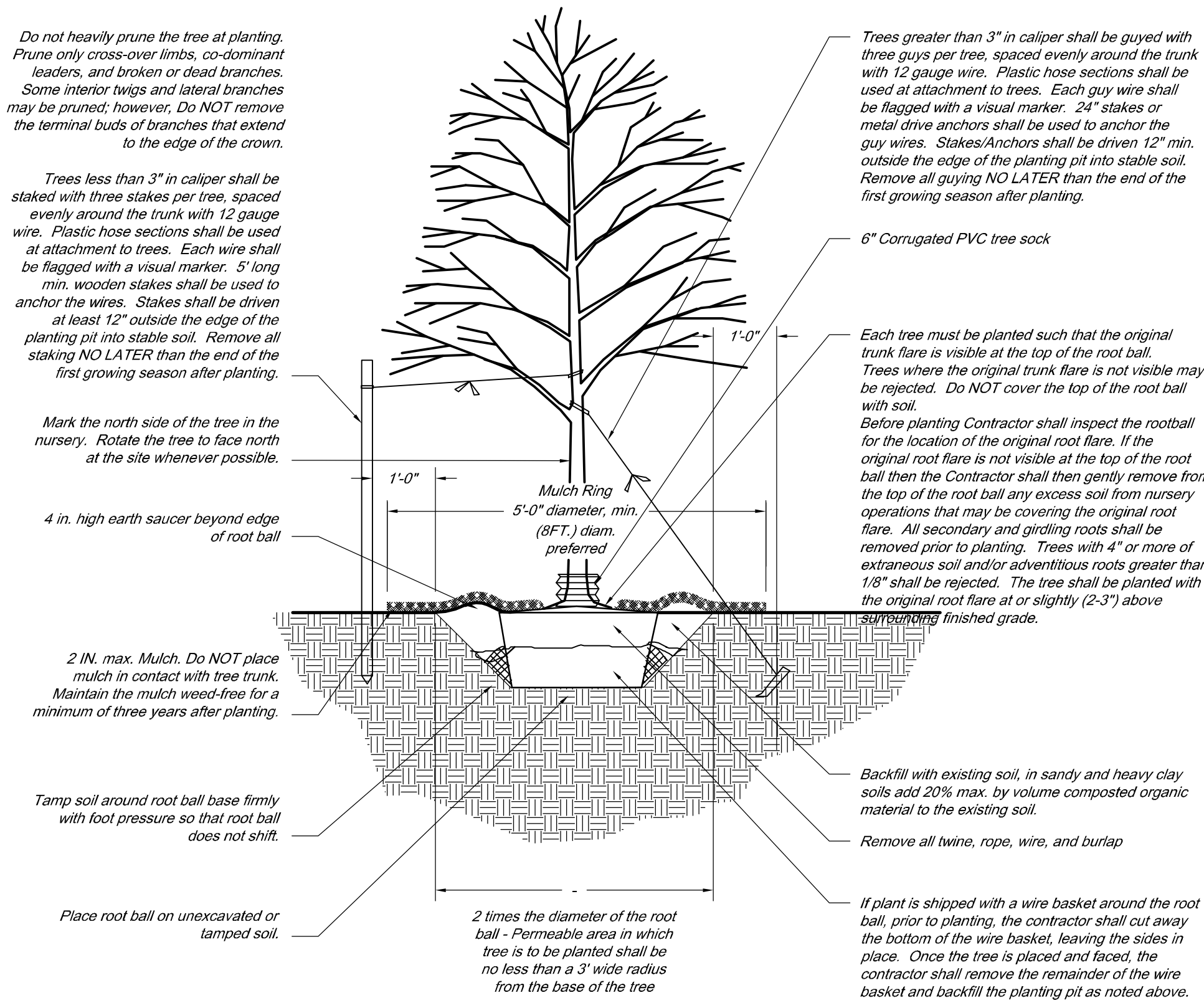


- NOTES:
- ALL EXISTING SUBSTANDARD FILL, BURIED ORGANIC MATTER, CLAY, LOAM, MUCK, AND/OR OTHER QUESTIONABLE MATERIAL SHALL BE REMOVED FROM BELOW ALL PAVEMENT, SHOULDERS AND UNDERGROUND PIPING/UTILITIES TO A MINIMUM DEPTH OF 2" BELOW FINISH GRADE.
 - SUBGRADE SHALL BE PROOFROLLED A MINIMUM OF 6 PASSES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

PAVEMENT CROSS SECTION NOT TO SCALE



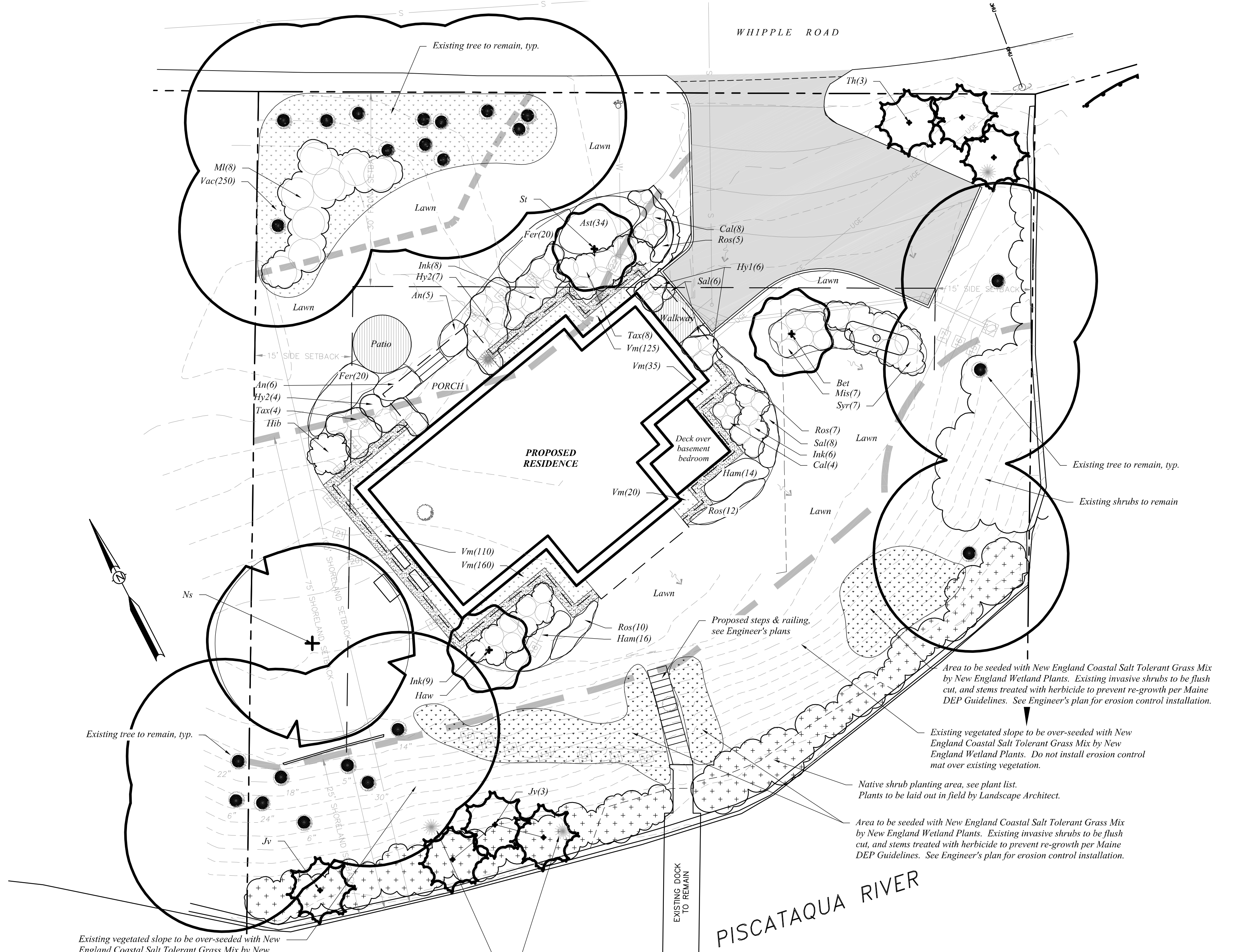
CROSS SECTION A - A



TREE PLANTING DETAIL

LANDSCAPE NOTES

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



Plant List

TREES

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

SHRUBS

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

PERENNIALS, GROUNDCOVERS, VINES and ANNUALS

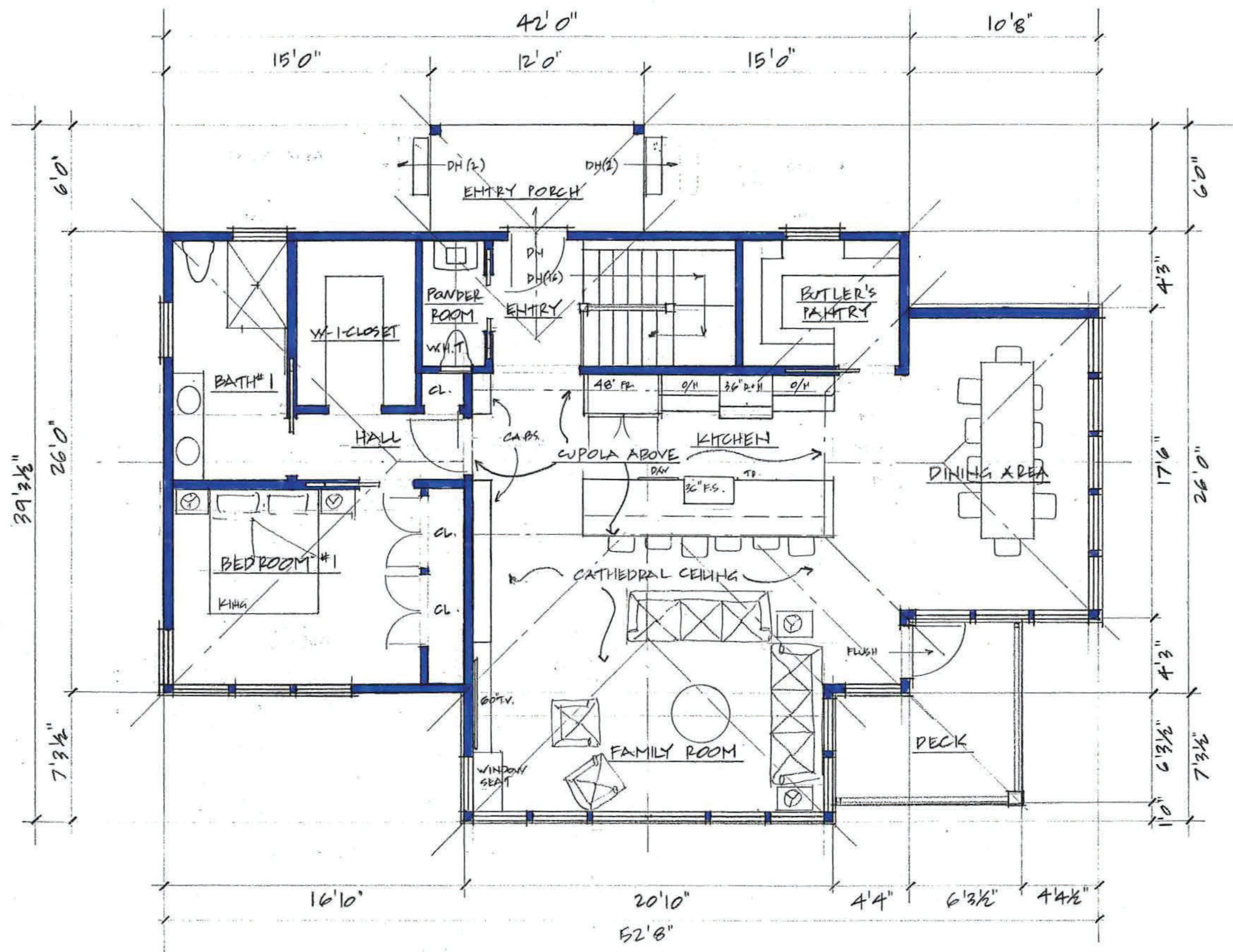
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
An	<i>Anemone Honorine Jacob</i> '	Windflower	11	1 gal	
Ast	<i>Astilbe</i> 'Peach Blossom'	Peach Astilbe	34	1 gal	
Cal	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	Feather Reed Grass	12	1 gal	
Fer	<i>Dennisstaedia punctiloba</i>	Hay-scented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

woodburn & company
LANDSCAPE ARCHITECTURE
109 Kent Place, New Hampshire Phone: 603.659.5949

Mercier Residence
LANDSCAPE PLAN
134 Whipple Road Kittery, Maine

Drawn By: VM
Checked By: RW
Scale: 1" = 10'-0"
Date: November 4, 2021
Revisions:

L-1
Sheet 1 of 1



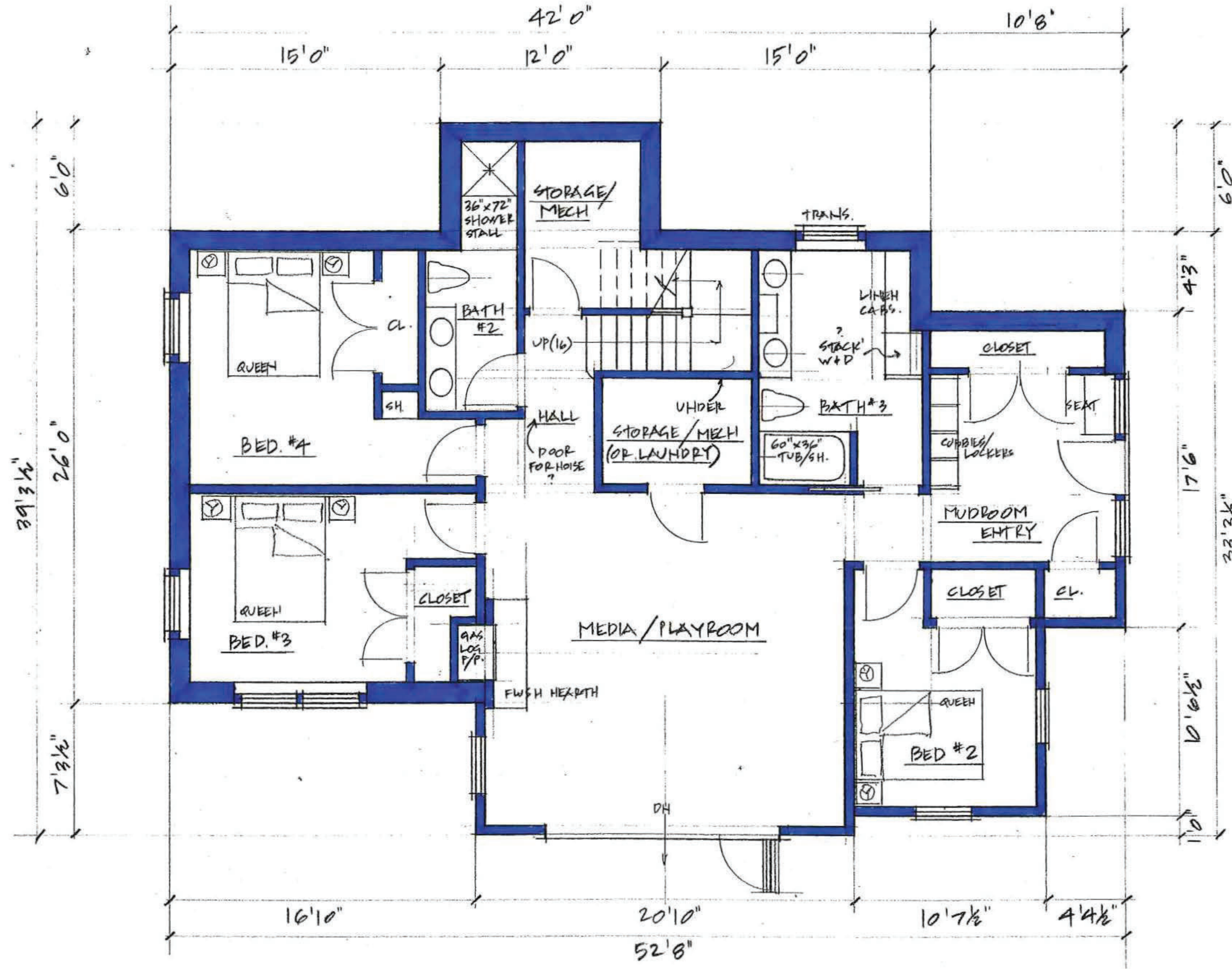
PROPOSED FIRST FLOOR PLAN

(1,431sf)

6.20.2021

1/8" = 1' 0"

TITLE: PROP' FIRST FLOOR PLAN
 SCALE: 1/8" = 1' 0"
 DATE: 6.20.2021
 REVISIONS:
 MERCIER RESIDENCE
 134 WHIPPLE RD.,
 KITTERY, MAINE



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

TITLE: PROP BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'0"
DATE: 4.29.2021
REVISIONS:
MERCIER RESIDENCE
134 WHIPPLE RD.,
KITTEBY, MAINE

TOP OF RIDGE
HARD 41.8'

HARD 28.29'

BASE SLAB
HARD 18.0'



EAST ELEVATION 1/8" = 1' 0"
6.20.2021

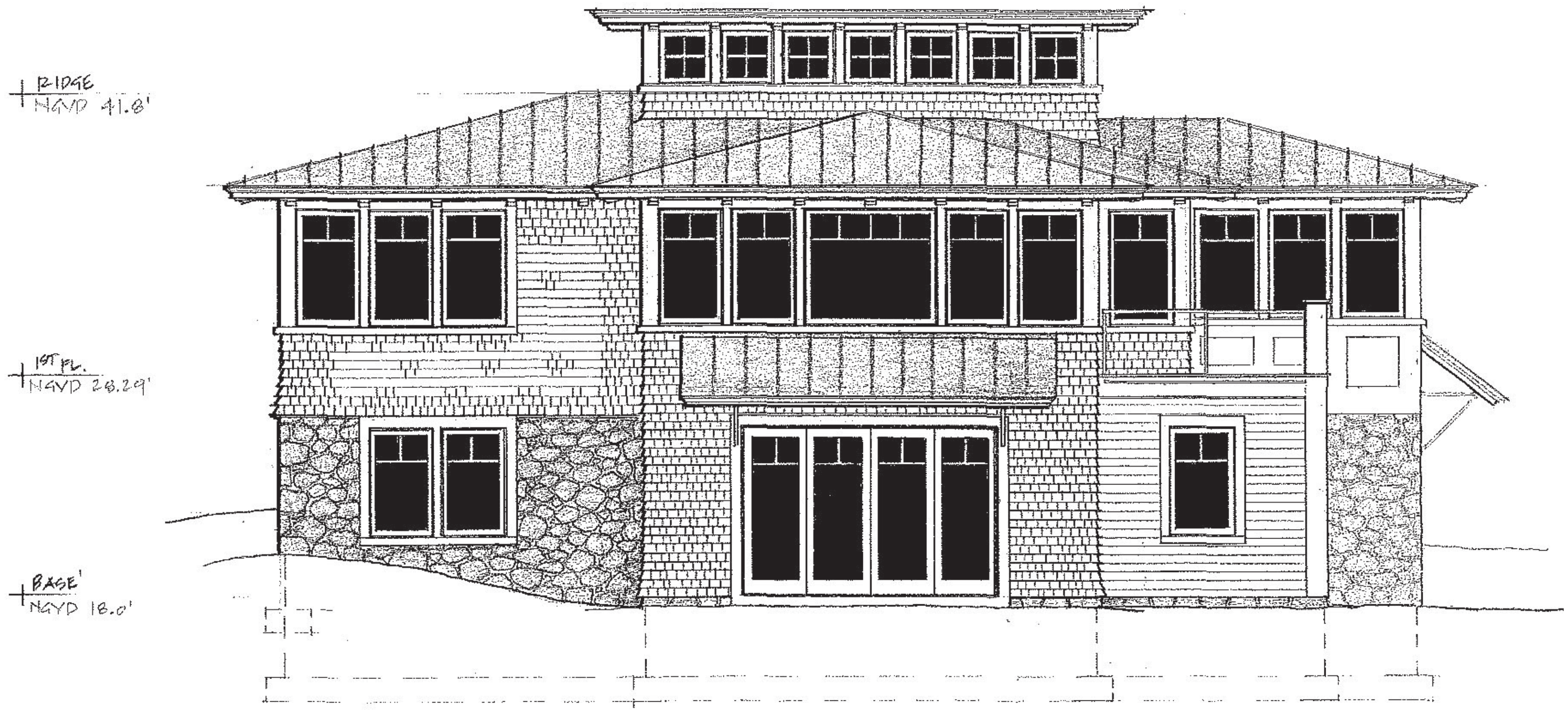
TITLE: PROP' EAST ELEVATION

SCALE: 1/8" = 1' 0"

DATE: 6.20.2021

REVISIONS:

MERCIER RESIDENCE
134 WHIPPLE RD.,
KITTERY, MAINE



SOUTH ELEVATION

1/8" = 1'0"

TITLE: PROP' SOUTH ELEVATION

SCALE: 1/8" = 1'0"

DATE: 6.20.2021

REVISIONS:

MERCIER RESIDENCE

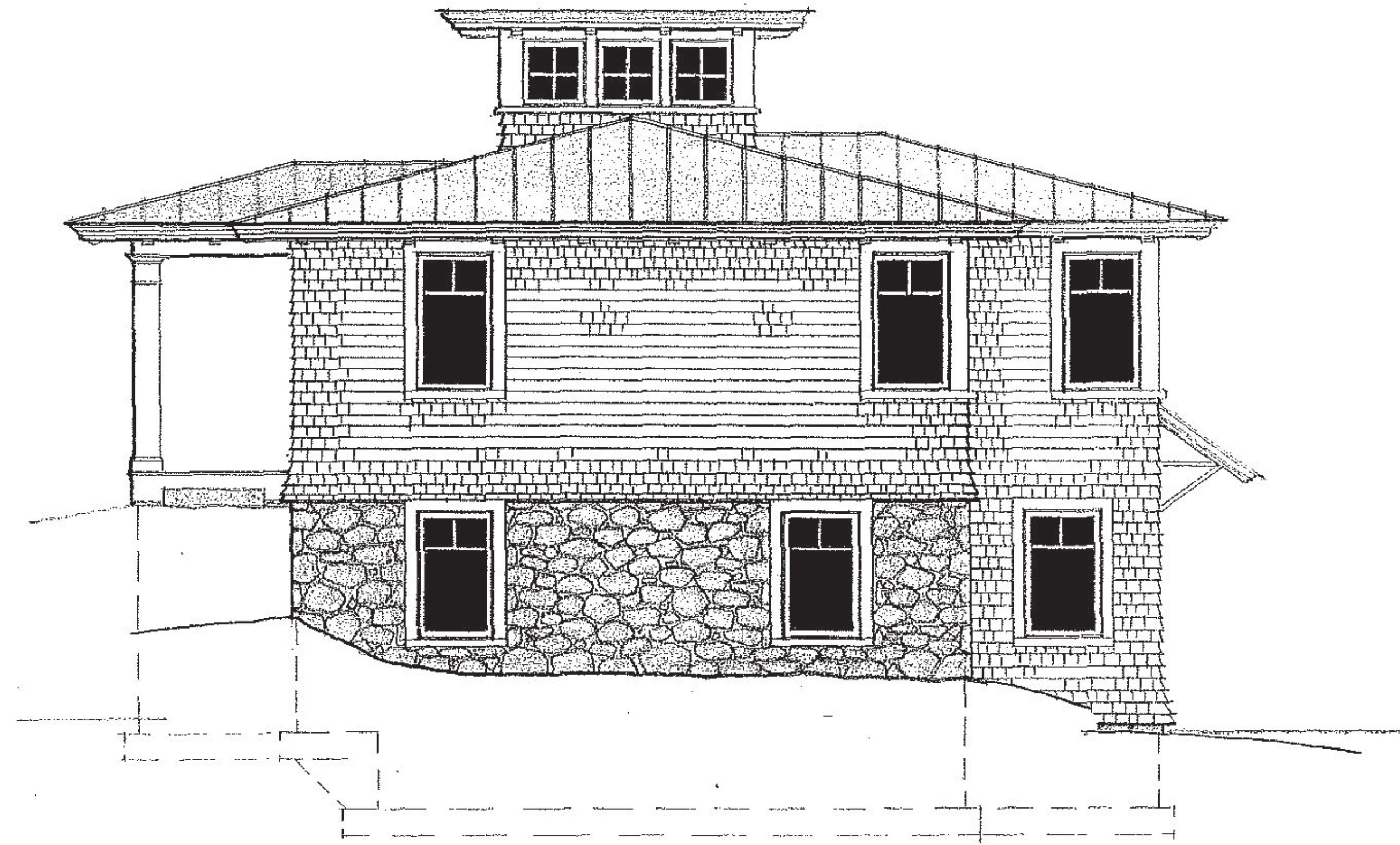
134 WHIPPLE RD.,

KITTERY, MAINE

TOP OF RIDGE
HGD 41.8'

1ST FLOOR
HGD 28.29'

BASE GLAB
HGD 18.0'



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

TITLE: PROP' WEST ELEVATION

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

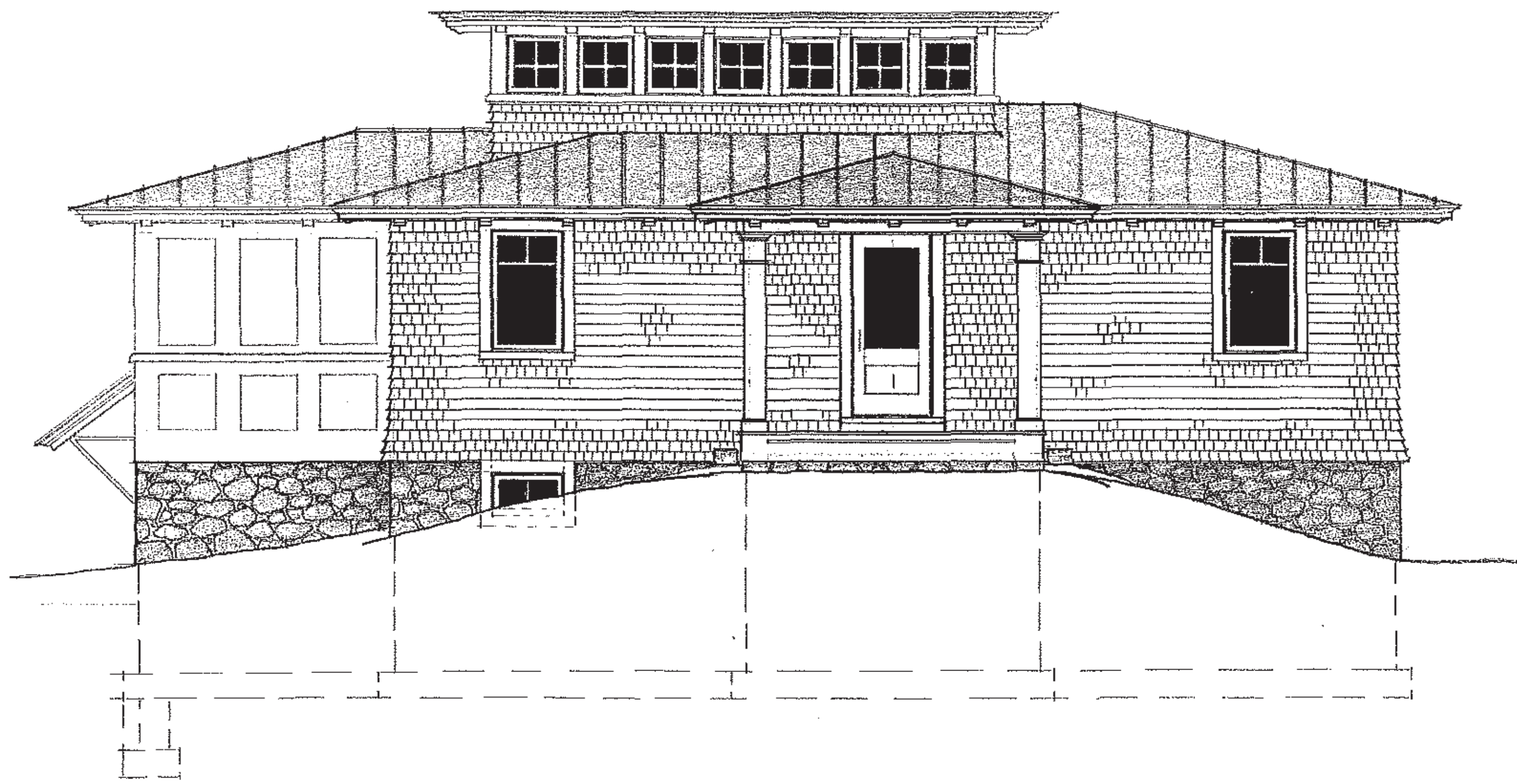
DATE: 6.20.2021

REVISIONS:

MERCIER RESIDENCE

134 WHIPPLE RD.,

KITTERY, MAINE



NORTH ELEVATION

1/8" = 1'0"

PIPE
NAVD 41.8'

1ST FL
NAVD 28.29'

BASE
NAVD 18.0'

TITLE: PROP NORTH (ROAD) ELEVATION

SCALE: 1/8" = 1'0"

DATE: 6.20.2021

REVISIONS:

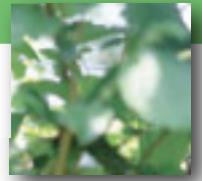
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KITTERY, MAINE



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www.piscataqualandscaping.com

26 Maclellan Lane, Eliot, ME 03903
TEL 207.439.2241 FAX 207.439.6661

Hello Nick,

I wanted to respond to your request for an assessment to the sugar maple growing along the embankment in your backyard. My initial concern with the tree in 2019 was the tree was beginning to show significant signs of stress and decline. The foliage was sparse, there was a significant amount of dead branches and the leaves were turning fall colors very early. I also observed roots at the base of the tree to be girdling the trunk. We used our air compressor and an air spade wand to work on removing some of the soil to expose the compromised roots. What we discovered was the root structure to be very tangled and it appeared to have major roots girdling the lower trunk. There were too many girdling roots to be removed. We did a major prune to the tree to remove the large dead limbs, but it appears more of the tree has declined. I had recommended the tree to be removed because it appears to be in an irreversible decline. The tree is at "risk" of failing and there are clear targets close to the tree.

Please let me know if you have any questions regarding this email.

Thank you,

Chris Kemp.

Chris Kemp
Plant Healthcare Manager
ISA Certified Arborist
(603) 396-0760

