

<p>16.8.4.4 and Table 1 Class II Private Streets Standards (cont.)</p>	<p><i>Street Gradients:</i>     <i>a. Longitudinal (Max):</i></p> <p>The applicant proposes to reconstruct the steepest section of Deer Ridge Road to match the existing grade and preserve minimum cover over the existing watermain. The proposed 10.6 % grade is in lieu of the maximum grade of 9% for a Class II Private Street. We note that the provisions of LUDC Sec. 16.8.4.8 encourage grades of streets to conform to the terrain so that cut and fill are minimized.</p>
	<p><i>Cul-de-sac:</i>     <i>a. Street Length to Radius</i></p> <p>A turn tee is proposed in lieu of a cul-de-sac at Turkeytail Lane, see waiver request below. The right-of-way length of Turkeytail Lane from the south side of the Deer Ridge Lane right-of-way to the turn tee intersection is 543'. The end of the proposed right-of-way at Lot 8 is 609' from the Deer Ridge right-of-way. The LUDC defines street length as being to the center radius of a cul-de-sac (600' for a Class II street), but does not define the street length of a road with a turn tee. Considering that the right-of-way of a Class II street with a cul-de-sac could extend 660' to the outside radius, Turkeytail Lane is effectively no longer than the Class II standard.</p>
	<p><i>Cul-de-sac:</i>     <i>b. Boundary Radius</i>                           <i>c. Paved Radius</i></p> <p>Turn tees are proposed at the end of both Deer Ridge Lane (where no turning area currently exists) and at Turkeytail Lane (a new road). A turn tee is recognized as an acceptable alternative to a cul-de-sac by American Association of State Highway and Transportation Officials (AASHTO) and Federal Highway Administration (FHWA). Turn tees have been successful used at dead end streets in Kittery including Jefferson Lane, Hackett Way, King's Court, Seward Farm Lane and others. It is our understanding that the Kittery Fire Department often prefers turn tees and they have no issues with the proposed design for the Andrews Subdivision.</p>



THIS DRAWING HAS NOT BEEN RELEASED FOR CONSTRUCTION

ISSUED FOR: **FINAL APPROVAL**

ISSUE DATE: **MARCH 27 2019**

NO.	DESCRIPTION	BY	DATE
0	TOWN SUBMISSION	JKC	10/18/18
1	REV. TURKEYTAIL R.O.W.	JKC	3/27/19

DRAWN BY:                      RMB  
APPROVED BY:                      JKJ  
DRAWING FILE:                      4795SUB.DWG

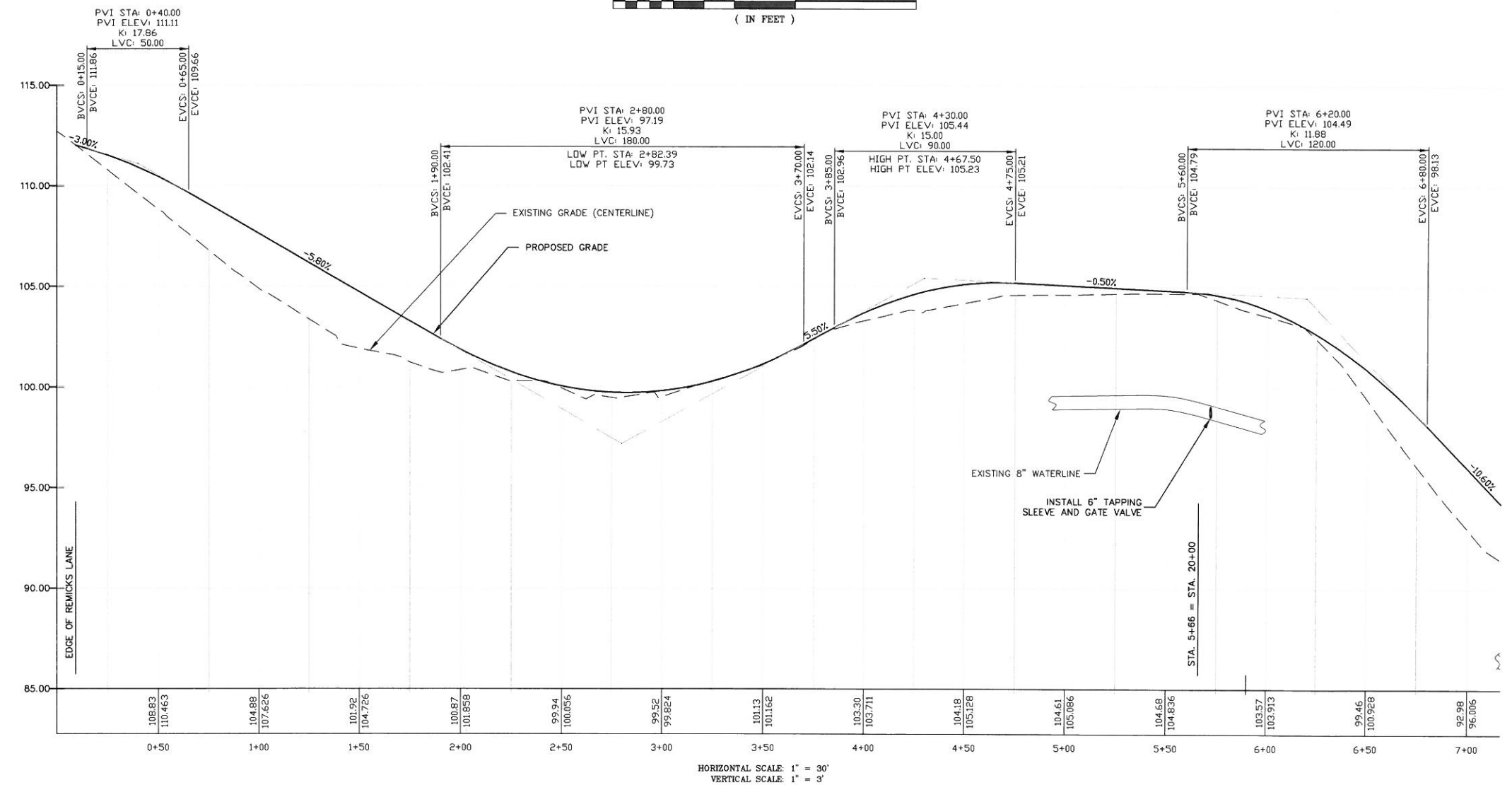
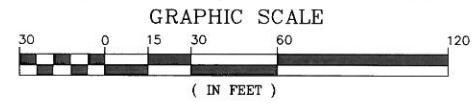
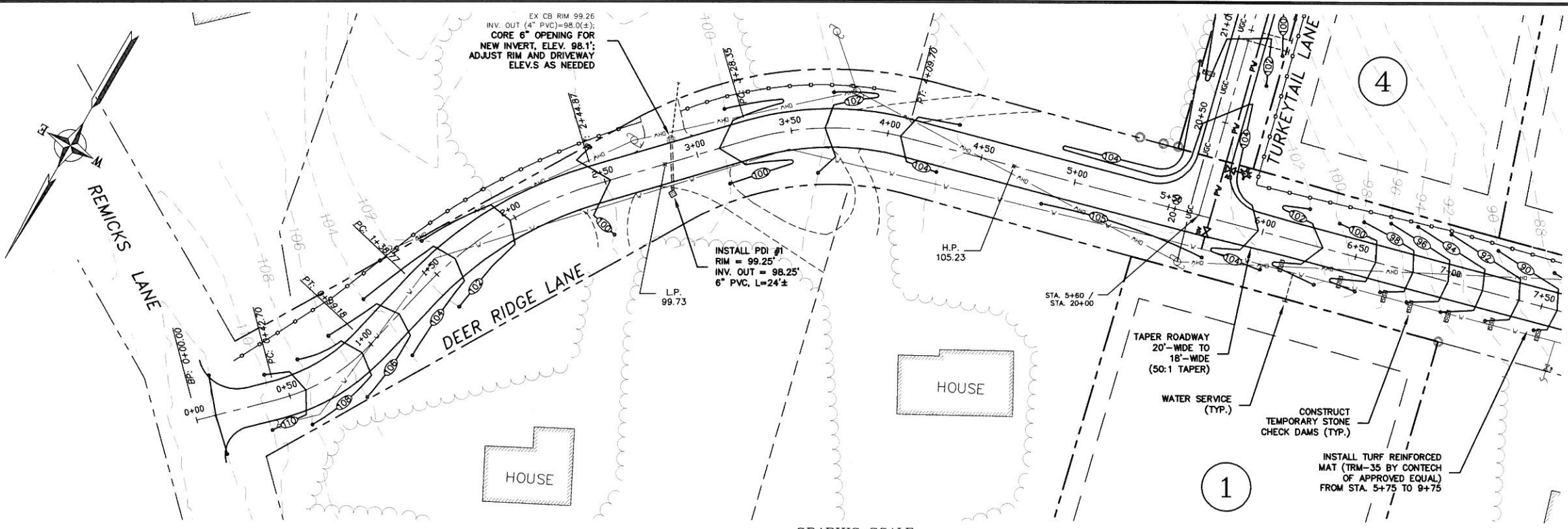
SCALE: **1" = 30'**

OWNERS/APPLICANT:  
**ARTHUR W. ANDREWS  
REV. TRUST  
c/o MARY THRON, TRUSTEE**  
P.O. BOX 96  
KITTEERY POINT, MAINE 03905

PROJECT:  
ANDREWS SUBDIVISION  
MAP 60 LOT 10  
KITTEERY, MAINE

TITLE:  
**DEER RIDGE LANE  
PLAN & PROFILE**

SHEET NUMBER:  
**C - 2.0**





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ISSUED FOR: **FINAL APPROVAL**

ISSUE DATE: **MARCH 27, 2019**

NO.	DESCRIPTION	BY	DATE
0	TOWN SUBMISSION	JKC	10/15/18
1	REV. TURKEYTAL R.O.W.	JKC	3/27/19

DRAWN BY:                  RMB

APPROVED BY:                  JKC

DRAWING FILE:                  4795SUB.DWG

SCALE: **1" = 30"**

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**ARTHUR W. ANDREWS  
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KITTERY POINT, MAINE 03905

PROJECT:

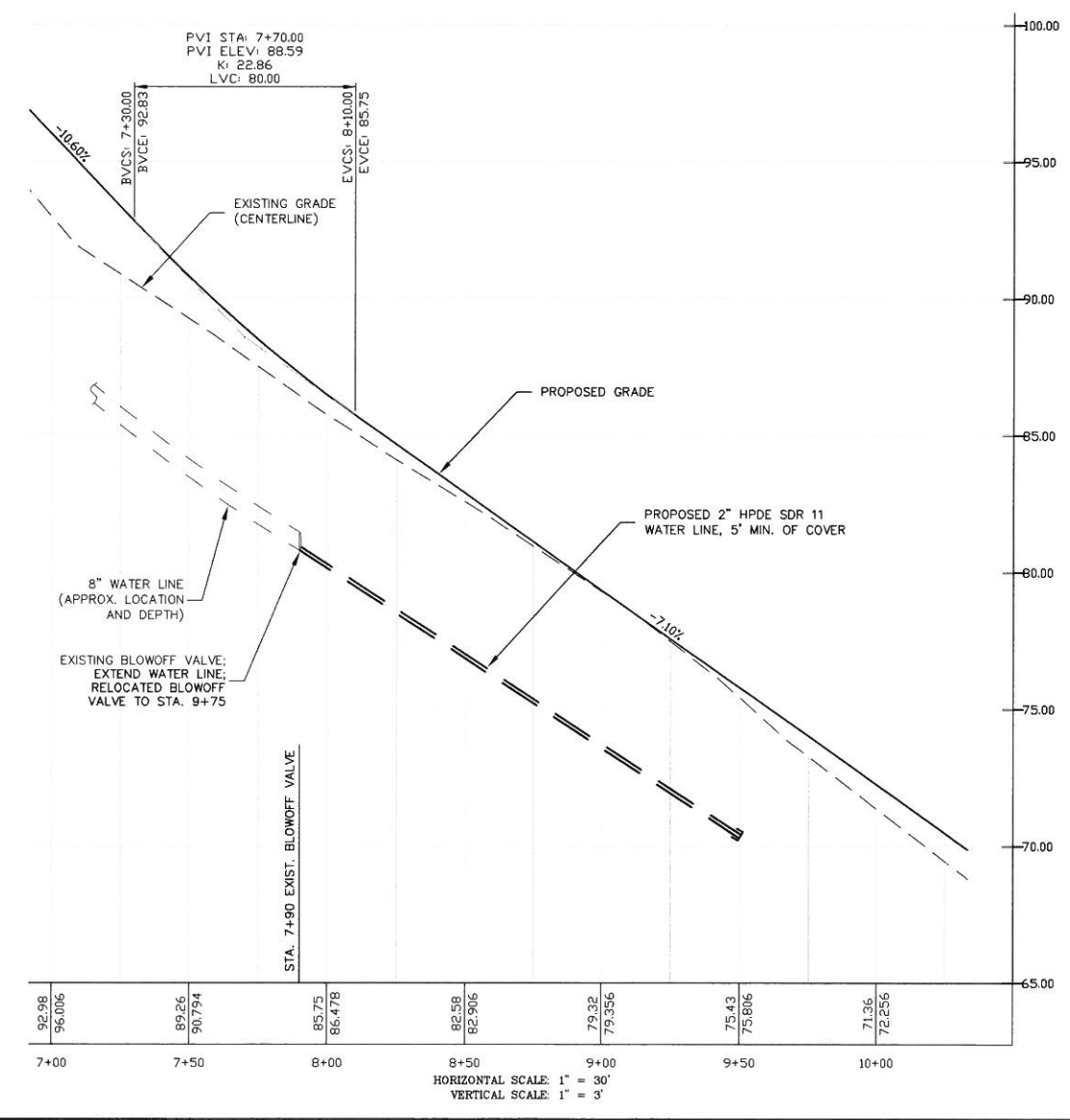
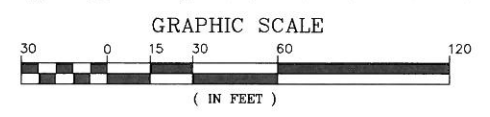
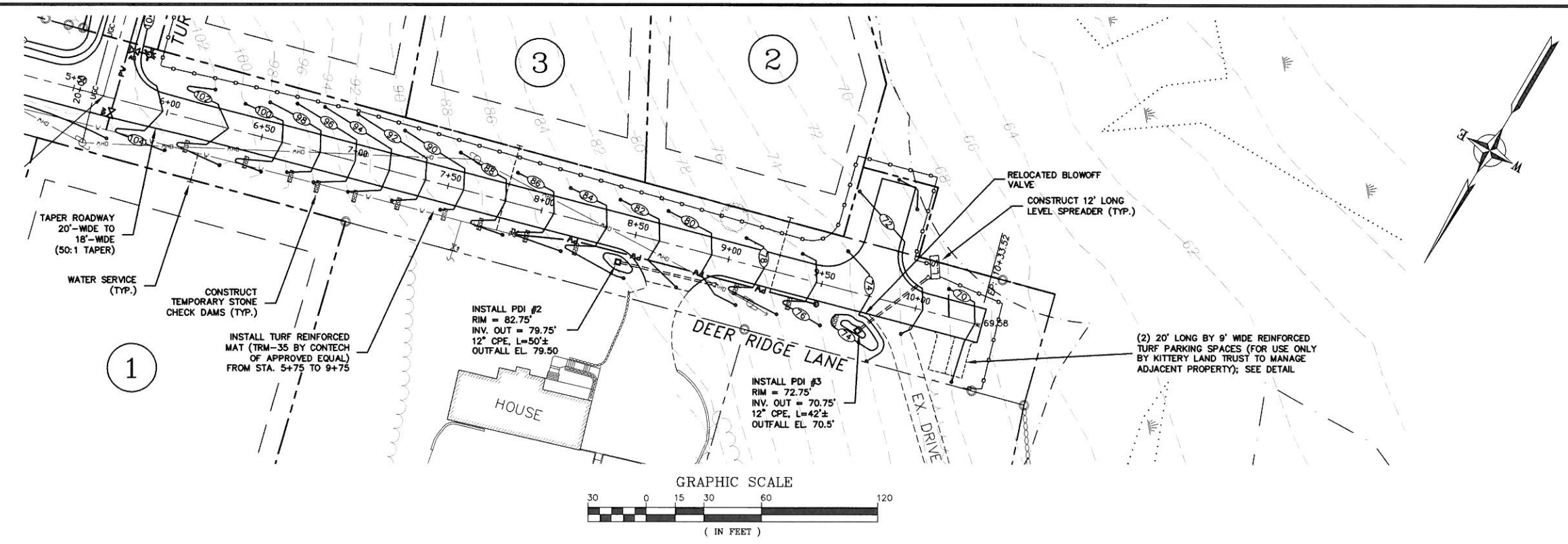
ANDREWS SUBDIVISION  
MAP 60 LOT 10  
KITTERY, MAINE

TITLE:

**DEER RIDGE LANE  
PLAN & PROFILE**

SHEET NUMBER:

**C - 21**



P4795