

**Town of Kittery Maine
Planning Board Meeting
June 13, 2019**

ITEM 2 – 96 Pepperrell Road – Shoreland Development Plan Review

Action: Accept or deny application. Approve or deny plan. Owners/applicants Paul J. & Jessica O. McKeon request consideration for repair/replacement of an existing stone revetment and other site improvements on a 12,333 sf parcel located at 96 Pepperrell Road (Tax Map 27 Lot 47) in the Residential – Kittery Point Village (R-KPV) and the Shoreland Overlay (OZ-SL-250’) Zones. Agent Steven Riker, CWS - Ambit Engineering, Inc.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Determination of Completeness/Acceptance	Scheduled for 6/13/19	Pending
NO	Public Hearing		
NO	Site Walk		
YES	Final Plan Review and Decision		

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 ¼: HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 – 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

Planning Board review of this project is required by 16.10.3.4 Shoreland Development Review, because the entire property is located within the 250’ Shoreland Overlay Zone. The parcel includes a single-family dwelling with a boat house, tidal dock, associated driveway and landscaping on a non-conforming lot (40,000 sf), 12,333 sf in size in the R-KPV zone.

The project consists of the repair/replacement of an existing stone revetment, replacement of the existing septic system, construction of a chimney, removal of a portion of a 1st floor deck, construction of a porch, and driveway, landscaping and utility improvements.

Staff Review

1. The plans indicate that the repair/replacement of the existing stone revetment has been designed above the Highest Annual Tide (HAT) line to eliminate permanent impacts to the adjacent tidal wetlands. All impacts are within the adjacent uplands located in the Shoreland Overlay Zone.
2. Per 16.3.2.17.D.(2) (a) [3] *Principal and accessory structures — setbacks and development* The water body, tributary stream, or wetland setbacks do not apply to structures that require direct access to the water body or wetland as an operational necessity, such as piers and retaining walls, nor do they apply to other functionally water-dependent uses, as defined in § 16.2 Though the retaining wall is considered a new structure the proposed repair/replacement of the revetment does not need to meet the 100 foot setback requirement. The footprint of the stone revetment is proposed to be reduced from 665 sf to 615 sf.
3. Per 16.3.2.17.D (1) (d) [3] (Shoreland Overlay Zone, Standards) the total footprint of the devegetated area cannot exceed 20%. The property currently has 5,573 sf of area devegetated or 45.2% of the lot. With the improvements it will be reduced to 5,368 sf or 43.5% of the lot.

4. One of the improvements is to remove portions of a 1st floor deck on the southeasterly side of the house and to construct a chimney and 1st floor porch in place of at the opposite corner. The 100' and 75' setbacks are shown on the plan but the 25' setback from the Highest Annual Tide (HAT) is not shown. It appears that the new construction will be beyond the 25' setback but the plan should reflect that.

Recommendation / Action

While a site walk and public hearing are not required, the Board will need to consider whether or not to hold them. Staff recommends that the Board conduct both.

Move to schedule a site visit on {date and time} for the Shoreland Development Plan application dated May 2, 2019 from owners/applicants Paul J. & Jessica O. McKeon for repair/replacement of an existing stone revetment, and other site improvements on a 12,333 sf parcel located at 96 Pepperrell Road (Tax Map 27 Lot 47) in the Residential – Kittery Point Village (R-KPV) and the Shoreland Overlay (OZ-SL-250') Zones.

And/or

Move to schedule a public hearing on {date} for the Shoreland Development Plan application dated May 2, 2019 from owners/applicants Paul J. & Jessica O. McKeon for repair/replacement of an existing stone revetment, and other site improvements on a 12,333 sf parcel located at 96 Pepperrell Road (Tax Map 27 Lot 47) in the Residential – Kittery Point Village (R-KPV) and the Shoreland Overlay (OZ-SL-250') Zones.



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

6 May 2019

Dutch Dunkelberger, Chair
Kittery Planning Board
Town of Kittery
200 Rogers Road
Kittery, ME 03904

**Re: Shoreland Development Plan Application
Tax Map 27, Lot 47
96 Pepperrell Road
Kittery Point, ME**

Dear Dutch:

This letter transmits Town of Kittery Shoreland Development Plan Application to permit the repair/replacement of an existing stone revetment, replacement of the existing septic system, construction of a chimney, removal of a portion of a 1st floor deck, construction of a porch, driveway landscaping & utility improvements along the shoreline of the subject property adjacent to Pepperrell Cove (Piscataqua River).

Erosion control devices for this project include silt-soxx, a turbidity curtain, and swamp mats when working during low tide below the H.A.T. line. Most work will be performed from small equipment located in the upland area above the revetment at low tide eliminating erosion and potential for sedimentation into the resource area.

Attached to this application you will find a "Shoreland Development Plan- Sheet C2" which depicts the existing lot, jurisdictional areas, abutting parcels, existing structures, proposed work, and impact areas.

Lastly, a Maine DEP NRPA Individual Permit Application was submitted to Maine DEP for processing on May 6 2019 of which a copy is attached for your use.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

Steven D. Riker, CWS
NH Certified Wetland Scientist/Permitting Specialist
Ambit Engineering, Inc.

1 May, 2019

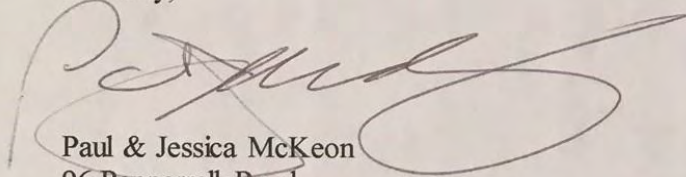
To Whom It May Concern

RE: Maine Department of Environmental Protection, Natural Resources Protection Act Application and Town of Kittery Shoreland Zoning Permit Application for residential site improvements for Paul & Jessica McKeon, 96 Pepperrell Road, Kittery, ME.

This letter is to inform the Maine Department of Environmental Protection and the Town of Kittery, in accordance with State Law that Ambient Engineering is authorized to obtain approvals in regards to the above referenced property.

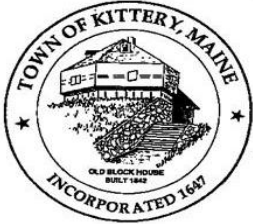
Please feel free to call me if there is any question regarding this authorization.

Sincerely,

A handwritten signature in dark ink, appearing to read "Paul & Jessica McKeon", written over a circular stamp or seal.

Paul & Jessica McKeon
96 Pepperrell Road
KitteryPoint, ME 03905
603-231-3205

SHORELAND DEVELOPMENT PLAN APPLICATION



TOWN OF KITTERY
Planning & Development Department
 200 Rogers Road, Kittery, ME 03904
 Telephone: 207-475-1323 Fax: 207-439-6806

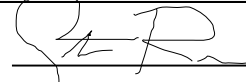
MAP ____ LOT ____
DATE: _____
FEE: \$ <u>200.00</u>
ASA*: _____

PROPERTY DESCRIPTION	Physical Address	96 Pepperrell Road, Kittery Point, ME 03905			
	Base Zone	R-KPV	Overlay Zone (s)	OZ-SL-250'	
OWNER INFORMATION	Name	Paul J. & Jessica O. McKeon		Mailing Address 233 Vaughan Street, Unit 402 Portsmouth, NH 03801	
	Phone	603-231-3205			
	Email	pmckeon@b2wsoftware.com			
AGENT INFORMATION	Name	Steven D. Riker	Company	Ambit Engineering, Inc.	
	Phone	603-430-9282	Mailing Address 200 Griffin Road, Unit 3 Portsmouth, NH 03801		
	Email	sdr@ambitengineering.com			
	Fax	603-436-2315			
APPLICANT INFORMATION	Name	Paul J. & Jessica O. McKeon		Mailing Address 233 Vaughan Street, Unit 402 Portsmouth, NH 03801	
	Phone	603-231-3205			
	Email	pmckeon@b2wsoftware.com			

PROJECT DESCRIPTION	<p><u>Existing Use:</u> Single family residential home with boat house, tidal dock, associated driveway and landscaping.</p>
	<p><u>Proposed Use</u> (describe in detail):</p> <p>There is no proposed change to the existing use.</p> <p>The project proposes repair/replacement of the existing stone revetment, replacement of the existing septic system, construction of a chimney, removal of a portion of a 1st floor deck, driveway improvements, landscaping and utility improvements.</p> <p>The entire property is located within the 250' Shoreland Overlay Zone. The repair/replacement of the existing stone revetment has been designed above the H.A.T. (Highest Annual Tide) Line to eliminate permanent impacts to the adjacent tidal wetland resource. All impacts are within the adjacent uplands located in the Shoreland Overlay Zone. The proposed footprint of the stone revetment will be reduced from 665 sq. ft. to 615 sq. ft.</p>

PROJECT DESCRIPTION	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)

I certify I have provided, to the best of my knowledge, information requested for this application that is true and correct and I will not deviate from the Plan submitted without notifying the Planning and Development Department of any changes.

Applicant's Signature:		Owner's Signature:	_____
Date:	5/6/19 Agent-See Authorization	Date:	_____

*Applicant Service Accounts: Fees to pay other direct costs necessary to complete the application process, not including application fees. Title 3, Chapter 3.3.

MINIMUM PLAN SUBMITTAL REQUIREMENTS

- 15 Copies of this Application Form, all supporting documents, and the Development Plan and Vicinity Map 12 plan copies may be half-size (11"x17") and 3 must be full-size (24"x36")**

Shoreland Development Plan format and content:

- A) Paper Size; no less than 11" X 17" or greater than 24" X 36"
- B) Plan Scale
 Under 10 acres: no greater than 1" = 30'
 10 + acres: 1" = 50'
- C) Title Block
 Title: Shoreland Development Plan
 Applicant's name and address
 Name of preparer of plan with professional information
 Parcel's Kittery tax map identification (map – lot) in bottom right corner
 Vicinity Map or aerial photo showing geographic features 5,000 feet around the site.
- D) Signature Block
 Area for signature by Planning Board Chair and Date of Planning Board Approval

Development Plan must include the following existing and proposed information:

<p>Existing:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Land Use Zones and boundaries <input checked="" type="checkbox"/> Topographic map (optional) <input checked="" type="checkbox"/> Wetlands and flood plains <input checked="" type="checkbox"/> Water bodies and water courses <input checked="" type="checkbox"/> Parcel area <input checked="" type="checkbox"/> Lot dimensions <input checked="" type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input checked="" type="checkbox"/> Streets, driveways and rights-of-way <input checked="" type="checkbox"/> Structures <input checked="" type="checkbox"/> Distance from structure to water body and property lines <input checked="" type="checkbox"/> Floor area, volume, devegetated area, and building coverage 	<p>Proposed: (Plan must show the lightened existing topography under the proposed project plan for comparison.)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Recreation areas and open space <input checked="" type="checkbox"/> Setback lines and building envelopes <input checked="" type="checkbox"/> Lot dimensions <input checked="" type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input checked="" type="checkbox"/> Streets, driveways and rights-of-way <input checked="" type="checkbox"/> Structures <input checked="" type="checkbox"/> Floor area, volume, devegetated area, and building coverage <p>Distance to:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Nearest driveways and intersections <input checked="" type="checkbox"/> Nearest fire hydrant <input checked="" type="checkbox"/> Nearest significant water body; ocean, wetland, stream
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Expansion/Construction Analysis within the Shoreland Overlay Zone¹
(see Table 16.9)

Size of water body or wetland: <500 sf <501 sf-1 acre >1 acre

Structure distance from water body: 20 feet * To existing deck

STRUCTURE	Existing	Proposed	% Increase*	
SF (Area)	1,757 sf	1,730 sf	0 %	
CF (Volume)	26,960 cf	29,508 cf	12.9 %	
Construction:	New: <input checked="" type="checkbox"/> Demo/Rebuild: <input checked="" type="checkbox"/> Maintenance/repair: <input checked="" type="checkbox"/>			Value: \$ \$350,000
*Total increase in area and/or volume may not exceed 30% for any new construction since 1/1/1989.				

PARCEL DE-VEGETATION	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) 12,333 sq. ft.	20 %	5,573 sf	5,368 sf	43.5 %
*See underlying zone standards for de-vegetated area percent allowed within a Shoreland Overlay.				

BUILDING COVERAGE	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) 12,333 sq. ft.	20 %	2,127 sf	2,100 sf	17 %
*See underlying zone standards for building coverage percent allowed.				

¹Calculations for area, volume, and de-vegetated areas must be included on the final plan and certified by a State of Maine registered architect, landscape architect, engineer, or land surveyor.

Site Photograph #1

April 2019



Site Photograph #2

April 2019



Site Photograph #3

April 2019



Site Photograph #4

April 2019



Site Photograph #5

April 2019



Site Photograph #6

April 2019



MCKEON RESIDENCE

SITE IMPROVEMENT PLANS

96 PEPPERRELL ROAD (MAINE ROUTE 103)

KITTERY, MAINE

APPLICANT/OWNER:

PAUL & JESSICA MCKEON
 233 VAUGHAN STREET, UNIT 402
 PORTSMOUTH, NH 03801

CIVIL ENGINEER:

AMBIT ENGINEERING, INC.
 200 GRIFFIN ROAD, UNIT 3
 PORTSMOUTH, N.H. 03801-7114
 TEL: (603) 430-9282
 FAX: (603) 436-2315

LAND SURVEYOR:

EASTERLY SURVEYING
 191 STATE ROAD
 KITTERY, ME 03909
 TEL: (207) 439-6333

RESIDENTIAL DESIGNER:

BRENDAN McNAMARA
 19 DOE DRIVE
 ELIOT, ME 03903
 (207) 439-3521

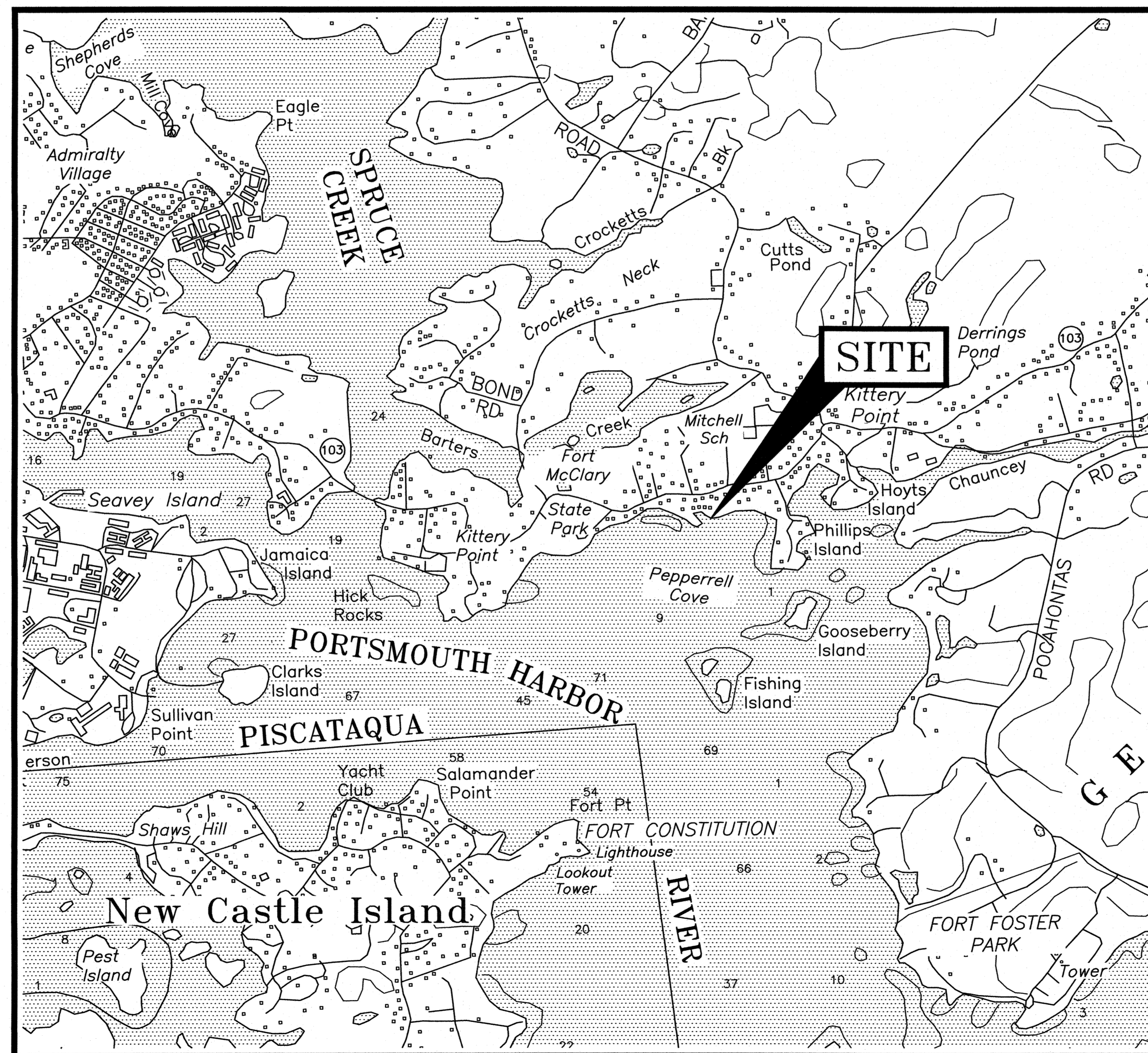
LANDSCAPE ARCHITECT:

TERRA FIRMA LANDSCAPE ARCHITECTURE
 163A COURT STREET
 PORTSMOUTH, NH 03801
 (603) 430-8388



INDEX OF SHEETS

- C1 - EXISTING CONDITIONS & DEMOLITION
- C2 - SHORELAND DEVELOPMENT PLAN
- C3 - UTILITY & GRADING PLAN
- D1-D3 DETAILS



LOCATION MAP

SCALE: 1"=1,000'

LEGEND

N/F	NOW OR FORMERLY	
RP	RECORD OF PROBATE	
YCRD	YORK COUNTY REGISTRY	
	OF DEEDS	
	MAP 11/LOT 21	
	RAILROAD SPIKE FOUND / SET	
	IRON ROD FOUND / SET	
	IRON PIPE FOUND / SET	
	DRILL HOLE FOUND	
	BOUND WITH DRILL HOLE	
	STONE BOUND WITH DRILL HOLE	
	RAILROAD SPIKE FOUND / SET	
	IRON ROD FOUND / SET	
	IRON PIPE FOUND / SET	
	DRILL HOLE FOUND	
	BOUND WITH DRILL HOLE	
	STONE BOUND WITH DRILL HOLE	
EXISTING	PROPOSED	
		FORCE MAIN
		SEWER LINE
		GAS LINE
		STORM DRAIN
		WATER LINE
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC/WIRES
		EDGE/ε OF WATER BODY
		EDGE OF WETLAND
		EDGE OF RESOURCE PROTECTION AREA
		AREA OF WETLAND DISTURBANCE
		ε OF DITCH/SWALE
		CONTOUR
		SPOT ELEVATION
		EDGE OF PAVEMENT (EP)
		WOODS / TREE LINE
		SECURITY FENCE
		WETLANDS
		SOIL SERIES
		UTILITY POLE
		WATER SHUT OFF/CURB STOP
		GAS SHUT OFF
		GATE VALVE
		HYDRANT
		CATCH BASIN
		TELEPHONE MANHOLE
		SEWER MANHOLE
		DRAIN MANHOLE
		WELL
		ASBESTOS CEMENT PIPE
		CENTERLINE
		CAST IRON PIPE
		CORRUGATED METAL PIPE
		COPPER PIPE
		CORRUGATED PLASTIC PIPE
		DUCTILE IRON PIPE
		ELEVATION
		EDGE OF PAVEMENT
		FINISHED FLOOR
		INVERT
		POLYVINYL CHLORIDE PIPE
		REINFORCED CONCRETE PIPE
		TO BE DETERMINED
		TEMPORARY BENCH MARK
		TYPICAL
		VITRIFIED CLAY PIPE
		PARKING SPACE COUNT

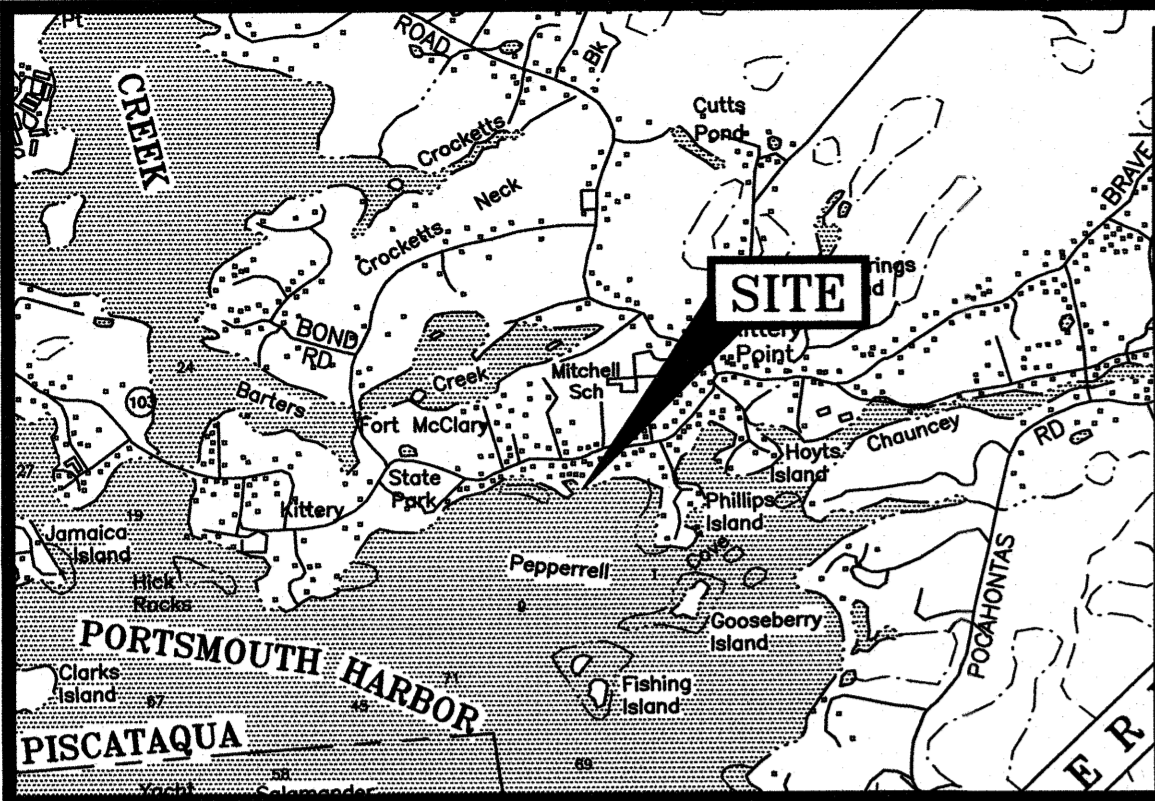
MCKEON RESIDENCE
TAX MAP 27, LOT 47
SITE IMPROVEMENT PLANS
96 PEPPERRELL ROAD
KITTERY, MAINE



AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors

200 Griffin Road, Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

PLAN SET SUBMITTAL DATE: 2 MAY 2019



LOCATION MAP SCALE: 1"=2,000'

PLAN REFERENCE:

1) EXISTING CONDITIONS PLAN FOR PROPERTY AT 96 PEPPERRELL ROAD, KITTERY POINT MAINE, BY EASTERLY SURVEYING, INC. DATE 01/01/19. NOT RECORDED.

DEVELOPMENT STANDARDS:

ZONING DATA PER KITTERY TOWN CODE TITLE 16 LAND USE AND DEVELOPMENT CODE:

BASE ZONE: RESIDENTIAL - KITTERY POINT VILLAGE (R-KPV)
 OVERLAY ZONE: WATER BODY/WETLAND PROTECTION AREA OF 250 FEET (OZ-SL-250')

R-KPV BASE ZONE REQUIREMENTS:

MINIMUM LAND AREA PER DWELLING UNIT: 40,000 SQ. FT.
 MINIMUM LOT SIZE: 40,000 SQ FT
 MINIMUM STREET FRONTAGE: 150 FT
 MINIMUM FRONT YARD: 40 FT
 MINIMUM REAR AND SIDE YARDS: 15 FT
 MAXIMUM BUILDING COVERAGE: 20%
 MAXIMUM BUILDING HEIGHT: 35 FT

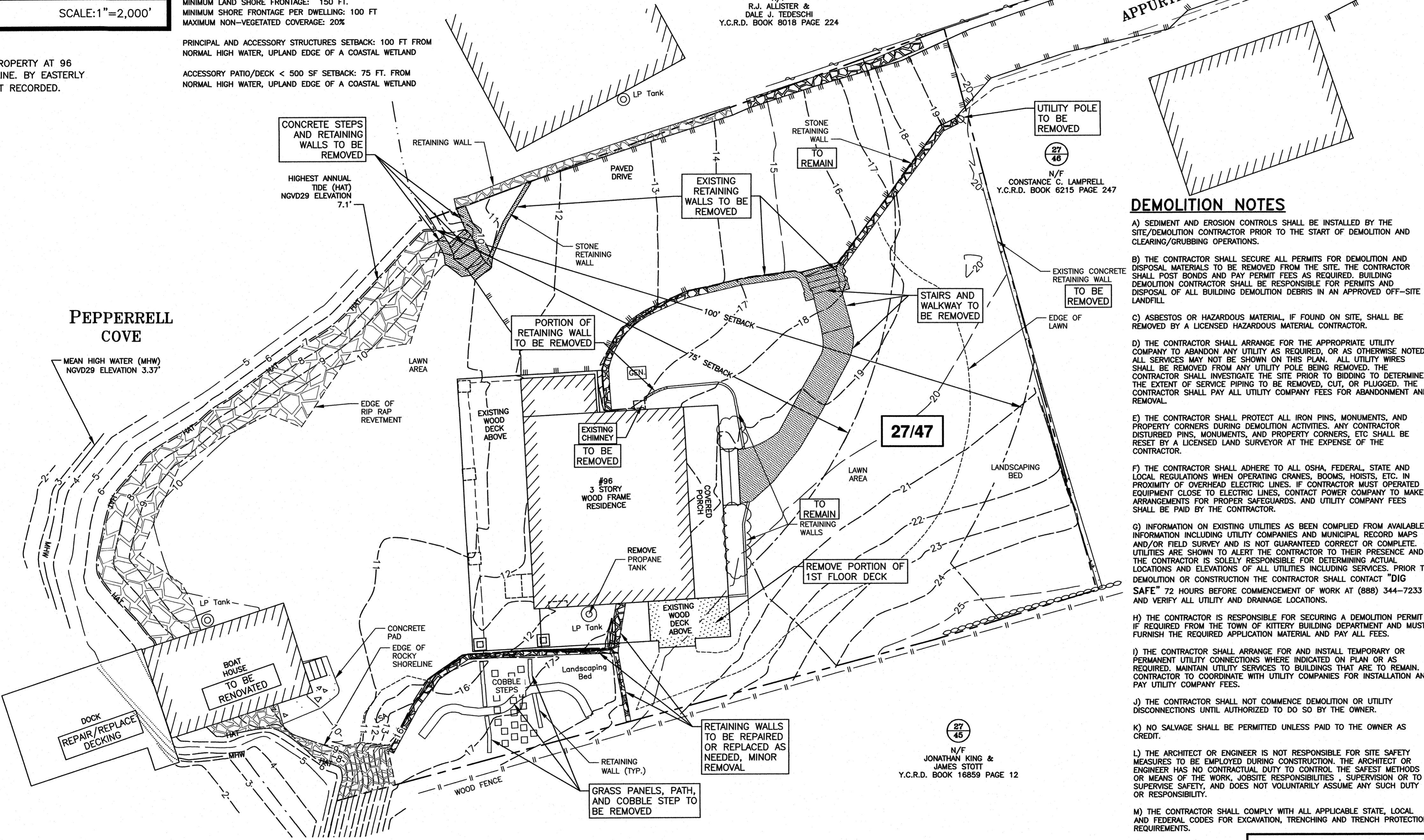
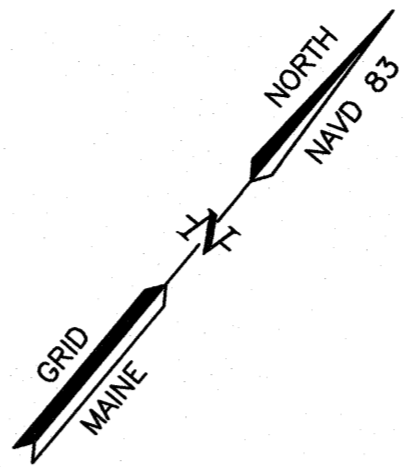
MINIMUM SETBACK FROM WATER BODY AND WETLAND DEPENDENT USES: 0 FT

OZ-SL-250' REQUIREMENTS (SEE 16.3.2.17):

MINIMUM LAND SHORE FRONTAGE: 150 FT.
 MINIMUM SHORE FRONTAGE PER DWELLING: 100 FT
 MAXIMUM NON-VEGETATED COVERAGE: 20%

PRINCIPAL AND ACCESSORY STRUCTURES SETBACK: 100 FT FROM NORMAL HIGH WATER, UPLAND EDGE OF A COASTAL WETLAND

ACCESSORY PATIO/DECK < 500 SF SETBACK: 75 FT. FROM NORMAL HIGH WATER, UPLAND EDGE OF A COASTAL WETLAND



DEMOLITION NOTES

- A) SEDIMENT AND EROSION CONTROLS SHALL BE INSTALLED BY THE SITE/DEMOLITION CONTRACTOR PRIOR TO THE START OF DEMOLITION AND CLEARING/GRUBBING OPERATIONS.
- B) THE CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND DISPOSAL MATERIALS TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
- C) ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
- D) THE CONTRACTOR SHALL ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO ABANDON ANY UTILITY AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. ALL UTILITY WIRES SHALL BE REMOVED FROM ANY UTILITY POLE BEING REMOVED. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT, OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY COMPANY FEES FOR ABANDONMENT AND REMOVAL.
- E) THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS, AND PROPERTY CORNERS DURING DEMOLITION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND PROPERTY CORNERS, ETC SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- F) THE CONTRACTOR SHALL ADHERE TO ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN PROXIMITY OF OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATED EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. AND UTILITY COMPANY FEES SHALL BE PAID BY THE CONTRACTOR.
- G) INFORMATION ON EXISTING UTILITIES AS BEEN COMPLIED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANIES AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS BEFORE COMMENCEMENT OF WORK AT (888) 344-7233 AND VERIFY ALL UTILITY AND DRAINAGE LOCATIONS.
- H) THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT IF REQUIRED FROM THE TOWN OF KITTERY BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.
- I) THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS THAT ARE TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR INSTALLATION AND PAY UTILITY COMPANY FEES.
- J) THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
- K) NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS CREDIT.
- L) THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT OR ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOBSITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY, AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- M) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL CODES FOR EXCAVATION, TRENCHING AND TRENCH PROTECTION REQUIREMENTS.

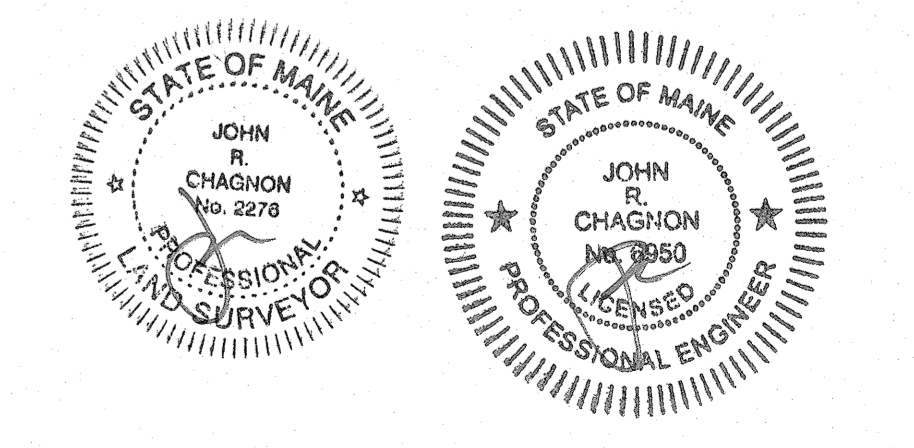
AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

RIVERSIDE & PICKERING
 MARINE CONTRACTORS

- NOTES:
- 1) PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 27 AS LOT 47.
 - 2) OWNERS OF RECORD:
 PAUL J. & JESSICA O. MCKEON
 233 VAUGHAN STREET, UNIT 402
 PORTSMOUTH, NH 03801
 Y.C.R.D. BOOK 17810, PAGE 819
 - 3) EXISTING LOT AREA:
 12,333± S.F.
 - 4) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AND PROPOSED DEMOLITION ON TAX MAP 27 LOT 47 IN THE TOWN OF KITTERY.
 - 5) VERTICAL DATUM IS MEAN SEA LEVEL NAVD 1929. BASIS OF VERTICAL DATUM IS PLAN REFERENCE 1.
 - 6) BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE. THEY ARE BASED ON THE RECORDED PLAN GEOMETRY. ANALYSIS AND REVIEW OF RECORD PLAN CLOSURE IS NOT A PART OF THIS SURVEY, NOR ARE THE BOUNDARY LINES SHOWN REPRESENTATIVE OF A DEFINITIVE OPINION AS TO THE TRUE LOCATION OF THE LINES. THEY ARE SHOWN HEREON FOR THE PURPOSES OF PLANNING AND PERMITTING. SEE PLAN REFERENCE 1.
 - 7) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 8) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 9) EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS, MARCH 2015.

MCKEON RESIDENCE
96 PEPPERRELL ROAD
KITTERY, M.E.

NO.	DESCRIPTION	DATE
1	NOTES 2 & 5	4/24/19
0	ISSUED FOR COMMENT	4/5/19
REVISIONS		



SCALE: 1"=10' APRIL 2019

EXISTING CONDITIONS AND DEMOLITION PLAN

C1

OWNER & APPLICANT:
 PAUL MCKEON
 96 PEPPERRELL ROAD
 KITTERY, M.E. 03905

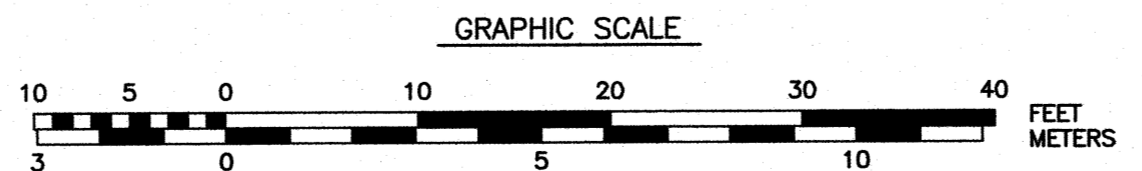
PREPARED BY:
 AMBIT ENGINEERING
 200 GRIFFIN ROAD UNIT 3
 PORTSMOUTH, N.H. 03801

OWNER: _____

SIGNATURE _____ DATE _____

APPROVED BY THE KITTERY PLANNING BOARD

CHAIRMAN _____ DATE _____



J:\0852\UN2500a\UN_2550's\UN_2552\2552.82 McKeon 96 Pepperrell Road, Kittery Point, ME\2019 Permitting\Plans & Specs\Site\2552.82 PERMIT.dwg, EXIST C1 MAINE



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315



NOTES:

- 1) PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 27 AS LOT 47.
- 2) OWNERS OF RECORD:
PAUL J. & JESSICA O. MCKEON
233 VAUGHAN STREET, UNIT 402
PORTSMOUTH, NH 03801
Y.C.R.D. PLAN BOOK 17810 PAGE 819
- 3) EXISTING LOT AREA:
12,333± S.F.
- 4) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED SITE IMPROVEMENTS ON TAX MAP 27 LOT 47 IN THE TOWN OF KITTERY.
- 5) VERTICAL DATUM IS MEAN SEA LEVEL NAVD 1929. BASIS OF VERTICAL DATUM IS PLAN REFERENCE 1.
- 6) LOT AREA IS GIVEN TO MEAN HIGH WATER PURSUANT TO THE TOWN OF KITTERY LAND USE AND DEVELOPMENT CODE DEFINITION OF LOT AREA. SEE TOWN OF KITTERY CODE 16.2.2.
- 7) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 8) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 9) EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS, MARCH 2015.
- 10) THE ENTIRE LOT IS ENCUMBERED BY BUILDING SETBACKS.
- 11) SWAMP MATS ARE TO BE UTILIZED FOR ANY MACHINERY PERFORMING WORK BELOW THE H.A.T. LINE.
- 12) CONSTRUCTION ACCESS AREA TO BE REMOVED FOLLOWING REVETMENT REPAIR/REPLACED. AREA TO BE RETURNED TO ORIGINAL GRADE AND RESEDED.

DEVEGETATED COVERAGE CALCULATION
(TO PROPERTY LINE)

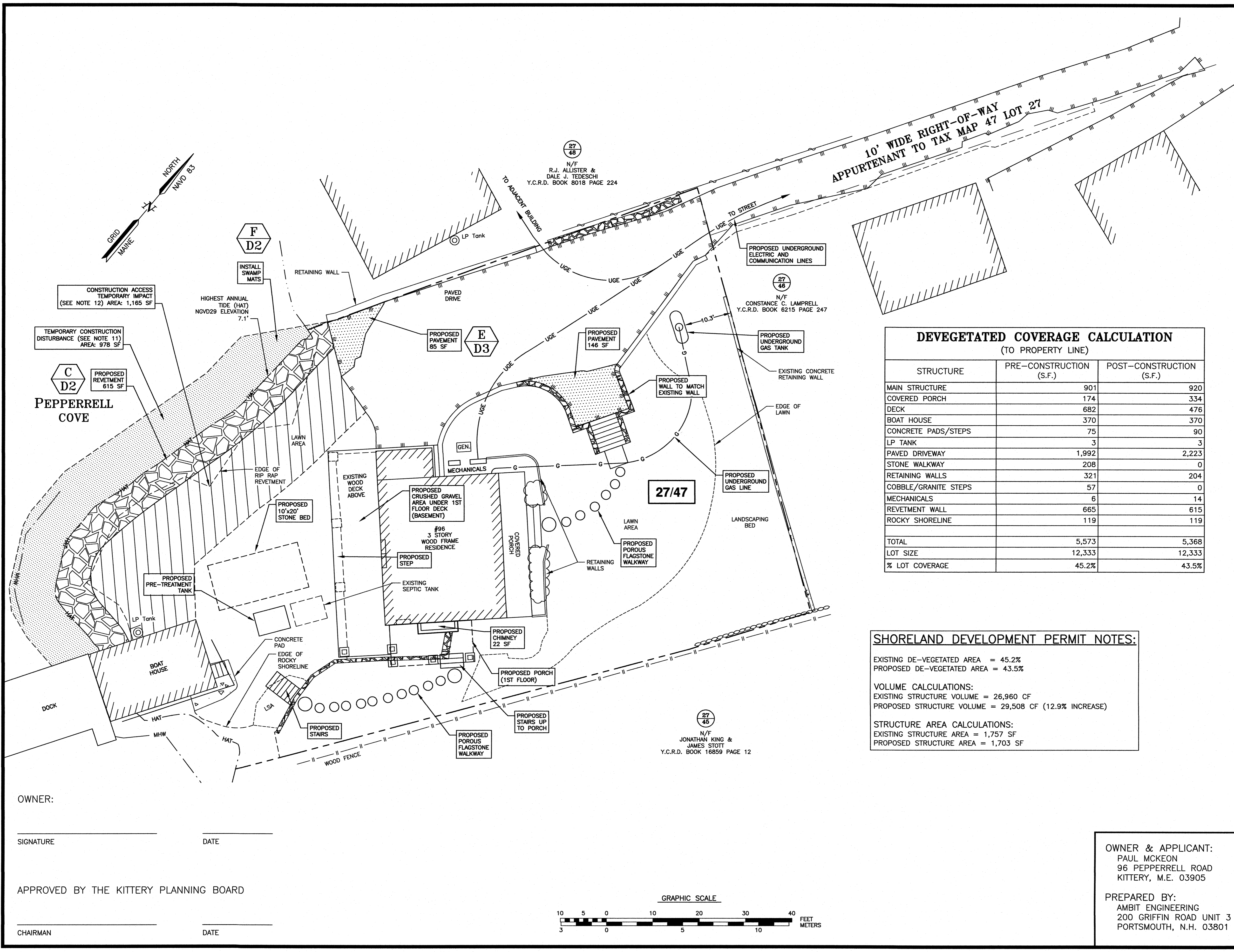
STRUCTURE	PRE-CONSTRUCTION (S.F.)	POST-CONSTRUCTION (S.F.)
MAIN STRUCTURE	901	920
COVERED PORCH	174	334
DECK	682	476
BOAT HOUSE	370	370
CONCRETE PADS/STEPS	75	90
LP TANK	3	3
PAVED DRIVEWAY	1,992	2,223
STONE WALKWAY	208	0
RETAINING WALLS	321	204
COBBLE/GRANITE STEPS	57	0
MECHANICALS	6	14
REVTMENT WALL	665	615
ROCKY SHORELINE	119	119
TOTAL	5,573	5,368
LOT SIZE	12,333	12,333
% LOT COVERAGE	45.2%	43.5%

SHORELAND DEVELOPMENT PERMIT NOTES:

EXISTING DE-VEGETATED AREA = 45.2%
PROPOSED DE-VEGETATED AREA = 43.5%

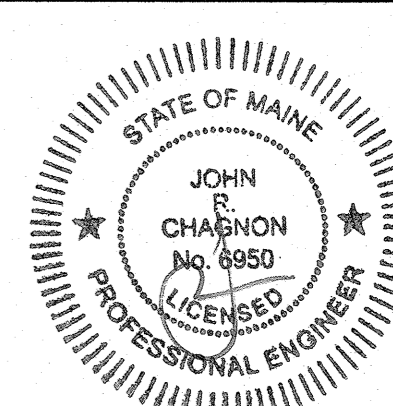
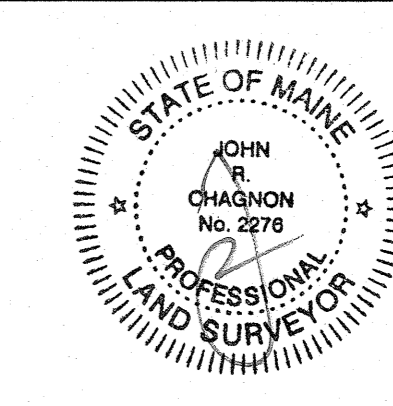
VOLUME CALCULATIONS:
EXISTING STRUCTURE VOLUME = 26,960 CF
PROPOSED STRUCTURE VOLUME = 29,508 CF (12.9% INCREASE)

STRUCTURE AREA CALCULATIONS:
EXISTING STRUCTURE AREA = 1,757 SF
PROPOSED STRUCTURE AREA = 1,703 SF



MCKEON RESIDENCE
96 PEPPERRELL ROAD
KITTERY, M.E.

NO.	DESCRIPTION	DATE
2	NOTES 10-12; REVISED DE-VEGETATED CALCS	5/2/19
1	WALKWAY	4/24/19
0	ISSUED FOR COMMENT	4/15/19



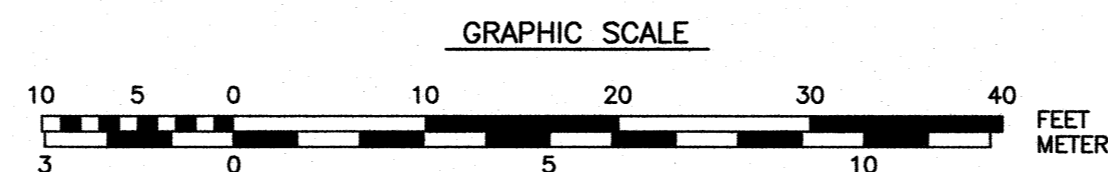
OWNER & APPLICANT:
PAUL MCKEON
96 PEPPERRELL ROAD
KITTERY, M.E. 03905

PREPARED BY:
AMBIT ENGINEERING
200 GRIFFIN ROAD UNIT 3
PORTSMOUTH, N.H. 03801

SCALE: 1"=10' APRIL 2019

SHORELAND DEVELOPMENT PLAN

C2



J:\JOB52\INZ000s\N 2550's\N 2552\552.82 Mckeon 96 Pepperrell Road, Kittery, ME\2019 Permitting\Plans & Specs\Site\2552.82 PERMIT.dwg PERMIT C2 MAINE

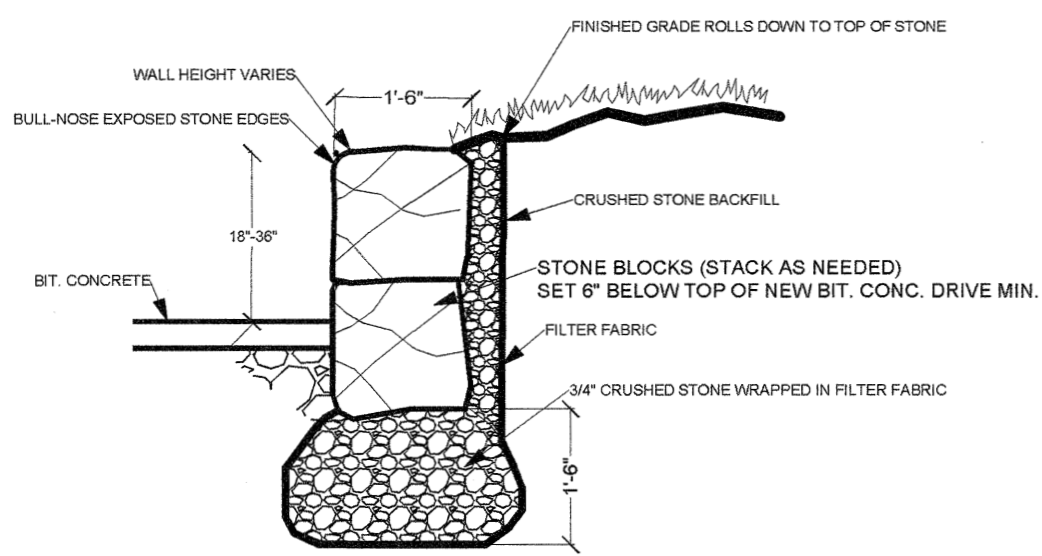
OWNER: _____

SIGNATURE _____ DATE _____

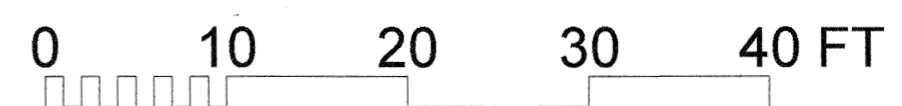
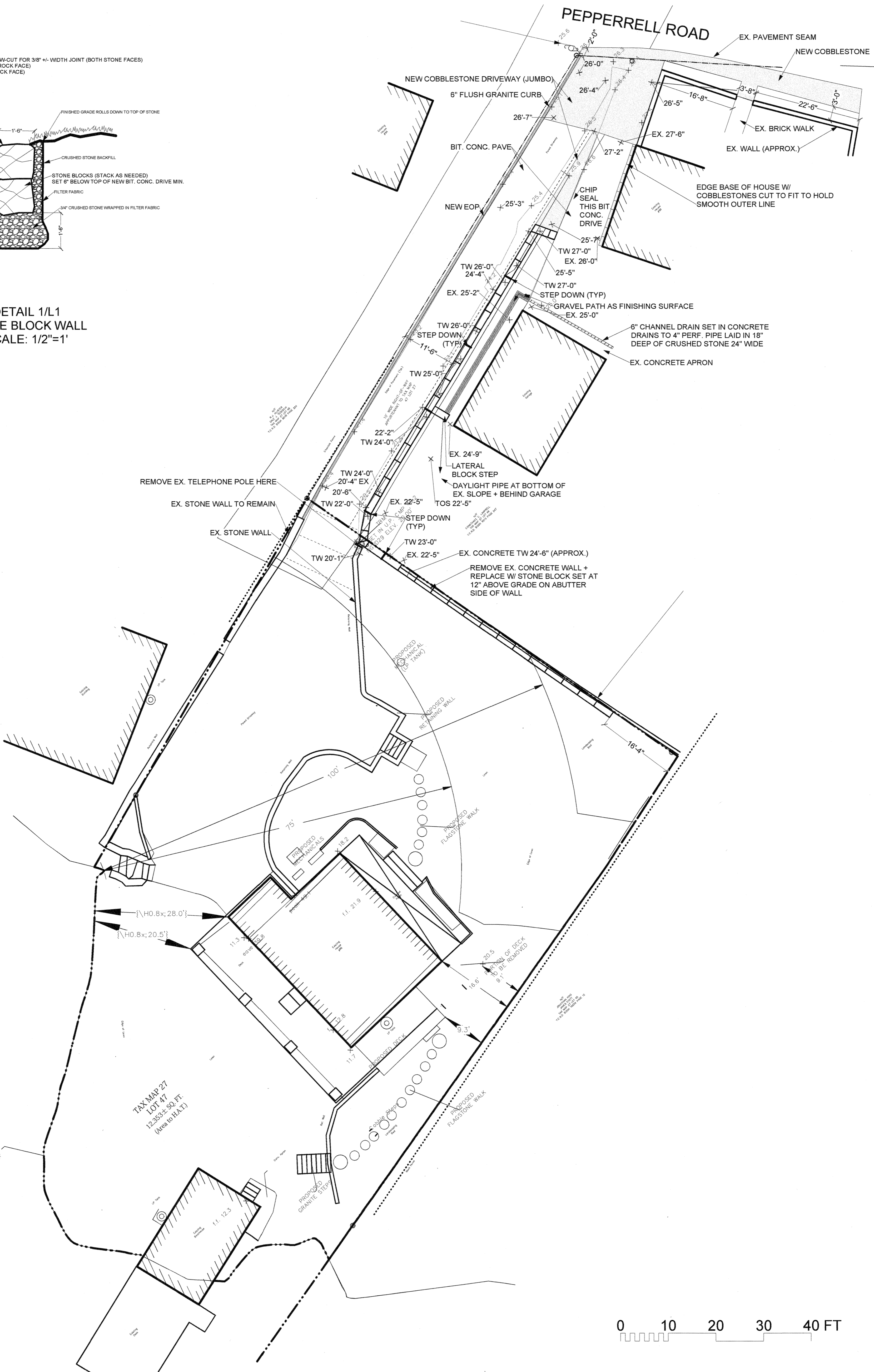
APPROVED BY THE KITTERY PLANNING BOARD

CHAIRMAN _____ DATE _____

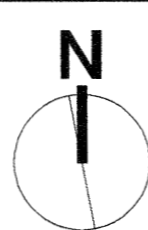
-JOINT ABUTTING EACH STONE IS SAW-CUT FOR 3/8" +/- WIDTH JOINT (BOTH STONE FACES)
 -OUTSIDE FACE: UNRENDERED (EX. ROCK FACE)
 -INSIDE FACE: UNRENDERED (EX. ROCK FACE)
 -TOP FACE: THERMAL FINISH



DETAIL 1/L1
 STONE BLOCK WALL
 SCALE: 1/2"=1'



terra firma
 landscape architecture
 163A COURT STREET, PORTSMOUTH, NH 03801
 603.883.8888 | terrafirma@terrafirmalandscape.com



No.	Date	Issue Notes

Design Firm: terra firma landscape architecture
 163.A COURT STREET
 PORTSMOUTH, NH 03801

Project Title: MCKEON

Sheet Title: GRADING PLAN
 LANDSCAPE PLAN

Project Manager: TC	Project ID: MCKEON
Drawn By: TP	Scale: 1"=10'-0"
Reviewed By: TP	Sheet No: L-1
Date: 3/22/2019	of 1
CAD File Name: MCKEON	1

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (N.O.I.) TO OBTAIN AUTHORIZATION UNDER THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDES) GENERAL PERMIT (IF REQUIRED) - CONSTRUCTION AUTHORITY BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE AN EROSION AND SEDIMENT CONTROL PLAN (E.S.C.) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE E.S.C. AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE E.S.C. INSPECTION & MAINTENANCE LOG FORM THAT LISTS EACH BMP, THE INSPECTOR, DATE OF INSPECTION, AND ACTIONS TAKEN, SHALL BE KEPT CURRENT AND UPDATED AS REQUIRED BY THE E.S.C. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE MDES OFFICE WITHIN 20 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

INSTALL INLET PROTECTION AND PERIMETER CONTROLS, I.E., SILT FENCING OR SILTSOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS AND CB INLET PROTECTION.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.

REMOVE EXISTING FEATURES AS SHOWN ON DEMOLITION PLAN

CONSTRUCT SITE IMPROVEMENTS

LOAM AND SEED REMAINING DISTURBED AREAS IN ACCORDANCE WITH VEGETATIVE PRACTICE AND GENERAL CONSTRUCTION NOTES. NO DISTURBED AREA SHALL BE LEFT UNSTABLE FOR MORE THAN 72 HOURS.

COMPLETE LANDSCAPING

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

PROTECTION DEVICES SHALL BE INSPECTED WEEKLY DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM BY THE GENERAL CONTRACTOR OR A QUALIFIED 3RD PARTY INSPECTOR AND DOCUMENTED. ALL DAMAGED SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS, FUTURE ACCESS DRIVES AND PARKING AREAS.

TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS. CONSTRUCT SILT FENCE AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF BY GRINDING OR FILL IN AN APPROVED FACILITY.

THIS PROJECT IS DESIGNED TO PREVENT SEDIMENT RESULTING FROM SOIL EROSION FROM ENTERING ADJACENT PROPERTIES. NO EROSION OR SILTATION SHALL BE ALLOWED ONTO ADJUTING PROPERTIES. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING THE PROJECT AS DESIGNED, INCLUDING ADDITIONAL EROSION AND SILTATION CONTROLS, IF REQUIRED, TO ENSURE COMPLIANCE. PROJECT ENGINEER RESERVES THE RIGHT TO MAKE INSPECTIONS AND REQUIRE COMPLIANCE WITH DESIGN DRAWINGS AND BMP PRACTICES.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 8 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DISTURBED AREAS SHALL BE SEEDED WITHIN 72 HOURS FOLLOWING FINISHED GRADING.

ALL AREAS WHERE CONSTRUCTION IS NOT COMPLETE WITHIN THIRTY DAYS OF THE INITIAL DISTURBANCE SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH; ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE CATCH BASIN INLET BASKETS, SILT FENCE OR SILTSOXX BARRIER SHALL BE CHECKED WEEKLY AND AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL BY GENERAL CONTRACTOR OR QUALIFIED 3RD PARTY INSPECTOR AND DOCUMENTED.

SILT FENCING AND SILTSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER STABILIZATION

USE OVERWINTER STABILIZATION AND WINTER CONSTRUCTION MEASURES FROM OCTOBER 15 TO APRIL 15.

IF AN AREA IS NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES BY NOVEMBER 1, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES.

PERMANENT STABILIZATION CONSISTS OF AT LEAST 95% VEGETATION, PERMANENT/GRAVEL BASE OR RIPRAP.

DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.

APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.

USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR MIX FOR ALL SLOPES GREATER THAN 8% OR OTHER AREAS EXPOSED TO DIRECT WIND.

INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGEWAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3%.

SEE VEGETATIVE PRACTICE FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

WINTER CONSTRUCTION

IN ADDITION TO THE ITEMS ABOVE, THE FOLLOWING MUST BE IMPLEMENTED:

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED AS SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

ANY AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.

TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.

AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THAT SAME DAY.

IN THE EVENT OF A SNOWFALL GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.

LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.

MAINTENANCE

INSPECT PERIODICALLY AND AFTER EACH STORM TO CHECK FOR EROSION. REPAIR IMMEDIATELY.

IN THE SPRINGTIME, REMOVE THE EXCESS MULCH, SEED AND MONITOR FOR EROSION AND PLANT GROWTH.

IMMEDIATELY REPAIR ANY SIGN OF EROSION BY ADDING MORE MULCH UNTIL GRASSES ARE ESTABLISHED.

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 3 TONS PER ACRE.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 600 POUNDS PER ACRE OF 10-10-10 FERTILIZER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH OF 1/4 TO 1/2 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

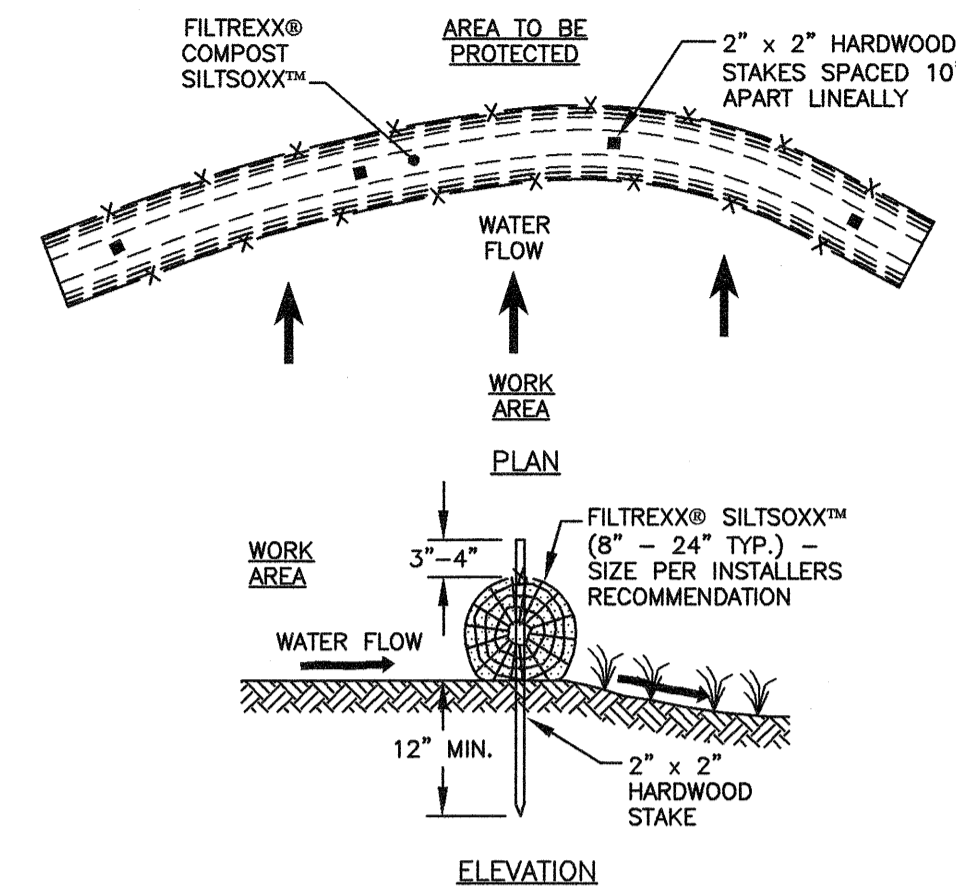
GENERAL COVER	PROPORTION	SEEDING RATE
CREeping RED FESCUE	50%	50 LBS/ACRE
KENTUCKY BLUEGRASS	50%	50 LBS/ACRE
TOTAL:		100 LBS/ACRE

SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)

CREeping RED FESCUE	48%	20 LBS/ACRE
TALL FESCUE	48%	20 LBS/ACRE
RED TOP	4%	2 LBS/ACRE
TOTAL:		42 LBS/ACRE

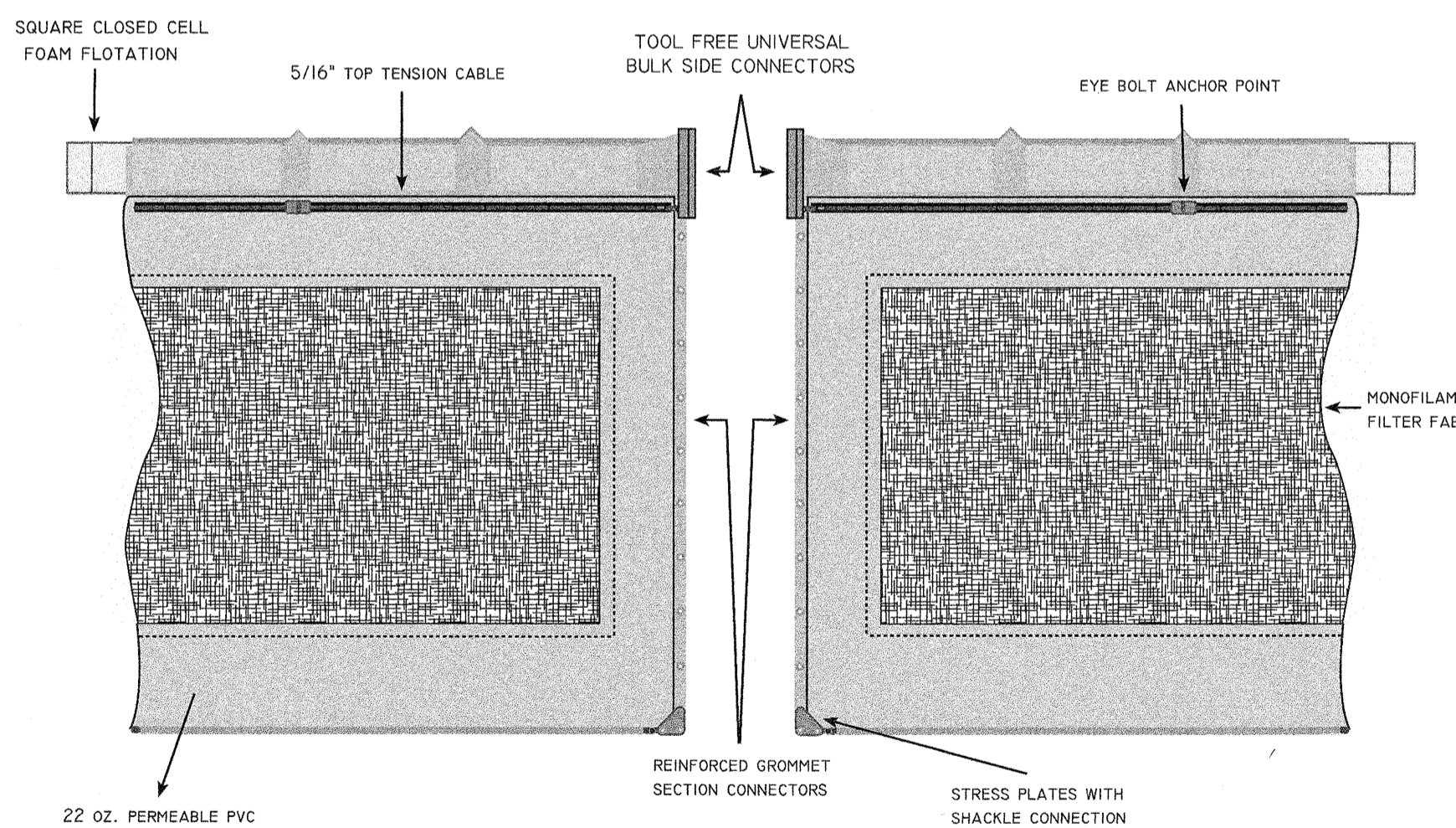
IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS OR TEMPORARY PROTECTION OF DISTURBED AREAS:

MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
 PERENNIAL RYE: 0.7 LBS/1,000 S.F.
 MULCH: 1.5 TONS/ACRE

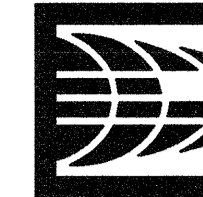


- NOTES:**
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 - FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
 - THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 - SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 - THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

FILTREXX® SILTSOXX™ FILTRATION SYSTEM
 (AS NEEDED) NTS



AA C3 TYPE 2 HD PERMEABLE TURBIDITY CURTAIN
 (GEI WORKS) NTS



AMBIT ENGINEERING, INC.
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 Portsmouth, N.H. 03801-7114
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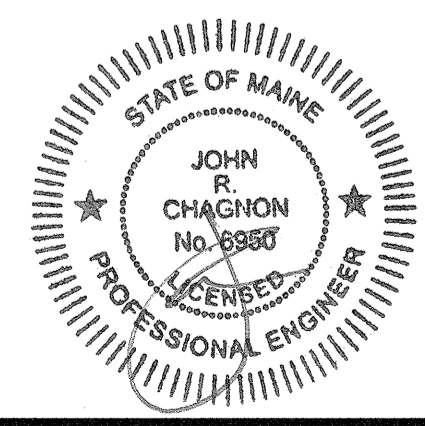


NOTES:

- THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP's" PUBLISHED BY THE MAINE D.E.P. IN 2016.

MCKEON RESIDENCE
 96 PEPPERRELL ROAD
 KITTERY, M.E.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/15/19
REVISIONS		



OWNER & APPLICANT:
 PAUL MCKEON
 96 PEPPERRELL ROAD
 KITTERY, M.E. 03905

PREPARED BY:
 AMBIT ENGINEERING
 200 GRIFFIN ROAD UNIT 3
 PORTSMOUTH, N.H. 03801

SCALE: AS SHOWN APRIL 2019

DETAILS **D1**

I:\U0852\INZ509a\IN 2550's\IN 2552\3552.B2 McKeon 96 Pepperrell Road, Kittery Point, ME, 2019 Permitting\Plans & Specs\Site\2552.B2 Details.dwg, D1 NOTES



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NOTES:

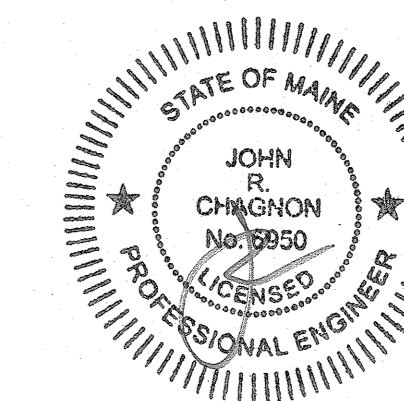
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- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP's" PUBLISHED BY THE MAINE D.E.P. IN 2016.
- 4) SEE SEPTIC SYSTEM DESIGN PLAN BY OTHERS.

GENERAL UTILITY CONSTRUCTION NOTES:

- A. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF KITTERY AND MAINE DOT SPECIFICATIONS FOR ROAD AND BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- B. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF DEMOLITION DEBRIS.
- C. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH BITUMEN EMULSION RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- D. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WILL ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- E. EXCAVATED MATERIALS SHALL BE PLACED AS FILL MATERIALS WITHIN UPLAND AREAS ONLY, AND IF STOCKPILED PROPERLY PROTECTED FROM EROSION.
- F. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING DEMOLITION WASTE, BITUMINOUS CONCRETE, DEBRIS AND CONSTRUCTION WASTE PRODUCTS WHICH ARE NOT AUTHORIZED TO BE USED AS PART OF CONSTRUCTION.
- G. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL.
- H. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE FOUR (4") INCHES OF LOAM AND SEED, AND APPROPRIATE SOIL STABILIZATION TECHNIQUES.
- I. OWNER SHALL BE RESPONSIBLE FOR SURVEY LAYOUT.
- J. PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTION AND LOCATION OF ALL EXISTING UTILITIES LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.

**MCKEON RESIDENCE
96 PEPPERRELL ROAD
KITTERY, M.E.**

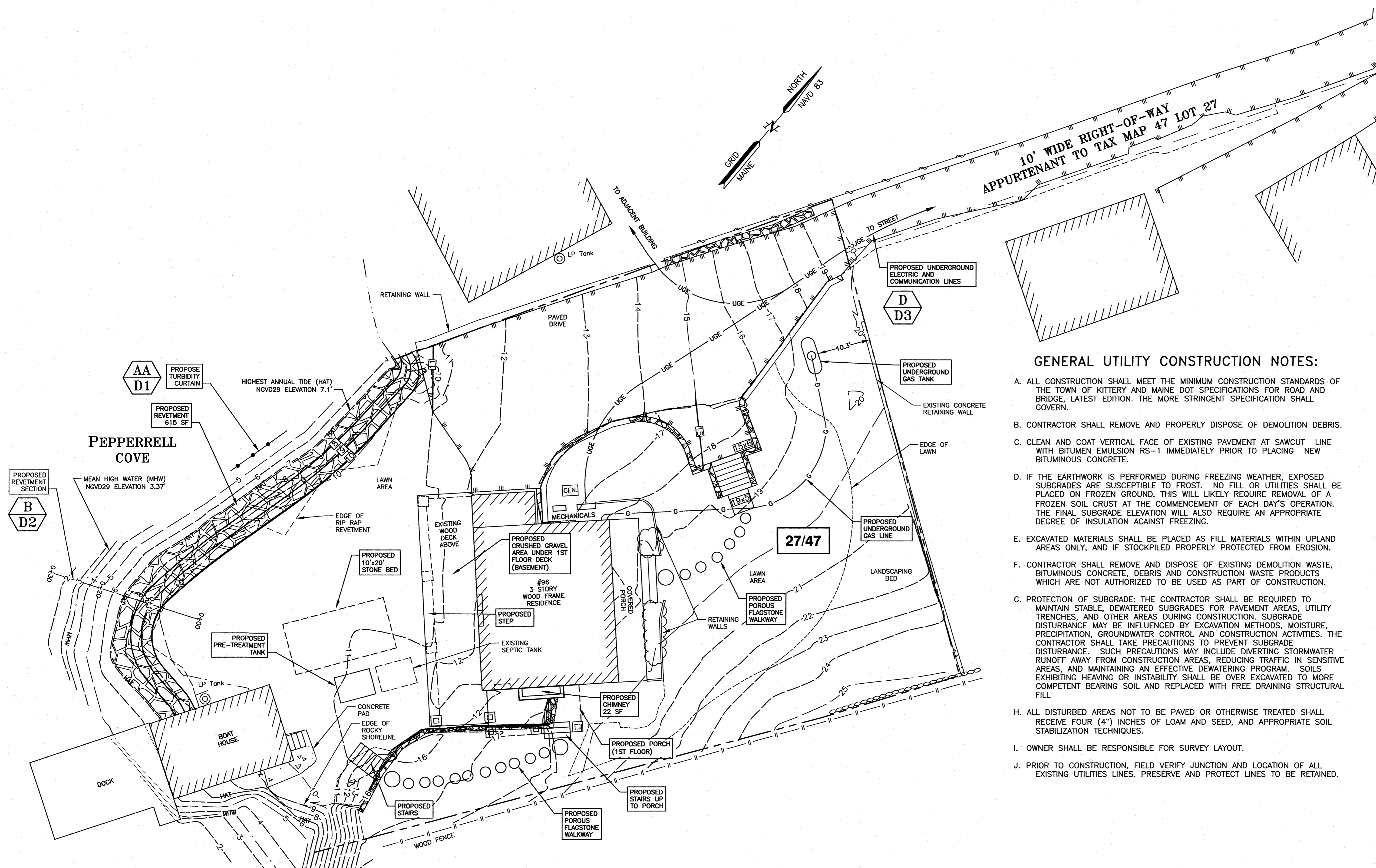
NO.	DESCRIPTION	DATE
1	GRADING	4/24/19
0	ISSUED FOR COMMENT	4/15/19
REVISIONS		



SCALE: 1"=10' APRIL 2019

**UTILITY AND GRADING
PLAN**

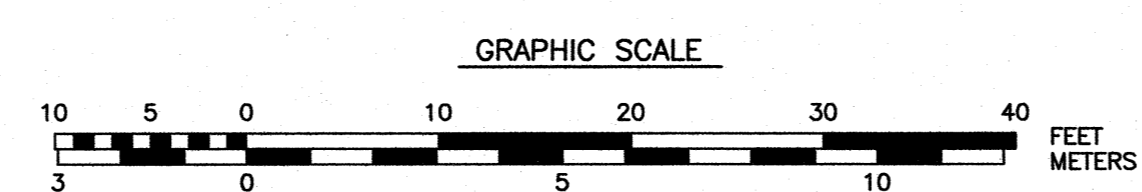
C3



OWNER: _____
SIGNATURE _____ DATE _____
APPROVED BY THE KITTERY PLANNING BOARD
CHAIRMAN _____ DATE _____

OWNER & APPLICANT:
PAUL MCKEON
96 PEPPERRELL ROAD
KITTERY, M.E. 03905

PREPARED BY:
AMBIT ENGINEERING
200 GRIFFIN ROAD UNIT 3
PORTSMOUTH, N.H. 03801



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REVETMENT NOTES

HEAVY EQUIPMENT IN WETLANDS OR MUDEFLATS

OPERATING HEAVY EQUIPMENT OTHER THAN FIXED EQUIPMENT (DRILL RIGS, FIXED CRANES, ETC.) WITHIN WETLANDS SHALL BE MINIMIZED, AND SUCH EQUIPMENT SHALL NOT BE STORED, MAINTAINED OR REPAIRED IN WETLANDS, TO THE MAXIMUM EXTENT PRACTICABLE. WHERE CONSTRUCTION REQUIRES HEAVY EQUIPMENT OPERATION IN WETLANDS, THE EQUIPMENT SHALL EITHER HAVE LOW GROUND PRESSURE (TYPICALLY <3 PSI), OR IT SHALL BE PLACED ON SWAMP/CONSTRUCTION/TIMBER MATS (HEREIN REFERRED TO AS "CONSTRUCTION MATS" AND DEFINED AT APPENDIX A, ENDNOTE 4) THAT ARE ADEQUATE TO SUPPORT THE EQUIPMENT IN SUCH A WAY AS TO MINIMIZE DISTURBANCE OF WETLAND SOIL AND VEGETATION. CONSTRUCTION MATS ARE TO BE PLACED IN THE WETLAND FROM THE UPLAND OR FROM EQUIPMENT POSITIONED ON SWAMP MATS IF WORKING WITHIN A WETLAND. DRAGGING CONSTRUCTION MATS INTO POSITION IS PROHIBITED. OTHER SUPPORT STRUCTURES THAT ARE CAPABLE OF SAFELY SUPPORTING EQUIPMENT MAY BE USED WITH WRITTEN CORPS AUTHORIZATION (CATEGORY 2 AUTHORIZATION OR INDIVIDUAL PERMIT). SIMILARLY, THE PERMITTEE MAY REQUEST WRITTEN AUTHORIZATION FROM THE CORPS TO WAIVE USE OF MATS DURING FROZEN, DRY OR OTHER CONDITIONS. AN ADEQUATE SUPPLY OF SPILL CONTAINMENT EQUIPMENT SHALL BE MAINTAINED ON SITE. CONSTRUCTION MATS SHOULD BE MANAGED IN ACCORDANCE WITH THE CONSTRUCTION MAT BMPs AT WWW.NAE.USACE.ARMY.MIL/MISSIONS/REGULATORY.

SOIL EROSION, SEDIMENT AND TURBIDITY CONTROLS

- A. ADEQUATE SEDIMENTATION AND EROSION CONTROL MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, INSTALLATION OF SEDIMENT CONTROL BARRIERS (I.E. SILT FENCE, VEGETATED FILTER STRIPS, GEOTEXTILE SILT FENCES, EROSION CONTROL MIXES, HAY BALES OR OTHER DEVICES) DOWNHILL OF ALL EXPOSED AREAS, RETENTION OF EXISTING VEGETATED BUFFERS, APPLICATION OF TEMPORARY MULCHING DURING CONSTRUCTION, AND PERMANENT SEEDING AND STABILIZATION SHALL BE INSTALLED AND PROPERLY MAINTAINED TO REDUCE EROSION AND RETAIN SEDIMENT ON-SITE DURING AND AFTER CONSTRUCTION. THEY SHALL BE CAPABLE OF PREVENTING EROSION; OF COLLECTING SEDIMENT, SUSPENDED AND FLOATING MATERIALS; AND OF FILTERING FINE SEDIMENT.
- B. TEMPORARY SEDIMENT CONTROL BARRIERS SHALL BE REMOVED UPON COMPLETION OF WORK, BUT NOT UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED. THE SEDIMENT COLLECTED BY THESE SEDIMENT BARRIERS SHALL BE REMOVED AND PLACED AT AN UPLAND LOCATION AND STABILIZED TO PREVENT ITS LATER EROSION INTO A WATERWAY OR WETLAND.
- C. ALL EXPOSED SOIL AND OTHER FILLS SHALL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

TIME OF YEAR WORK WINDOWS/RESTRICTIONS

FOR ACTIVITIES WHERE WORK IS AUTHORIZED IN STREAMS AND TIDAL WATERS THAT CAUSES TURBIDITY OR SEDIMENT RE-SUSPENSION OR OTHER CONSTRUCTION RELATED DISTURBANCES, WORK MUST BE CONDUCTED DURING THE FOLLOWING T.O.Y. WORK WINDOWS (NOT DURING THE T.O.Y. RESTRICTIONS) UNLESS OTHERWISE AUTHORIZED BY THE CORPS UNDER CATEGORY 2 REVIEW:

T.O.Y. RESTRICTION (NO WORK)	T.O.Y. WORK WINDOW (WORK ALLOWED)
NON-TIDAL WATERS SEP. 30	OCT. 01 THROUGH JUL. 14 JUL. 15 THROUGH
TIDAL WATERS APR. 09	APR. 10 THROUGH NOV. 07 NOV. 08 THROUGH

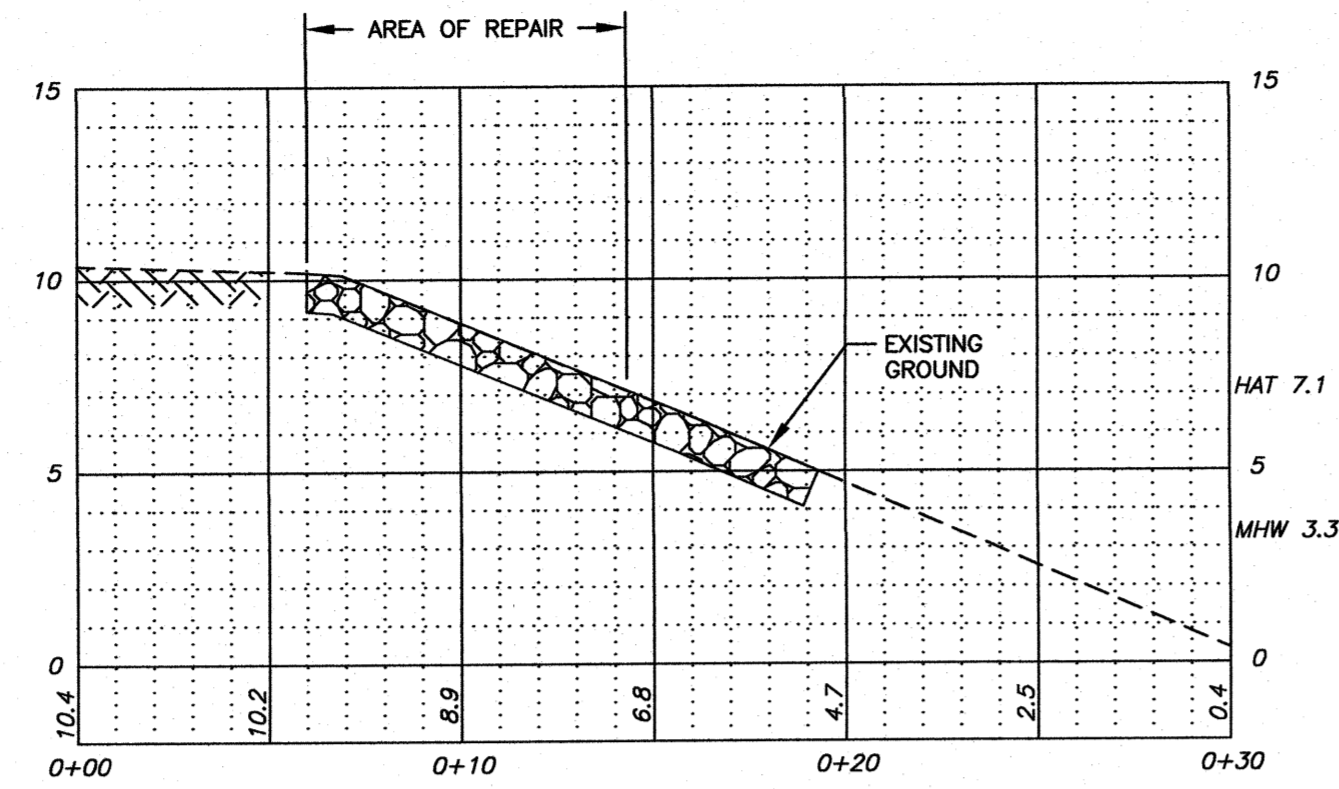
ALTERNATE WINDOWS AUTHORIZED UNDER CATEGORY 2 MAY INCLUDE SPECIES SPECIFIC WINDOWS RECOMMENDED BY THE MAINE DEPT. OF MARINE RESOURCES AND/OR MAINE DEPT. OF INLAND FISHERIES & WILDLIFE.

FLOODPLAINS AND FLOODWAYS

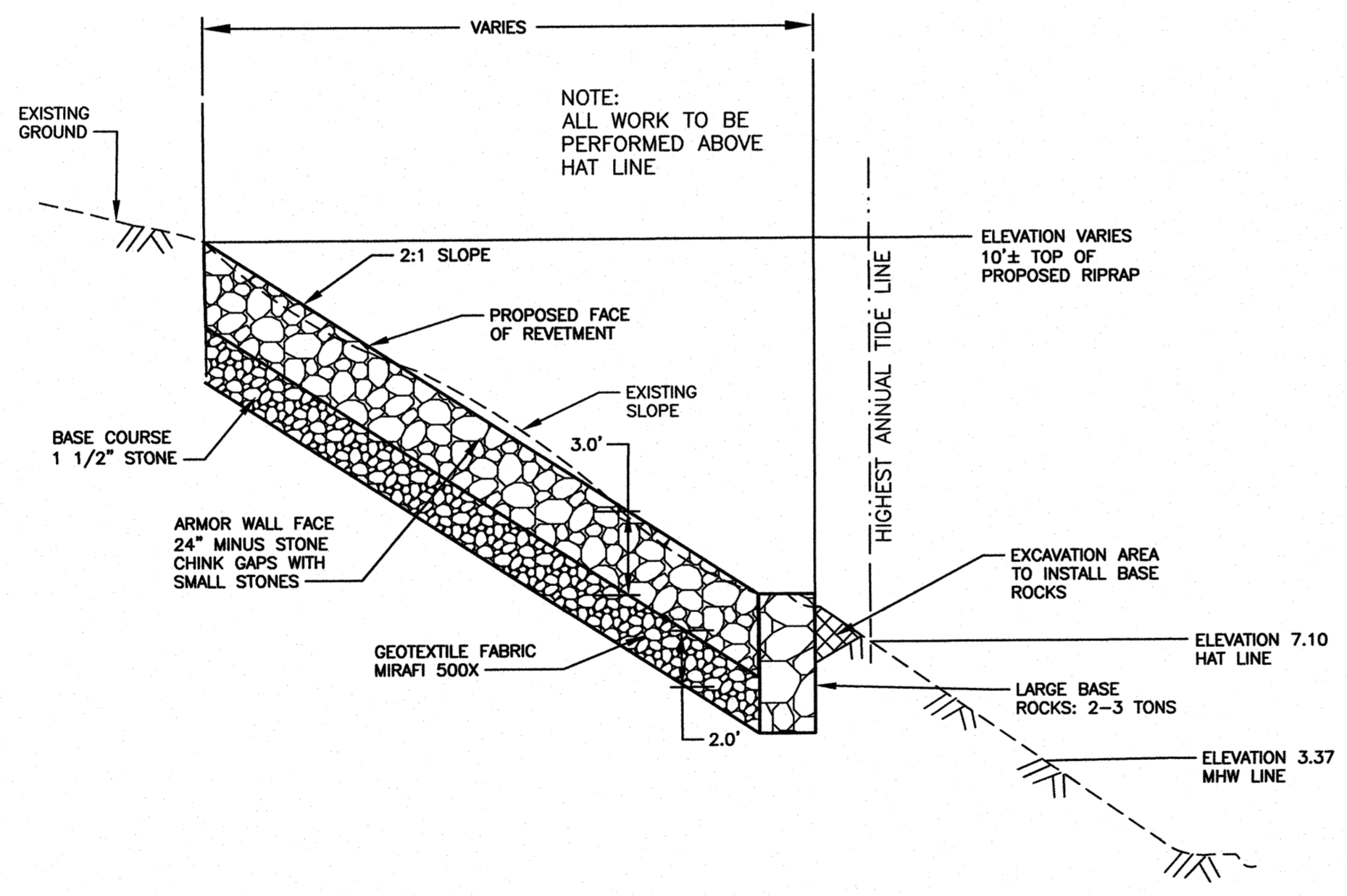
- A. APPROPRIATE MEASURES MUST BE TAKEN TO MINIMIZE FLOODING TO THE MAXIMUM EXTENT PRACTICABLE.
- B. ACTIVITIES WITHIN 100-YEAR FLOODPLAINS MUST COMPLY WITH APPLICABLE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)-APPROVED STATE AND/OR LOCAL FLOODPLAIN MANAGEMENT PERMITTING REQUIREMENTS. PROPONENTS MAY NEED TO COORDINATE WITH FEMA AND APPLY FOR A FORMAL CHANGE TO THE FLOOD INSURANCE STUDY PRODUCTS OR FORWARD A SET OF PROJECT PLANS AND RELEVANT TECHNICAL DOCUMENTATION IN A DIGITAL FORMAT TO THE RISK ANALYSIS BRANCH CHIEF, MITIGATION DIVISION, FEMA, REGION 1, 99 HIGH STREET, BOSTON, MASSACHUSETTS 02110. APPLICANTS SHOULD PROVIDE A COPY OF ANY DOCUMENTATION TO THE CORPS ALONG WITH THE PCN.
- C. PROPONENTS MAY HAVE TO OBTAIN A FLOOD HAZARD DEVELOPMENT PERMIT ISSUED BY THE TOWN. INQUIRIES MAY BE DIRECTED TO THE MUNICIPALITY OR TO THE MAINE FLOODPLAIN MANAGEMENT COORDINATOR AT (207) 287-8063. SEE [HTTP://WWW.MAINE.GOV/DACF/FLOOD/](http://WWW.MAINE.GOV/DACF/FLOOD/)

SPAWNING, BREEDING, AND MIGRATORY AREAS.

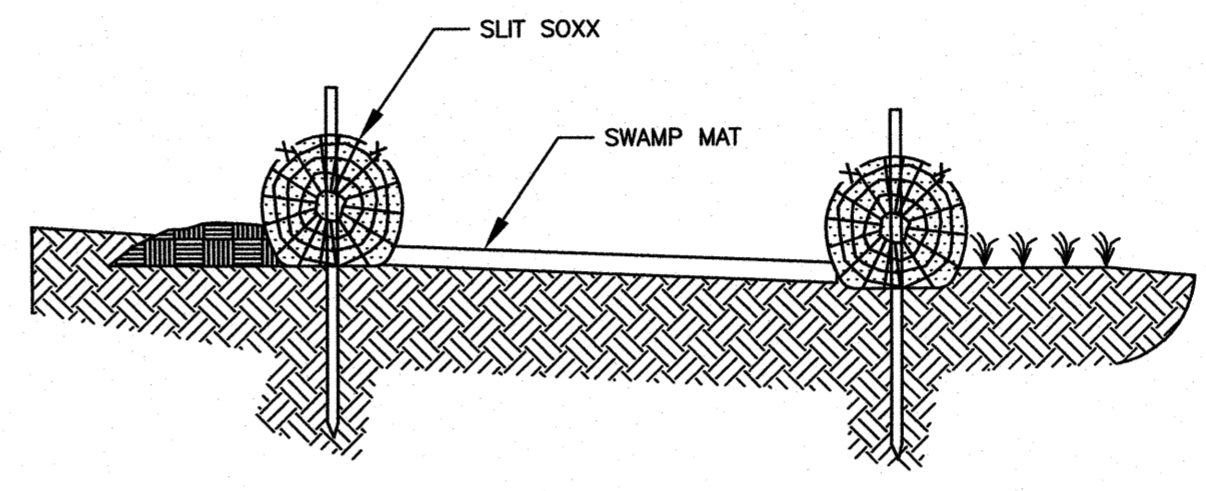
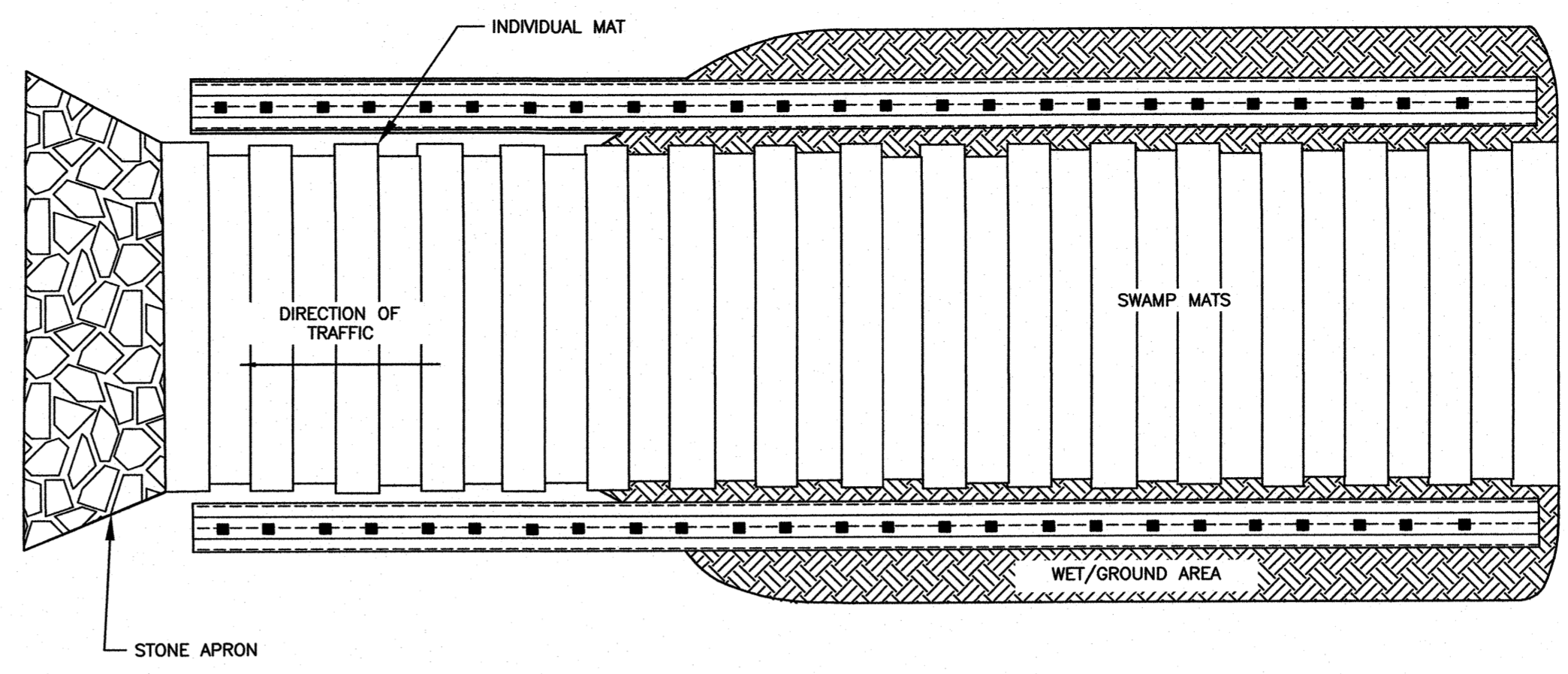
- A. JURISDICTIONAL ACTIVITIES AND IMPACTS SUCH AS EXCAVATIONS, DISCHARGES OF DREDGED OR FILL MATERIAL, AND/OR SUSPENDED SEDIMENT PRODUCING ACTIVITIES IN JURISDICTIONAL WATERS THAT PROVIDE VALUE AS FISH MIGRATORY AREAS, FISH AND SHELLFISH SPAWNING OR NURSERY AREAS, OR AMPHIBIAN AND MIGRATORY BIRD BREEDING AREAS, DURING SPAWNING OR BREEDING SEASONS SHALL BE AVOIDED AND MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
- B. JURISDICTIONAL ACTIVITIES IN WATERS OF THE UNITED STATES THAT PROVIDE VALUE AS BREEDING AREAS FOR MIGRATORY BIRDS MUST BE AVOIDED TO THE MAXIMUM EXTENT PRACTICABLE. THE PERMITTEE IS RESPONSIBLE FOR OBTAINING ANY "TAKE" PERMITS REQUIRED UNDER THE USFWS'S REGULATIONS GOVERNING COMPLIANCE WITH THE MIGRATORY BIRD TREATY ACT OR THE BALD AND GOLDEN EAGLE PROTECTION ACT. THE PERMITTEE SHOULD CONTACT THE APPROPRIATE LOCAL OFFICE OF THE USFWS TO DETERMINE IF SUCH "TAKE" PERMITS ARE REQUIRED FOR A PARTICULAR ACTIVITY.



B REVETMENT REPAIR SECTION
SCALE 1"=5'



C REVETMENT REPAIR DETAIL
NTS



F SWAMP MATS
SCALE 1"=6'

INSTALLATION

Mats should be in good condition to ensure proper installation, use and removal. Operating heavy equipment in wetlands shall be minimized, and such equipment other than fixed equipment (drill rigs, fixed cranes, etc.) shall not be stored, maintained, fueled or repaired in wetlands unless the equipment is broken down and cannot be easily removed.

An adequate supply of spill containment equipment shall be maintained on site.

General Permits in New England do not authorize dragging construction mats into position in waters of the U.S.

Woody vegetation (trees, shrubs, etc.) shall be cut at or above ground level and not uprooted in order to prevent disruption to the wetland soil structure and to allow stump sprouts to revegetate the work area.

Where feasible, place mats in a location that would minimize the amount needed for the wetlands crossing.

Minimize impacts to wetland areas during installation, use, and removal.

Install adequate erosion and sediment controls at approaches to mats to promote a smooth transition to, and minimize sediment tracking onto, swamp mats.

In most cases, construction mats should be placed along the travel area so that the individual boards are resting perpendicular to the direction of traffic. No gaps should exist between mats. Place mats far enough on either side of the resource area to rest on firm ground.

Provide standard construction mat BMP details to work crews.

WETLAND/STREAM CHANNEL CROSSING

At "dry" crossings where no flow is present or anticipated during project construction, the mats may be placed directly onto the ground in order to prevent excessive rutting, provided stream banks and bottoms are not adversely altered.

Construction mats may be used as a temporary bridge over a stream to allow vehicles access to the work site. Small sections of mat are placed within and along the stream parallel to the flow of water. Mats may then be placed perpendicular to the stream, resting on top of the initial construction mat supports. It may be necessary to place additional reinforcement for extra stability and to minimize the amount of sediment that could fall between the spaces of each timber.

In areas where wildlife passage or migration is a consideration, mats may be installed in accordance with the diagram "Typical Stream Crossing with Swamp Mats."

Mats should not be placed so that they restrict the natural flow of the stream.

Minimize number of stream/wetland crossings. Where feasible, locate crossing site where stream channel is narrow for the shortest possible clear span and where stream banks are stable and well defined. For large wetland complexes, consider accessing structures from opposite sides where possible to avoid crossing the entire wetland.

More than one layer of mats may be necessary in areas which are inundated or have deep organic wetland soils.

MAINTENANCE

Matted wetland crossings should be monitored to assure correct functioning of the mats. Inspect mats after use. Look for any defects or structural problems. Mats which become covered with soils or construction debris should be cleaned and the materials removed and disposed of in an upland location. The material should not be scraped and shoveled into the resource area. Mats which become imbedded must be reset or layered to prevent mud from covering them or water passing over them.

REMOVAL

Matting should be removed by "backing" out of the site, removing mats one at a time. Any rutting or significant indentations identified during mat removal should be regarded immediately, taking care not to compact soils.

Mats should be cleaned before transport to another wetland location to remove soil and any invasive plant species seed stock or plant material.

Mats shall be cleaned of soil and any invasive plant species seed stock or plant material from before installation.

Cleaning methods may include but are not limited to shaking or dropping mats in a controlled manner with a piece of machinery to knock off attached soil and debris, spraying with water or air, and sweeping. Crossings should be inspected following mat removal to determine the level of restoration required.

RESTORATION

Special precautions should be taken to promptly stabilize areas of disturbed soil located near wetlands and streams. Matted areas within wetlands shall be restored to their original condition and elevation. This may involve natural revegetation from existing root and seed stock of native plant species. Conditions may warrant planting and the broadcast of a wetland seed mix over the matted area to supplement the existing seed and rootstock. Seed mixes and vegetation shall contain only plant species native to New England. The use of mulch in wetlands shall consist of weed-free mulch to mitigate the risk of the spread of invasive plant species.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

RIVERSIDE & PICKERING
MARINE CONTRACTORS

- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S" PUBLISHED BY THE MAINE D.E.P. IN 2016.

MCKEON RESIDENCE
96 PEPPERRELL ROAD
KITTERY, M.E.

NO.	DESCRIPTION	DATE
1	DETAIL F & NOTES	5/2/19
0	ISSUED FOR COMMENT	4/15/19

STATE OF MAINE
JOHN R. CHAGNON
No. 6950
LICENSED PROFESSIONAL ENGINEER

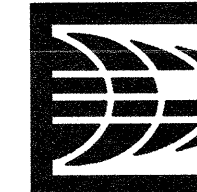
OWNER & APPLICANT:
PAUL MCKEON
96 PEPPERRELL ROAD
KITTERY, M.E. 03905

PREPARED BY:
AMBIT ENGINEERING
200 GRIFFIN ROAD UNIT 3
PORTSMOUTH, N.H. 03801

SCALE: AS SHOWN APRIL 2019

DETAILS **D2**

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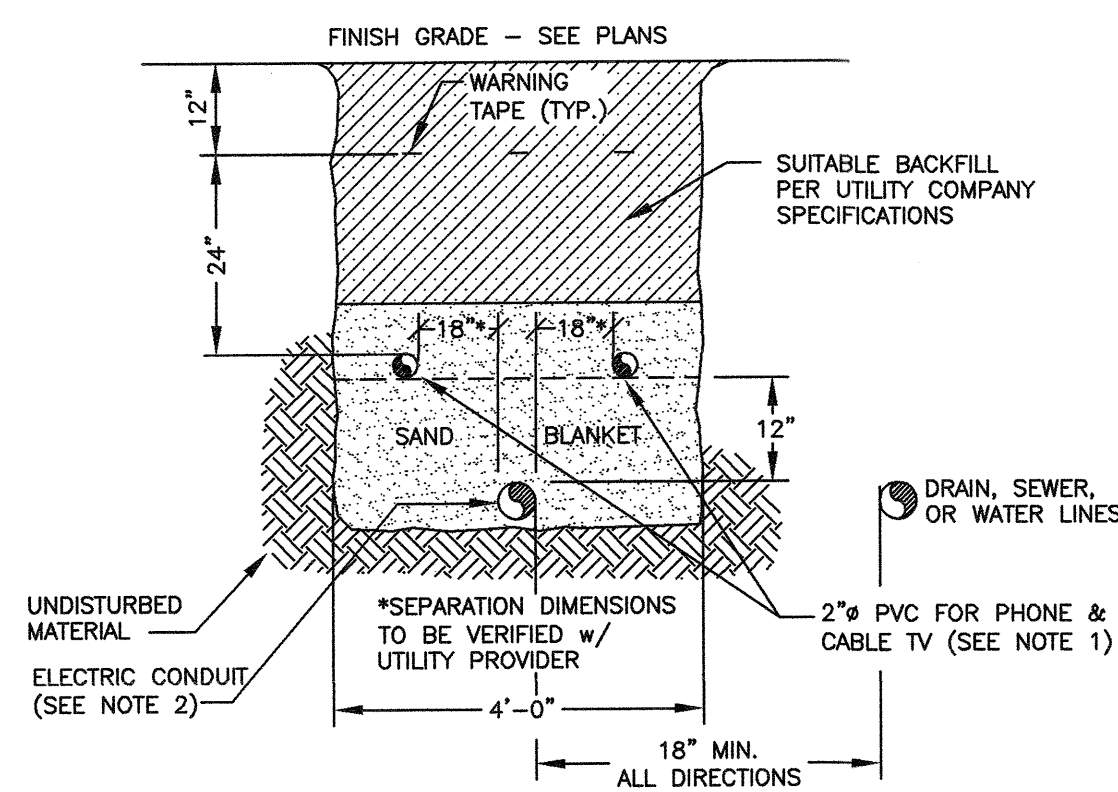
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
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NOTES:

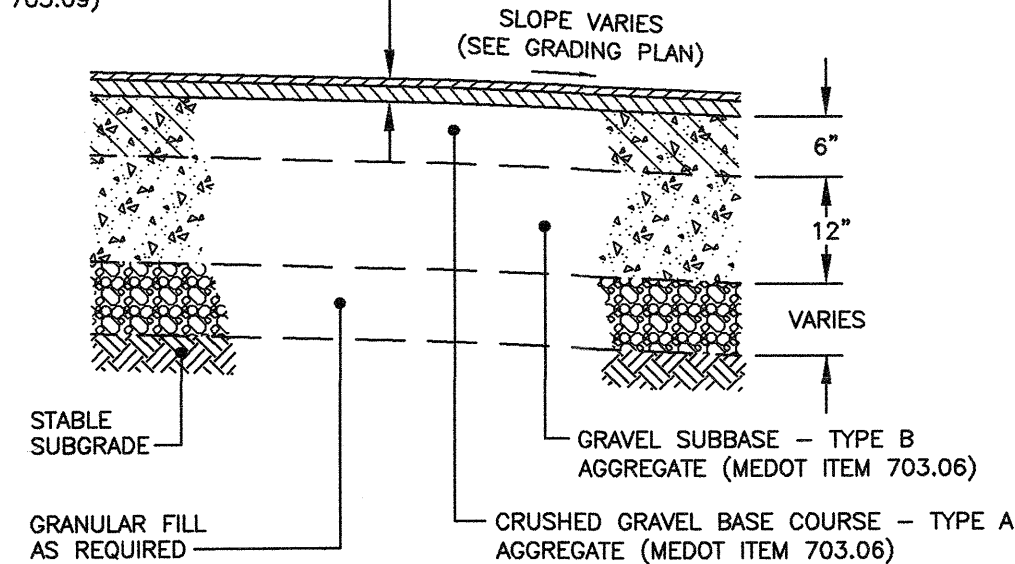
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- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP's" PUBLISHED BY THE MAINE D.E.P. IN 2016.



- NOTES:**
- 1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCH. 40 FOR THE REMAINDER.
 - 2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
 - 3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)
 - 4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT
 - 5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.

D UTILITY TRENCH ELECTRIC/COMMUNICATIONS
C3 NTS

- 3" PLANT MIX HOT BITUMINOUS PAVEMENT
- 2" BASE COURSE - MEDOT GRADING B
- 1" WEARING COURSE - MEDOT GRADING C (MEDOT ITEM 703.09)

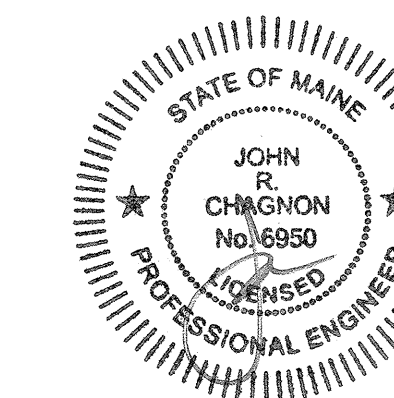


- NOTE:**
- 1) AGGREGATE BASE AND SUBBASE COURSES SHALL CONFORM TO SECTIONS 304 AND 703 OF MAINE DOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, APRIL 1995.
 - 2) PLANT MIX HOT BITUMINOUS PAVEMENT SHALL CONFORM TO SECTIONS 401, 403, 702 AND 703 OF MAINE DOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, APRIL 1995.

E TYPICAL PAVEMENT CROSS-SECTION
C2 NTS

MCKEON RESIDENCE
96 PEPPERRELL ROAD
KITTERY, M.E.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/15/19
REVISIONS		



OWNER & APPLICANT:
PAUL MCKEON
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KITTERY, M.E. 03905

PREPARED BY:
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200 GRIFFIN ROAD UNIT 3
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SCALE: AS SHOWN APRIL 2019

DETAILS

D3