

**Town of Kittery  
Planning Board Meeting  
September 26, 2019**

**ITEM 2 – 76 Dennett Road – Site Preliminary Plan Review**

Action: Approve with or without conditions, continue consideration of or deny plan. Owners William J. Cullen and Sail Away, LLC and applicant William Wharff request consideration of a mixed-use residential development on 23.3+- acres of land at 76 Dennett Road (Tax Map 6 Lots 15B & 16A and Tax Map 13, Lot 4) in the Mixed Use - Neighborhood (MU-N) Zone. Agent is Shawn Tobey, P.E. Hoyle, Tanner & Associates, Inc.

**PROJECT TRACKING**

REQ'D	ACTION	COMMENTS	STATUS
YES	Sketch Plan Acceptance/Approval	5/9/2019 Meeting	APPROVED
YES	Site Visit	7/23/2019	HELD
YES	Preliminary Plan Review Completeness/Acceptance	Scheduled for 7/11/2019 Meeting	ACCEPTED
YES	Public Hearing	Scheduled for 8/8/2019 Meeting	HELD
YES	Preliminary Plan Approval	Possible for 9/26/2019 Meeting	
YES	Final Plan Review and Decision		

Applicant: Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.L - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

**Background**

The site consists of three (3) parcels totaling 23.3 +- acres which will be merged for the proposed development. The development proposes one four-story mixed-use residential building with 3,000 sf of mercantile space along Dennett Road, two four-story residential buildings at the rear of the site, a 5,250 sf amenity building, and five covered parking structures in various locations in the parking lot.

The residential buildings will have a mix of studio, one-bedroom and two-bedroom units totaling 303 dwelling units. The design includes the construction of a private roadway, parking lots totaling 401 spaces, landscaping, sidewalks, a pool and outdoor amenity space, a nature trail, supporting utilities and drainage infrastructure.

At the July 11<sup>th</sup> meeting, the Board accepted as complete the site preliminary plan and scheduled a site walk for July 23<sup>rd</sup>. The site walk was conducted and the minutes were approved by the Board. At the August 8<sup>th</sup> meeting, the Board held a public hearing on the site preliminary plan and then voted to continue consideration of the plan for a period not to exceed 90 days.

**Staff Review**

Mixed-Use Requirements

1. All of the proposed uses are permitted in the newly created MU-N Zone. The residential units comply with the minimum land area per dwelling unit – mixed-use building and multiunit residential requirements.

#### Net Residential Acreage / Density

The MU-N Zone is exempt from Title 16.7.8.2 Net Residential Acreage Calculation but is subject to the minimum land area per dwelling unit as defined in Chapter 2 Definitions except that 50% of all wetlands may be subtracted, rather than 100%. As shown on sheet C5 Overall Site Plan, the proposed development meets the land area per dwelling unit calculations of the MU-N Zone.

#### Parking Requirements

2. Per Section 16.3.2.10.F. (4) (d) [1] and [2], *Parking for development that includes trails and low intensity recreation: Development that includes the creation of public trails and low intensity recreational opportunities such as wildlife observation stations or boardwalks may apply the pertinent off-street parking standards below. All other off-street parking standards as found in § 16.8.9.4 shall apply.*

*Multiunit residential buildings and mixed-use buildings that include residential.*

- *One parking space for studio and one-bedroom dwelling units.*
- *One and one-half parking spaces for two-bedroom dwelling units plus one guest parking space per every four dwelling units.*
- *Parking spaces for more-than-two-bedroom dwelling units.*

3. Parking calculations are listed on sheet C5 of the preliminary plans. The development will provide a total of 401 spaces:
  - a. Front Building = 114 spaces
  - b. Rear Buildings = 287 spaces

The provided parking meets and exceeds the Ordinance requirements.

#### Landscaping, Screening and Buffers

4. The landscaping, screening and buffering details are provided on sheets C17 and C18. Per 16.3.2.10.F (9) (a) a landscape plan prepared by a registered landscape architect is a submission requirement. However, a landscape plan done by other design professionals may be allowed at the Planning Board's discretion. The proposed development will be generously landscaped and appears to meet the requirements of the MU-N zone. CMA Engineers in their initial review of the preliminary plans noted that the ordinance requires that a minimum of 10% of surface parking areas be landscaped with trees and vegetated islands. CMA questioned whether this standard was being met. In reviewing the landscaping plans, the parking lot bump-outs do include one tree and grass plantings. The applicant has indicated that shrubbery was avoided in these areas because of salting and sanding of the parking areas that could damage the plantings. Figures need to be provided for these landscaped areas to determine whether they comply with the 10% requirement and revisions made to the plans if the standard is not met. According to the landscape calculations shown on Sheets C17 & 18 they are providing over triple the number of trees per parking spaces under the Ordinance requirement. The applicant has satisfactorily addressed this requirement by updating the landscaping plans to include calculations that show compliance with 10% requirement. An additional landscaped

island with a tree and vegetation has been added in front of Building 1. Update: A recommended condition of approval that the Town engage a third party review by a registered landscape architect of the proposed landscaping plan is included.

### Wetlands / Open Space

5. The existing property contains wetlands and a vernal pool. Per the regulations for the MU-N zone, the wetlands and vernal pool were reviewed by Longview Partners, LLC as a third-party reviewer in April 2019. The review found the wetlands delineation to be accurate and within the normal range of best professional judgement and consistent with wetlands delineation standards.

Staff researched the question regarding previously approved wetlands impacts. On February 14, 2002, the Planning Board approved the site plan for a Professional and Business Park proposed by William Cullen which permitted approximately 1600 sf of total wetlands fill, primarily for a road crossing of wetlands. A permit will be required for a modification to the previously approved wetlands crossing and for disturbance to the vernal pool buffer (250'). There will be no disturbance within the vernal pool buffer (100') or the wetlands. The wetlands, vernal pool and property lines shown on the preliminary plan are based on actual survey data. Sheet C5 Overall Site Plan contains Vernal Pool Buffer Calculations, which includes 24,535 sf of buffer restoration. The applicant has submitted a Site Location of Development Act permit application with Maine DEP for the project. The culvert upsizing under the development road and the wetlands buffer impacts will be reviewed under this permit and the State's Permit by Rule (PBR) regulations. A note has been added to the landscape plans stating "The vernal pool buffer restoration areas shall be monitored for one (1) full year to ensure vegetation is established". The vernal pool label has been changed to read "Significant Vernal Pool" with added Maine DEP vernal pool ID number. Update: The State permit application was accepted as complete on August 28<sup>th</sup> and is currently under review by the State. The applicant is awaiting comments. The additional vernal pool protection concerns are addressed in the Project Design Update provided by HTA, dated September 19, 2019.

6. Open space meeting the requirements of the zone will be provided (73.5% of the parcel) which will include a nature loop trail with wildlife viewing stations for passive recreation for the development. An Amenities building (Building 4) and an outdoor pool are also proposed to provide recreational use for the residents of the property. Notes have been added to the Overall Site Plan, Sheet C5 designating the areas of open space. A dashed line has been added to the plans to graphically delineate the horizontal limits of the Open Space, Reserved.

### Utilities / Site Improvements

7. The plans show detailed information regarding utilities that will service the site development. Water, gas, electrical and telecommunication lines will be extended from Ranger Drive along Dennett Road to serve the site. They will be constructed underground underneath the proposed private roadway. Existing sewer is located at the rear of the property and will be extended onto and throughout the site underneath the roadway.

The applicant's engineer has met with the Kittery Water District and the Kittery Sewer Department and letters are provided to confirm they both have adequate capacity for the proposed development.

Proposed Fire Department connections are shown and noted on the plans. The Fire Chief has reviewed the plans for fire service during staff technical review and provided his comments in a memorandum dated July 3, 2019 which was provided to the Board at the July 11<sup>th</sup> meeting. The

applicant has revised the plans to address the Fire Chief's comments in his memorandum dated September 3, 2019.

### Stormwater Management

8. Under Section 16.10.5.2.C, supporting documentation must include a stormwater management plan. The applicant has submitted a Drainage Narrative to comply with Maine Department of Environmental Protection (MEDEP) Stormwater Site Location of Development Law.

According to the narrative, "The drainage design utilizes the existing hydrologic and hydraulic patterns, minimizes impacts to surrounding areas, and uses Maine's Best Management Practices (BMPs) to provide effective pollutant removal, stormwater cooling, channel protection, and flood control for pre-development and post-development peak runoff rates for the proposed site development."

A copy of the narrative has been forwarded to CMA Engineers for their review and comment. The narrative and grading and drainage plans are also being reviewed by the Town's Stormwater Coordinator in coordination with DPW.

Jessa Kellogg, Shoreland Resource Officer/Stormwater Coordinator has provided a memorandum (attached) with her and Public Works Commissioner David Rich's initial comments regarding the stormwater management plans. In the memo, they have also provided comments relative to the proposed sidewalk along Dennett Road. The Response to Review Comments letter from Hoyle, Tanner & Associates is included in the August 8<sup>th</sup> meeting packets. The Stormwater Inspection and Maintenance Plan has been revised to include annual reporting to the Town of Kittery.

### Roadway - Update

9. CMA Engineers has submitted a review letter (attached) which notes they did not highlight the following provision of Chapter 16.8 of the LUDC (16.8.4.2 paragraph C.) which states "Any development expected to generate average daily traffic of 201 or more trips per day is to have at least two street connections with existing public street(s)". The applicant has submitted a redesigned roadway entrance in a fashion that the Board felt would satisfy this requirement. This redesign, however, does not comply with Section 16.8.4.2, paragraph F "entrances onto existing or proposed arterial highway/secondary arterials may not exceed a frequency of one per 1,000 feet of street frontage. A waiver request from this provision has been submitted for the Board's consideration and action.

In addition, proposed development roadway, which would be classified as a Primary Collector based upon the Average Daily Traffic (ADT) under the Section 16.8.4.3 paragraph B. of the LUDC. CMA Engineers provided a comparison chart of the street standards for Primary Collector and the proposed on-site roadway. CMA has stated that the gravel and pavement sections could be increased to meet the standards Primary Collector. In their opinion, the other dimensional parameters are appropriate for the project. The applicant has revised the roadway design to comply with the gravel and pavement sections.

### Building Design Standards

10. The Code requires that *new buildings must meet the general design principals set forth in the Design Handbook except as noted below. In general, buildings should be oriented to the street from which*

*they derive frontage, with the front of the building facing the street. The front facade must contain the following:*

*[1] A front door for pedestrian access.*

*[2] Windows.*

*(b) Flat roofs, proposed to locate heating, cooling, or other such mechanical or electrical apparatus off the ground, are acceptable provided that such apparatus are screened from view and the screening is designed as an integral part of the building to aid both aesthetics and noise attenuation. Flat roofs proposed for the purpose of solar array installations are also acceptable*

Staff has reviewed the Design Handbook for the applicable guidelines to the proposed development with the notion that in the introduction to the Handbook it states that “where the operative word “must” is used, the provisions of the Handbook are mandatory and based upon requirements of the LUDC”. Staff has provided the Board with copies of the applicable “must” provisions which have been highlighted for your consideration.

### Other Reviews

11. The Board will find included in the packets for this item a letter from CMA Engineers with their initial review comments on the preliminary plans for conformance with Title 16 and general engineering practices. The Response to Review Comments letter from Hoyle, Tanner & Associates and CMA Engineer’s 2<sup>nd</sup> round of review comments were included in the August 8<sup>th</sup> meeting packets.
12. Jessa Kellogg, Interim Code Enforcement Officer, has also provided a memorandum regarding her initial building code review conceptual floor plans that have been submitted. The Response to Review Comments letter from Hoyle, Tanner & Associates were included in the August 8<sup>th</sup> meeting packets. All of the studio units have been revised to be a minimum of 650 sf to meet the LUDC. The Conceptual Floor Plans have been revised to indicate that the studio apartments will contain a minimum of 650 sf of habitable space. A legend has been added to the architectural plans and the building elevations revised to show building heights and materials.
13. A Maine DOT Traffic Movement Permit (TMP) is required and has been applied for. After an initial review by Maine DOT, the trip generation rates needed to be revised and a new Traffic Movement Permit Application has been submitted to DOT. A copy of the application has also been provided to CMA Engineers and DPW Commissioner Dave Rich for review and comment. Copies of the application were included in the August 8<sup>th</sup> meeting packets. Maine DOT has accepted the TMP application and held a traffic scoping meeting on September 11, 2019. **Update: Attached is a memorandum from the applicant’s traffic engineer outlining the action items that the applicant will performing as part of the TMP review for the issuance of the TMP.**

### **Recommendation / Action**

Staff feels that Site Preliminary Plan can be approved by the Board with the following action:

***Move to approve the waiver requested from Article IV. Streets and Pedestrian Ways/Sidewalks Site Design Standards, 16.8.4.2 paragraph F., which states “F. Entrances onto existing or proposed arterial highways/secondary arterials may not exceed a frequency of one per 1,000 feet of street frontage.***

***Move to approve the site preliminary plan, dated June 20, 2019, as revised on September 19, 2019 and prepared by Hoyle, Tanner & Associates, Inc., for owners William J. Cullen and Sail Away, LLC and applicant William Wharff for a mixed-use residential development on 23.3+- acres of land at 76***

***Dennett Road (Tax Map 6 Lots 15B & 16A and Tax Map 13, Lot 4) in the Mixed Use - Neighborhood (MU-N) Zone with the following conditions:***

- 1. Receipt of a Maine DOT Traffic Movement Permit;***
- 2. Completion of a third party review by a registered landscape architect engaged by the Town of the proposed landscaping plans;***
- 3. Provide details of the proposed sidewalk or alternatives for the full length of the property for Final Plan review; and,***
- 4. Address to the satisfaction of CMA Engineers any outstanding plan review comments.***

September 19, 2019

Jamie Steffen  
Town Planner  
Town of Kittery  
200 Rogers Road  
Kittery, Maine 03904



Pease International Tradeport  
100 International Drive, Suite 360  
Portsmouth, New Hampshire 03801  
603-431-2520  
603-431-8067 fax  
www.hoyletanner.com

Re: Project Design Update  
Proposed Mixed-Use Development at 76 Dennett Road  
Lots 6-15B, 6-16A, 13-4, Kittery, Maine

Dear Mr. Steffen,

Hoyle, Tanner and Associates (Hoyle, Tanner) is pleased to submit revised site plans for the above-referenced project. Planning board comments from the September 12, 2019 meeting been incorporated into the project. The following brief narrative serves as an update for progress that has been made for the proposed 76 Dennett Road Mixed-Use Development project.

The Maine Department of Environmental Protection (DEP) Site Location of Development Application (SLODA) was filed on August 7, 2019 and we received formal notice that the application was accepted as complete on August 28, 2019. The application is currently under review and we are awaiting comments.

Hoyle, Tanner, Town Staff and CMA Engineers met with the Maine Department of Transportation (MDOT) and Maine Turnpike Authority for a scoping meeting on September 11<sup>th</sup>, 2019 as part of the Traffic Movement Permit (TMP) application. Comments from the meeting are currently being addressed and the traffic study will be completed when the scoping limits are finalized.

Since the Scoping Meeting and last Planning Board Meeting, Hoyle, Tanner analyzed the feasibility of a proposed sidewalk along Dennett Road and strongly feel due to safety concerns (midblock crossing and on/off ramp crossings) and lack of connection options this is not a viable option. As an alternative, the extensive internal network of nearly 4,900 linear feet of proposed sidewalk will be extended to the property line for a possible future connection to the adjacent property. This possible connection will provide a safe interconnection between properties within the Mixed Use – Neighborhood Zone.

Additional comments and changes have been made to the project documents. Listed below is a summary of all the changes made to the project for this submission:

Site Plans:

- The plans were revised to provide two street connections separated by a 10-foot-wide, 50-foot-long island with mountable sloped granite curbing. See waiver request form and memo for additional information.
- A detail for the curbed island was added to the detail sheets.
- A right hand turn lane into the property was added to Dennett Road.
- The pavement thickness for the site access drive was increased to 3.5" to match design standards for a Primary Collector.
- The internal sidewalk network was extended to the property line for a potential future connection near Building 2A and the nature trail.
- An additional crosswalk and tip-down ramp was added to accommodate the sidewalk extension.
- The water main through the site was increased to a 12" pipe.
- Note #7 on the Landscape Plans was revised to guarantee all plant materials for two (2) full years per design standards

- Note #12 on the Landscape Plans was revised to provide two (2) years of vernal pool buffer establishment monitoring.
- Note #13 was added to the Landscape Plans: *“During the required annual site inspections, the vernal pool buffer shall be inspected for any areas of disturbances and or deficiencies. Corrective actions shall be taken to restore the areas to the approved post-construction conditions.”*
- Vernal pool buffer sign/marker locations were added to the site plans. The signs/markers shall read “Vernal Pool Buffer, No Disturbance”

We trust that the revisions and responses have thoroughly addressed all comments and concerns. Please do not hesitate to contact our office with any additional questions or comments regarding this project.

Sincerely,

HOYLE, TANNER & ASSOCIATES, INC.



Shawn M. Tobey, P.E.  
Project Manager



**From:** [Sparkowich, Jacob F.](#)  
**To:** [Illian, Randy](#)  
**Cc:** [rnrwood@maineturnpike.com](#); [pcorbett@cmaengineers.com](#); [Adam Causey](#); [Haas, Stephen B.](#); [Tobey, Shawn M.](#); [wjwharff@gmail.com](#); [Robert Richter](#); [Jessa Kellogg](#); [David Rich](#); [Jamie Steffen](#)  
**Subject:** 76 Dennett Road - Scoping Meeting Action Items  
**Date:** Monday, September 16, 2019 4:53:05 PM

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Hello Randy,

Apologies for the delay in getting these out. Below are the action items for Hoyle, Tanner resulting from last week's Scoping Meeting regarding the mixed use development at 76 Dennett Road.

#### Step 1 – Revise TMP Application based on Scoping Meeting Discussion

- Prepare justification for using ITE 10<sup>th</sup> for commercial land use types, when the commercial tenants are unknown
- Prepare a few different scenarios of commercial build-out to show the potential range in traffic generated
- Revisit trip assignments
  - Update if trip generation is revised, based on potential commercial uses
  - Re-evaluate number of trips west of the site driveway (toward Eliot)
    - Consider cut-through traffic on Dennett Ext / Martin Rd to reach ME 236.
  - Consider cut-through traffic on Ranger / Valles to reach US 1 Bypass NB
- Propose updated study area to MaineDOT and Town based on traffic thresholds and identified concerns

#### Step 2 – Prepare Traffic Study

- Once MaineDOT and Town agree to revised study area scope, prepare Study (TMP Section 7) that includes
  - Review of left turn lane warrant at I-95 SB on ramp, and both left/right turn lane warrants at site driveway
  - Comment on capacity of Dennett Road before & after development and potential for traffic to bypass
    - Specifically in regards to congestion that would lead to Dennett Road traffic seeking alternate routes (Abutter concern)
  - Comment on sidewalk connectivity issues and practicability
    - Continue to discuss with Town potential sidewalk alternatives
  - Comment on potential future Exit 1 ramp closures for I-95 shoulder travel
  - Interpolation of traffic volumes for intersections beyond original study area (due to inability to acquire additional representative traffic counts resulting from current Exit 1 ramp closures)

In addition to these steps, Hoyle, Tanner is to provide MaineDOT and Turnpike Authority with a 50-year stormwater analysis.

Please let me know if any corrections to these action items need to be made. Thank you,

**Jacob Sparkowich, PE**  
Transportation Engineer  
*Licensed in NH*



150 Dow Street | Manchester, NH 03101  
(603) 669-5555, ext 138 | Fax: (603) 669-4168



# TOWN OF KITTERY ~ MAINE

## PLANNING OFFICE

200 Rogers Road, Kittery, Maine 03904

PHONE: (207) 475-1323

Fax: (207) 439-6806

[www.kittery.org](http://www.kittery.org)

### APPLICATION: REQUEST FOR WAIVER

**THIS REVIEW PROCESS REQUIRES APPROVAL FROM BOTH THE TOWN PLANNER AND THE CODE ENFORCEMENT OFFICER**

<b>PROPERTY DESCRIPTION</b>	<b>Parcel ID</b>	<b>Map</b>	6 6 13	<b>Lot</b>	15B 16A 4	<b>Zone Base Overlay</b>	MU-N   	<b>Total Land Area</b>	23.34 Acres
	<b>Physical Address</b>	76 Dennett Road, Kittery, ME 03904							
<b>PROPERTY OWNER'S INFORMATION</b>	<b>Name</b>	William J Cullen			<b>Mailing Address</b>	12 Roseberry Lane Kittery, ME 03904			
	<b>Phone</b>	(207) 252-1437							
	<b>Fax</b>								
	<b>Email</b>	wmjcullen@gmail.com							
<b>APPLICANT'S AGENT INFORMATION</b>	<b>Name</b>	Shawn Tobey, P.E.			<b>Name of Business</b>	Hoyle, Tanner & Associates, Inc.			
	<b>Phone</b>	(603) 431-2520, ext 29			<b>Mailing Address</b>	Pease International Tradeport 100 International Drive, Suite 360 Portsmouth, NH 03801			
	<b>Fax</b>								
	<b>Email</b>	stobey@hoyletanner.com							

	Ordinance Section	Describe why this request is being made.
<b>DESCRIPTION</b>	***EXAMPLE*** 16.32.560 (B)- OFFSTREET PARKING.	***EXAMPLE*** Requesting a waiver of this ordinance since the proposed professional offices have a written agreement with the abutting Church owned property to share parking.
	16.8.4.2 Paragraph F 1,000' Entrance Spacing	See attached memo

I certify that, to the best of my knowledge, the information provided in this application is true and correct and will not deviate from the plans submitted without notifying the Kittery Planning Department of any changes.

<b>Applicant's Signature:</b>	 _____	<b>Owner's Signature:</b>	 _____
<b>Date:</b>	9/19/2019	<b>Date:</b>	9/19/2019

September 19, 2019

Jamie Steffen  
Town Planner  
Town of Kittery  
200 Rogers Road  
Kittery, Maine 03904



Pease International Tradeport  
100 International Drive, Suite 360  
Portsmouth, New Hampshire 03801  
603-431-2520  
603-431-8067 fax  
www.hoyletanner.com

Re: Revised Waiver Request  
Proposed Mixed-Use Development at 76 Dennett Road  
Lots 6-15B, 6-16A, 13-4, Kittery, Maine

Dear Mr. Steffen,

On behalf of Aztec, LLC, Hoyle, Tanner and Associates is formally submitting this written waiver request from the provision of Chapter 16.8 of the LUDC (Kittery Land Use and Development Code): *Article IV. Streets and Pedestrian Ways/Sidewalks Site Design Standards, 16.8.4.2. paragraph F.*, which states “Entrances onto existing or proposed arterial highways/secondary arterials may not exceed a frequency of one per one thousand (1,000) feet of street frontage.”

Chapter 16.7 of the LUDC: *Article IV. Waivers, 16.7.4.1 Waiver Authorization* states “Where the Planning Board finds, due to special circumstances of a particular plan, certain required improvements do not promote the interest of public health, safety and general welfare, or are inappropriate because of inadequacy or lack of connecting facilities or in proximity to the proposed development, upon written request, it may waive or modify such requirements, subject to appropriate conditions as determined by the Planning Board.”

Per LUDC standards, the proposed project requires two street connections to Dennett Road. The LUDC standards also require that proposed entrances onto Dennett Road must be spaced 1,000 feet apart, which is not feasible for this property based on the 641.6 feet of frontage and the limited controlled access per Maine DOT. The issue was discussed at the September 12<sup>th</sup> planning board and it was determined that the best way to proceed is to provide two street connections and request a waiver for the 1,000 feet of separation.

Hoyle, Tanner has redesigned the entrance to provide two street connections separated by a 10-foot-wide 50-foot-long island with mountable sloped granite curbing. The center of the island will be grass and mowed regularly. The first street connection will be a 16 feet wide designated entry only into the site and will feature a right hand turn pocket off Dennett Road. The second street connection will be a 14-foot-wide designated exit only. Both street connections have been designed to accommodate the turning movements of a WB-40 interstate semi-trailer. The proposed divider island is consistent with Maine DOT guidelines for a project of this size.

We trust this letter has thoroughly addressed all requirements for a waiver as detailed in the LUDC Chapter 16.7. Please do not hesitate to contact our office with any questions or comments regarding this project.

Sincerely,

HOYLE, TANNER & ASSOCIATES, INC.

A handwritten signature in black ink that reads "Shawn M. Tobey".

Shawn M. Tobey, P.E.  
Project Manager

# SITE DEVELOPMENT PLANS

FOR A

# PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT

76 DENNETT ROAD  
KITTERY, ME 03904

APPLICANT

**AZTEC, LLC**  
62 PORTLAND ROAD, SUITE 25  
KENNEBUNK, ME 04043

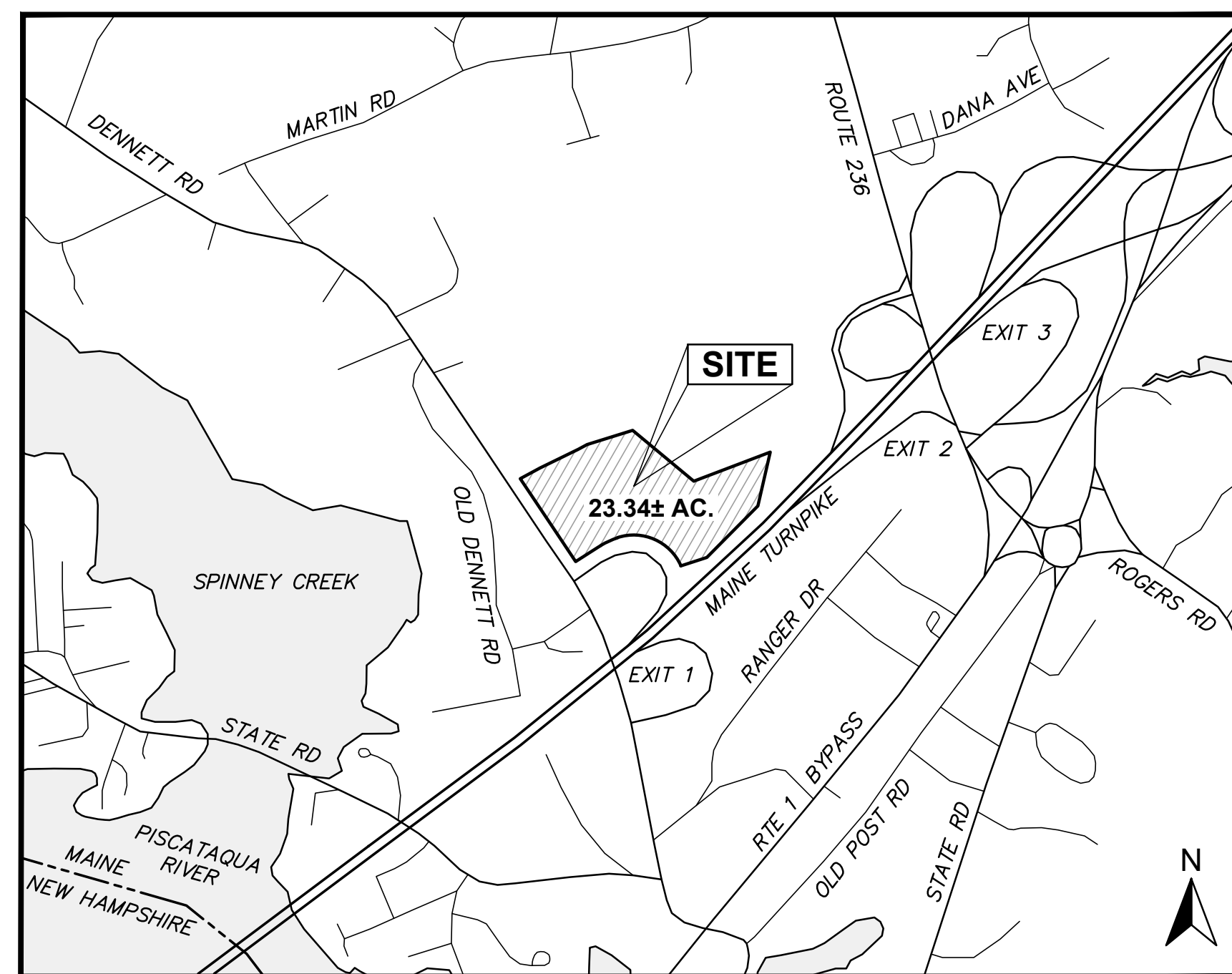
LAST REVISED: SEPTEMBER 19, 2019

TOWN OF KITTERY, PLANNING BOARD

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

### LIST OF DRAWINGS

DWG #	SHEET#	DWG NAME
C1	1	TITLE SHEET
C2	2	NOTES, ABBREVIATIONS & LEGEND
C3	3	OVERALL EXISTING CONDITIONS PLAN
C4	4	HIGH INTENSITY SOIL MAP
C5	5	OVERALL SITE PLAN
C6	6	E. C. & HOUSEKEEPING PLAN - FRONT
C7	7	E. C. & HOUSEKEEPING PLAN - REAR
C8	8	SITE PLAN - FRONT
C9	9	SITE PLAN - REAR
C10	10	GRADING & DRAINAGE PLAN - FRONT
C11	11	GRADING & DRAINAGE PLAN - REAR
C12	12	ROADWAY PLAN & PROFILE
C13	13	UTILITY PLAN - FRONT
C14	14	UTILITY PLAN - REAR
C15	15	LIGHTING PLAN - FRONT
C16	16	LIGHTING PLAN - REAR
C17	17	LANDSCAPING PLAN - FRONT
C18	18	LANDSCAPING PLAN - REAR
C19	19	CONSTRUCTION DETAILS 1
C20	20	CONSTRUCTION DETAILS 2
C21	21	CONSTRUCTION DETAILS 3
C22	22	CONSTRUCTION DETAILS 4
C23	23	CONSTRUCTION DETAILS 5
C24	24	CONSTRUCTION DETAILS 6
C25	25	CONSTRUCTION DETAILS 7



### LOCUS MAP

1" = 1000'

ISSUED FOR PLANNING BOARD APPROVAL  
NOT FOR CONSTRUCTION

### OWNER:

SAIL AWAY, LLC  
PISCATAQUA REALTY, LLC  
WILLIAM J. CULLEN  
12 ROSEBERRY LANE  
KITTERY, ME 03904

### APPLICANT:

AZTEC, LLC  
62 PORTLAND ROAD, SUITE 25  
KENNEBUNK, ME 04043

### PARCEL INFORMATION:

TAX MAP LOT 6-15B	TAX MAP LOT 6-16A	TAX MAP LOT 13-4
13.29± ACRES 76 DENNETT ROAD SAIL AWAY, LLC KITTERY, ME 03904	4.99± ACRES 70 DENNETT ROAD PISCATAQUA REALTY, LLC WILLIAM J CULLEN KITTERY, ME 03904	5.06± ACRES DENNETT ROAD WILLIAM J CULLEN KITTERY, ME 03904

### PROJECT TEAM:

#### CIVIL ENGINEER

HOYLE, TANNER & ASSOCIATES  
100 INTERNATIONAL DRIVE, SUITE 360  
PORTSMOUTH, NH 03801  
ATTN: SHAWN TOBEY  
(603) 431-2520

#### ARCHITECT

CUBE3  
370 MERRIMACK STREET, SUITE 337  
LAWRENCE, MA 01843  
ATTN: NICK GRIFFIN  
(978) 989-9900

#### SURVEYOR

FIELDSTONE LAND CONSULTANTS, PLLC  
206 ELM STREET  
MILFORD, NH 03055  
ATTN: MICHAEL PLOOF  
(603) 672-5456

#### LIGHTING DESIGN

VISUAL LIGHT, INC.  
24 STICKNEY TERRACE, SUITE 6  
HAMPTON, NH 03842  
ATTN: SCOTT DROUIN  
(603) 926-6049

#### TRAFFIC

HOYLE, TANNER & ASSOCIATES  
100 INTERNATIONAL DRIVE, SUITE 360  
PORTSMOUTH, NH 03801  
ATTN: JACOB SPARKOWICH  
(603) 431-2520

#### TRAFFIC COUNTS

PRECISION DATA INDUSTRIES, LLC  
46 MORTON STREET  
FRAMINGHAM, MA 01702  
ATTN: SCOTT PETTY  
(508) 875-0100

#### WETLAND PERMITTING

ATLANTIC ENVIRONMENTAL, LLC  
135 RIVER ROAD  
WOOLWICH, ME 04579  
CONTACT: LISA VICKERS  
(207) 837-2199

#### WETLANDS/SOIL MAPPING

JOSEPH NOEL  
P.O. BOX 174  
SOUTH BERWICK, ME 03908  
CONTACT: JOSEPH NOEL  
(207) 384-5587

### UTILITY CONTACTS:

#### WATER SERVICE:

KITTERY WATER DISTRICT  
17 STATE ROAD  
KITTEY, ME 03904  
CONTACT: MICHAEL ROGERS  
(207) 439-1128

#### FIRE DEPARTMENT:

KITTERY FIRE DEPARTMENT  
3 GORGES ROAD  
KITTEY, ME 03904  
CONTACT: DAVID O'BRIEN  
(207) 439-2262

#### SEWER SERVICE:

KITTERY SEWER DEPARTMENT  
18 DENNETT ROAD ROAD  
KITTEY, ME 03904  
CONTACT: TIM BABKIRK  
(207) 439-4646

#### STORMWATER / ROW:

KITTERY PUBLIC WORKS  
200 ROGERS ROAD  
KITTEY, ME 03904  
CONTACT: JESSA KELLOGG  
(207) 475-1321

#### ELECTRIC SERVICE:

CENTRAL MAINE POWER COMPANY  
83 EDISON DRIVE  
AUGUSTA, ME 04330  
CONTACT: VAN HOBGOOD  
(800) 750-4000

#### TELECOMMUNICATIONS:

FAIRPOINT COMMUNICATIONS  
1575 GREENLAND ROAD  
GREENLAND, NH 03840  
CONTACT: JOE CONSIDINE  
(603) 427-5525

#### GAS SERVICE:

UNITIL ME GAS OPERATIONS  
376 RIVERSIDE INDUSTRIAL PARKWAY  
PORTLAND, ME 04103  
CONTACT: SCOTT CARPENTER  
(207) 541-2543

CONTACT DIG SAFE  
72 HOURS PRIOR  
TO CONSTRUCTION

DIGSAFE.COM  
DIAL 811



REV.	DATE	REVISION DESCRIPTION
1	06/20/19	ISSUED FOR KITTEY PLANNING BOARD - PRELIMINARY PLAN
2	07/02/19	ISSUED FOR MAINE DOT TRAFFIC MOVEMENT PERMIT (TMP)
3	07/24/19	ISSUED FOR KITTEY PLANNING BOARD - PRELIMINARY PLAN APPROVAL
4	08/07/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
5	08/22/19	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL
6	09/19/19	REVISED ENTRANCE & MISCELLANEOUS REVISIONS PER PLANNING BOARD

THIS DOCUMENT IS PREPARED AS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HOYLE, TANNER & ASSOCIATES, INC.

DESIGNED BY: SMT  
DRAWN BY: SMT  
CHECKED BY: WRD  
ORIGINAL DATE: JUNE 20, 2019  
SCALE: AS SHOWN

APPLICANT: AZTEC, LLC  
62 PORTLAND ROAD, SUITE 25  
KENNEBUNK, ME 04043  
PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT  
TAX MAP LOTS 6-15B, 6-16A & 13-4  
76 DENNETT ROAD, KITTEY, ME 03904

TITLE SHEET  
**C1**  
PROJECT NO. 569200  
SHEET 1 OF 25

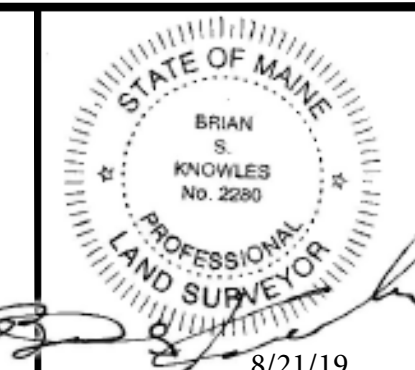


**REFERENCE PLAN:**

- "WETLANDS PLAN - FOR - WILLIAM CULLEN - NEW DENNETT ROAD - KITTERY, MAINE", SCALE:1"=60', DATED JANUARY, 2010 & REVISED THROUGH JULY 14, 2015 BY ANDERSON LIVINGSTON ENGINEERS, INC.
- "BOUNDARY SURVEY OF - PROFESSIONAL AND BUSINESS PARK - FOR - WILLIAM CULLEN - 70 DENNETT ROAD - KITTERY, MAINE", SCALE:1"=50', DATED NOVEMBER 28, 2001 & REVISED THROUGH MARCH 22, 2002 BY ANDERSON LIVINGSTON ENGINEERS, INC.
- "PLAN, RELOC. DENNETT ROAD, STA. 82+00 TO STA. 93+00, AS-BUILT, STATE OF MAINE, STATE HIGHWAY COMMISSION, MAINE FEDERAL AID INTERSTATE PROJECT NO. 1-95-1 (3)", DATED NOVEMBER 12, 1970, BY HOWARD, NEEDLES, TAMMEN & BERGENDOFF CONSULTING ENGINEERS.

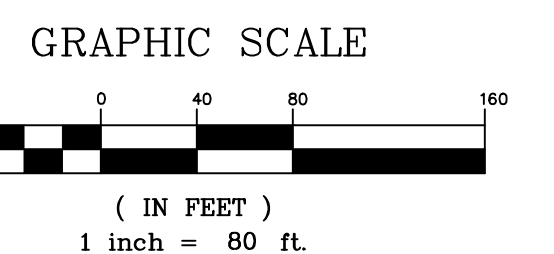
**EXISTING CONDITIONS NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS ON TAX MAP LOTS 6-16A, 6-15B, & 13-4 IN KITTERY, MAINE TOTALING APPROXIMATELY 23.34± ACRES.
- THE OWNER OF RECORD FOR TAX MAP LOT 6-15B IS SAIL AWAY LLC - 12 ROSEBERRY LANE, KITTERY, ME 03904. THE DEED REFERENCE FOR THE PARCEL IS BK.16065 PG.521 DATED DECEMBER 29, 2010 IN THE Y.C.R.D.  
  
THE OWNERS OF RECORD FOR TAX MAP LOT 6-16A ARE PISCATAQUA REALTY LLC & WILLIAM J. CULLEN - 12 ROSEBERRY LANE, KITTERY, ME 03904. THE DEED REFERENCE FOR THE PARCEL IS BK.11537 PG.105 IN THE Y.C.R.D.  
  
THE OWNER OF RECORD FOR TAX MAP PARCEL 13-4 IS WILLIAM J. CULLEN - 12 ROSEBERRY LANE, KITTERY, ME 03904. THE DEED REFERENCE FOR THE PARCEL IS BK.15675 PG.652 IN THE Y.C.R.D.
- ZONING FOR THE PARCELS IS MIXED USE - NEIGHBORHOOD MU-N  
  
ZONING REQUIREMENTS:  
LOT AREA - 20,000 SQ.FT.  
FRONTAGE - 75 FT.  
FRONT SETBACK - 50 FT. (FROM DENNETT ROAD)  
SIDE & REAR SETBACK - 20 FT.
- THE SURFACE FEATURES AND TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED DURING THE MONTH OF APRIL 2019 BY FIELDSTONE LAND CONSULTANTS, PLLC.
- HORIZONTAL ORIENTATION IS ME STATE PLANE PER OPUS OBSERVATIONS AND VERTICAL DATUM IS NAVD83. THE REFERENCE BENCHMARK IS A SPIKE IN UTILITY POLE #176/46A. ELEVATION = 43.61' AS SHOWN ON REFERENCE PLAN #1.
- THE SUBJECT PARCELS ARE NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE KITTERY GIS AND THE FLOOD INSURANCE RATE (FIRM) MAPS FOR YORK COUNTY, CITY OF KITTERY, MAINE, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (MAP NUMBERS 2301710007C & 2301710004C, DATED JULY 5, 1984).
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
- TEST PITS WERE PERFORMED BY JOSEPH NOEL MAY 16, 2019 AND MAY 27, 2019 AND WERE FIELD LOCATED BY HOYLE, TANNER & ASSOCIATES, INC. ON MAY 29, 2019. REFER TO DRAINAGE NARRATIVE PREPARED BY HOYLE, TANNER & ASSOCIATES, INC. FOR TEST PIT LOGS.



**WETLANDS, VERNAL POOL & STREAM NOTES:**

- THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, MAINE CERTIFIED SOIL SCIENTIST #209, IN APRIL OF 1995, MAY OF 2001, JUNE, OCTOBER, AND DECEMBER OF 2015, JANUARY OF 2016, AND MAY OF 2019. THE ORIGINAL DELINEATIONS IN 1995 AND 2001 WERE CONDUCTED USING THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATION JURISDICTIONAL WETLANDS, (1989). THE MORE RECENT DELINEATIONS (RE-FLAGGING AND REVIEW) WERE CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).
- WETLAND AREA "A" WAS UPDATED BY JOSEPH NOEL C.E.S. ON MAY 6, 2019. WETLAND FLAGS WERE LOCATED USING A TOTAL STATION BY HOYLE, TANNER & ASSOCIATES, INC.
- A VERNAL POOL ASSESSMENT OF THE PROJECT AREA WAS CONDUCTED IN APRIL OF 2015 BY JOSEPH NOEL C.E.S. AND IDENTIFIED THE VERNAL POOL AS SHOWN ON THE PLANS. THE DATA WAS SUBMITTED TO MAINE DEPARTMENT OF INLAND FISHERIES & WILDLIFE AND AN AUGUST 3, 2015 FORMAL DETERMINATION LETTER WAS RECEIVED REGARDING THE SIGNIFICANT VERNAL POOL.
- PER KITTERY REGULATIONS, THE WETLANDS AND VERNAL POOL WERE REVIEWED BY LONGVIEW PARTNERS, LLC AS A THIRD PARTY REVIEWER IN APRIL 2019. THE REVIEW FOUND THE WETLAND DELINEATION TO BE ACCURATE AND WITHIN THE NORMAL RANGE OF BEST PROFESSIONAL JUDGMENT AND CONSISTENT WITH WETLAND DELINEATION STANDARDS.
- DELINEATION OF THE MEDEP STREAM WAS BASED ON A FIELD OBSERVATION WITH LUCIEN LANGLOIS, ENVIRONMENTAL SPECIALIST II OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF MAY 10, 2019. THE EDGE OF THE JURISDICTIONAL STREAM WAS LOCATED USING A TOTAL STATION BY HOYLE, TANNER & ASSOCIATES, INC. ON MAY 10, 2019.



**LEGEND:**

EXISTING FEATURES	
	TAX MAP AND LOT NUMBER
	RIGHT-OF-WAY SIDELINE
	PROPERTY LINE
	ABUTTING LOT LINE
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURBING
	VERNAL POOL
	WETLANDS
	VERNAL POOL/STREAM BUFFER
	UNDERGROUND ELECTRIC
	SEWER LINE
	DRAIN LINE
	50' CONTOUR INTERVAL
	46' CONTOUR INTERVAL
	TREE LINE
	UTILITY POLE AND GUY WIRE
	BUILDING
	CONCRETE HIGHWAY BOUND FOUND
	CONCRETE BOUND FOUND
	IRON PIN FOUND
	IRON PIPE FOUND
	DRILL HOLE FOUND
	SEWER MANHOLE
	DRAIN MANHOLE
	TELEPHONE MANHOLE
	MONITORING WELL
	CATCH BASIN
	LIGHT
	WATER HYDRANT
	WATER VALVE

REV.	DATE	DESCRIPTION
1	06/20/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN
2	07/02/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN (MFP)
3	07/24/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN APPROVAL
4	08/07/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
5	08/22/19	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL

APPLICANT	DESIGNED BY	DRAWN BY	CHECKED BY
AZTEC, LLC 62 PORTLAND ROAD, SUITE 25 KENNEBUNK, ME 04043	SMT	SMT	WRD

PROJECT	SCALE	ORIGINAL DATE
PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT TAX MAP LOTS 6-15B, 6-16A & 13-4 76 DENNETT ROAD, KITTERY, ME 03904	AS SHOWN	JUNE 20, 2019

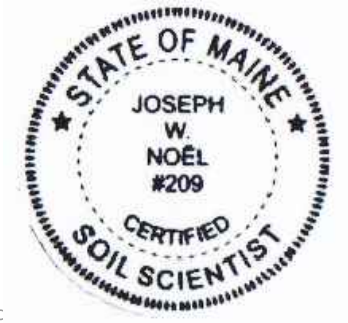
  

OVERALL EXISTING CONDITIONS PLAN
C3
PROJECT NO. 569200
SHEET 3 OF 25

**CLASS A HIGH INTENSITY SOIL SURVEY**

I HEREBY CERTIFY THAT THIS CLASS A HIGH INTENSITY SOIL SURVEY WAS CONDUCTED IN CONFORMANCE WITH THE STANDARDS ADOPTED BY THE MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS.

NAME Joseph W. Noel #209 DATE 7/13/19  
M.C.S.S. DATE



**SOIL LEGEND**

SYMBOL	SOIL TYPE	DRAINAGE CLASS	HSG
Co	COLONEL	SOMEWHAT POORLY DRAINED	D
EI	ELDRIDGE	SOMEWHAT POORLY DRAINED MODERATELY WELL DRAINED	D
Pe	PERU	MODERATELY WELL DRAINED	D
Sw	SWANTON	POORLY DRAINED	D
Tp	TUNBRIDGE-PERU-LYMAN COMPLEX	WELL DRAINED MODERATELY WELL DRAINED SOMEWHAT EXCESSIVELY DRAINED	C
Ur	UDORTMENTS	MODERATELY WELL DRAINED*	D*

**ALPHA SLOPE SYMBOL**

ALPHA SLOPE SYMBOL	RANGE
A	0-3%
B	3-8%
C	8-15%
D	15-25%
E	>25%

**SOIL MAP NOTES:**

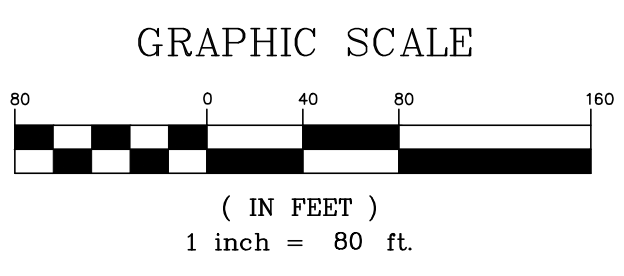
- Sw IS A HYDRIC SOIL.
- \* = ESTIMATED
- THE HYDROLOGIC SOIL GROUPS FOR THE SOIL MAP ARE TAKEN FROM THE NRCS WEB SOIL SURVEY.
- THE CLASS A HIGH INTENSITY SOIL SURVEY AND TEST PITS WERE PERFORMED BY JOSEPH NOEL ON MAY 16, 2019 AND MAY 27, 2019.
- TOPOGRAPHIC DATA BASED ON "EXISTING CONDITIONS PLAN" PREPARED BY FIELDSTONE LAND CONSULTANTS, PLLC DATED JUNE 2019.
- TEST PITS WERE FIELD LOCATED BY HOYLE, TANNER & ASSOCIATES, INC. ON MAY 29, 2019.
- REFER TO DRAINAGE NARRATIVE PREPARED BY HOYLE, TANNER & ASSOCIATES, INC. FOR TEST PIT LOGS.

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**LEGEND**

- SOIL TYPE
- TEST PIT
- SOIL BOUNDARY



APPLICANT AZTEC, LLC 62 PORTLAND ROAD, SUITE 25 KENNEBUNK, ME 04043	PROJECT PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT TAX MAP LOTS 6-15B, 6-16A & 13-4 76 DENNETT ROAD, KITTERY, ME 03904	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL 08/22/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT 08/07/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN APPROVAL 07/24/19	ISSUED FOR MAINE DOT TRAFFIC MOVEMENT PERMIT (TMP) 07/02/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN 06/20/19	DATE
		5	4	3	2	1	REV.
		THIS DOCUMENT IS PREPARED AS AN INSTRUMENT OF SERVICE AND IS NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HOYLE, TANNER & ASSOCIATES, INC.	CHECKED BY WRD	DRAWN BY SMT	DESIGNED BY SMT	ORIGINAL DATE: JUNE 20, 2019	SCALE: AS SHOWN
		Pece International Hoyle, Tanner & Associates, Inc. 100 International Dr., #360, Portsmouth, NH 03801 Tel (603) 431-2520 Fax (603) 431-8067 Web: www.foyletanner.com © Copyright, 2019 Hoyle, Tanner & Associates, Inc.	PROJECT NO. 569200 SHEET 4 OF 25	HIGH INTENSITY SOIL MAP <b>C4</b>			



**SITE NOTES:**

- REFER TO DWG C2 FOR NOTES, ABBREVIATIONS AND LEGEND.
- REFER TO DWGS C8-C9 FOR DETAILED SITE PLANS.
- REFER TO DWGS C19-C25 FOR CONSTRUCTION DETAILS.
- TAX MAP LOTS 6-15B, 6-16A & 13-4 ARE TO BE MERGED INTO 1 PARCEL.
- THE LOCATION OF PROPOSED BUILDING ENTRANCES ARE APPROXIMATE AND SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.

**DIMENSIONAL REQUIREMENTS (MU-N)**

REGULATION	REQUIREMENT	PROVIDED
MIN. LOT AREA:	20,000 S.F.	23,34± AC.
MIN. LOT AREA FOR 303 UNITS:	797,500 S.F.	866,732 S.F.
MIN. STREET FRONTAGE:	75 FT	641.6 FT
MIN. FRONT SETBACK:	50 FT	148.5 FT
MIN. SIDE SETBACK:	20 FT	81.5 FT
MIN. REAR SETBACK:	20 FT	85.5 FT
MIN. SPACE BETWEEN BUILDINGS:	15 FT	37.5 FT
MAX. BUILDING HEIGHT:	50 FT	50 FT
MAX. IMPERVIOUS COVER:	70% (711,491 S.F.)	26.5% (269,590 S.F.)
MIN. OPEN SPACE:	25% (254,104 S.F.)	73.5% (746,877 S.F.)
PARKING:	356 SPACES	398 SPACES
ACCESSIBLE PARKING:	12 SPACES	18 SPACES
VAN ACCESSIBLE PARKING:	2 SPACES	8 SPACES
STALL DIMENSIONS:	9X19 FT	9X19 FT
AISLE WIDTH (90° PARKING):	24 FT	24 FT

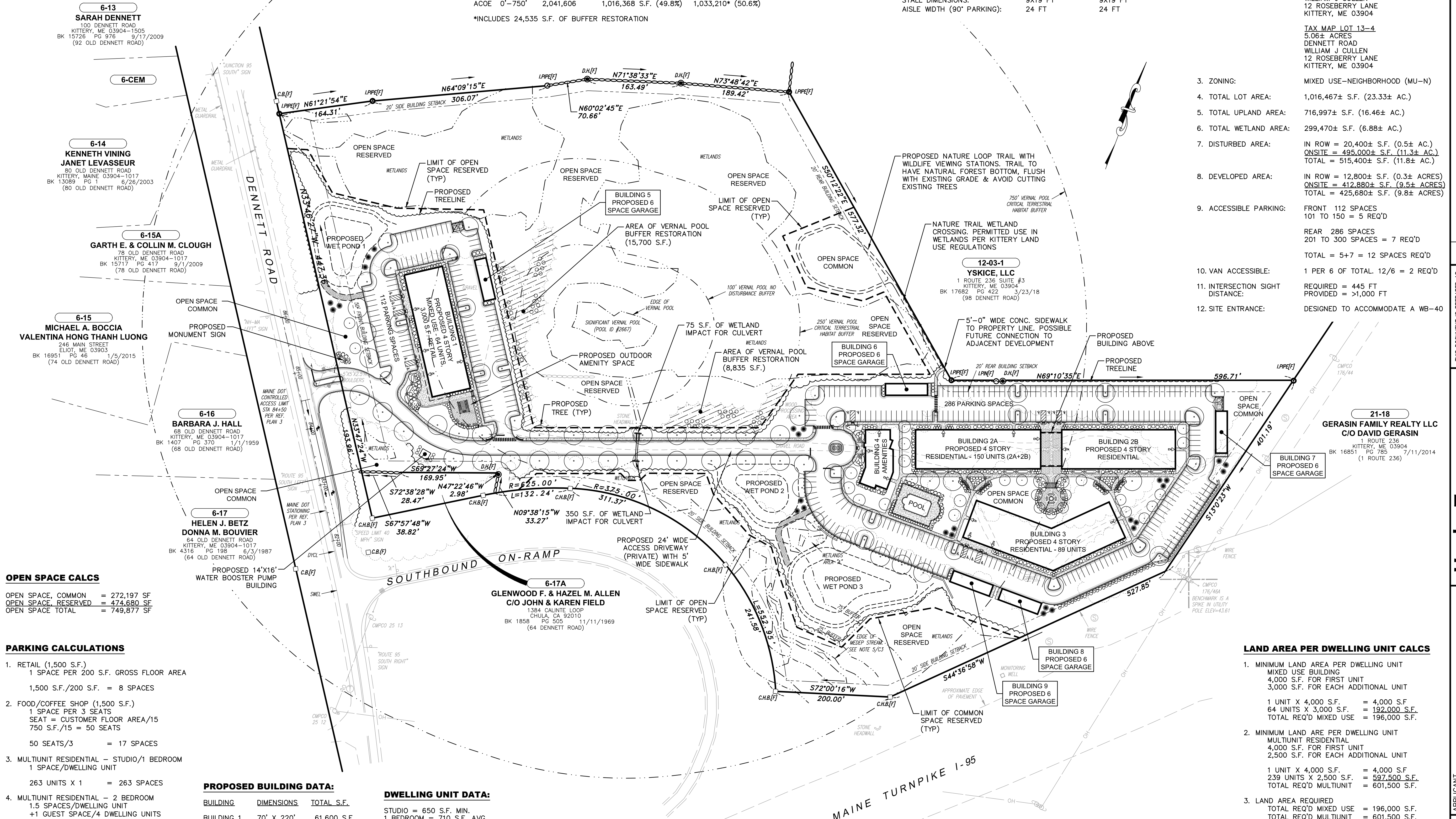
**SITE DATA**

- APPLICANT: AZTEC, LLC  
62 PORTLAND ROAD, SUITE 25  
KENNEBUNK, ME 04043
- LOT/OWNER INFORMATION: TAX MAP LOT 6-15B  
13.28± ACRES  
76 DENNETT ROAD  
SAIL AWAY, LLC  
12 ROSEBERRY LANE  
KITTEERY, ME 03904  
  
TAX MAP LOT 6-16A  
4.99± ACRES  
70 DENNETT ROAD  
PISCATAQUI REALTY, LLC  
WILLIAM J CULLEN  
12 ROSEBERRY LANE  
KITTEERY, ME 03904  
  
TAX MAP LOT 13-4  
5.06± ACRES  
DENNETT ROAD  
WILLIAM J CULLEN  
12 ROSEBERRY LANE  
KITTEERY, ME 03904
- ZONING: MIXED USE-NEIGHBORHOOD (MU-N)
- TOTAL LOT AREA: 1,016,467± S.F. (23.33± AC.)
- TOTAL UPLAND AREA: 716,997± S.F. (16.46± AC.)
- TOTAL WETLAND AREA: 299,470± S.F. (6.88± AC.)
- DISTURBED AREA: IN ROW = 20,400± S.F. (0.5± AC.)  
ONSITE = 495,000± S.F. (11.3± AC.)  
TOTAL = 515,400± S.F. (11.8± AC.)
- DEVELOPED AREA: IN ROW = 12,800± S.F. (0.3± ACRES)  
ONSITE = 412,880± S.F. (9.5± ACRES)  
TOTAL = 425,680± S.F. (9.8± ACRES)
- ACCESSIBLE PARKING: FRONT 112 SPACES  
101 TO 150 = 5 REQ'D  
  
REAR 286 SPACES  
201 TO 300 SPACES = 7 REQ'D  
  
TOTAL = 5+7 = 12 SPACES REQ'D
- VAN ACCESSIBLE: 1 PER 6 OF TOTAL. 12/6 = 2 REQ'D
- INTERSECTION SIGHT DISTANCE: REQUIRED = 445 FT  
PROVIDED = >1,000 FT
- SITE ENTRANCE: DESIGNED TO ACCOMMODATE A WB-40

**VERNAL POOL BUFFER CALCULATIONS**

REGULATION	TOTAL AREA	EXISTING DEVELOPED	PROPOSED DEVELOPED
MEDEP 0'-100'	68,410 S.F.	7,550 S.F. (11.0%)	0* S.F. (0%)
MEDEP 0'-250'	288,195 S.F.	96,552 S.F. (33.5%)	72,017* S.F. (25.0%)
ACOE 0'-750'	2,041,606	1,016,368 S.F. (49.8%)	1,033,210* (50.6%)

\*INCLUDES 24,535 S.F. OF BUFFER RESTORATION



**OPEN SPACE CALCS**

OPEN SPACE, COMMON = 272,197 SF  
OPEN SPACE, RESERVED = 474,680 SF  
OPEN SPACE TOTAL = 749,877 SF

**PARKING CALCULATIONS**

- RETAIL (1,500 S.F.)  
1 SPACE PER 200 S.F. GROSS FLOOR AREA  
1,500 S.F./200 S.F. = 8 SPACES
- FOOD/COFFEE SHOP (1,500 S.F.)  
1 SPACE PER 3 SEATS  
SEAT = CUSTOMER FLOOR AREA/15  
750 S.F./15 = 50 SEATS  
50 SEATS/3 = 17 SPACES
- MULTIUNIT RESIDENTIAL - STUDIO/1 BEDROOM  
1 SPACE/DWELLING UNIT  
263 UNITS X 1 = 263 SPACES
- MULTIUNIT RESIDENTIAL - 2 BEDROOM  
1.5 SPACES/DWELLING UNIT  
+1 GUEST SPACE/4 DWELLING UNITS  
40 UNITS X 1.75 = 70 SPACES
- PROJECT TOTAL  
HEALTH/FITNESS = 8 SPACES  
FOOD/COFFEE = 17 SPACES  
STUDIO/1 BR UNITS = 263 SPACES  
2 BEDROOM UNITS = 70 SPACES  
TOTAL REQ'D = 358 SPACES

**PROPOSED BUILDING DATA:**

BUILDING	DIMENSIONS	TOTAL S.F.
BUILDING 1	70' X 220'	61,600 S.F.
BUILDING 2	70' X 455'	123,900 S.F.
BUILDING 3	70' X 280'	78,400 S.F.
BUILDING 4	50' X 105'	5,015 S.F.
BUILDING 5	22' X 75'	1,650 S.F.
BUILDING 6	22' X 75'	1,650 S.F.
BUILDING 7	22' X 75'	1,650 S.F.
BUILDING 8	22' X 75'	1,650 S.F.
BUILDING 9	22' X 75'	1,650 S.F.
TOTAL		277,165 S.F.

**DWELLING UNIT DATA:**

STUDIO = 650 S.F. MIN.  
1 BEDROOM = 710 S.F. AVG  
2 BEDROOM = 900 S.F. AVG

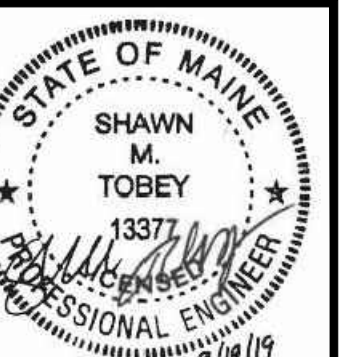
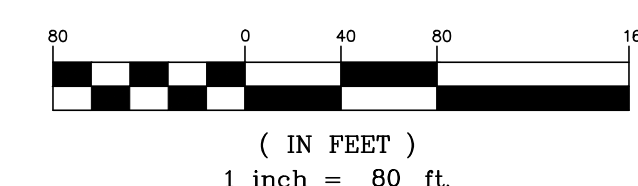
BUILDING	STUDIO	1 BEDROOM	2 BEDROOM
BUILDING 1	25 UNITS	28 UNITS	11 UNITS
BUILDING 2	60 UNITS	72 UNITS	18 UNITS
BUILDING 3	45 UNITS	53 UNITS	11 UNITS
TOTALS	130 UNITS	133 UNITS	40 UNITS

TOTAL = 303 DWELLING UNITS

**LAND AREA PER DWELLING UNIT CALCS**

- MINIMUM LAND AREA PER DWELLING UNIT  
MIXED USE BUILDING  
4,000 S.F. FOR FIRST UNIT  
3,000 S.F. FOR EACH ADDITIONAL UNIT  
1 UNIT X 4,000 S.F. = 4,000 S.F.  
64 UNITS X 3,000 S.F. = 192,000 S.F.  
TOTAL REQ'D MIXED USE = 196,000 S.F.
  - MINIMUM LAND ARE PER DWELLING UNIT  
MULTIUNIT RESIDENTIAL  
4,000 S.F. FOR FIRST UNIT  
2,500 S.F. FOR EACH ADDITIONAL UNIT  
1 UNIT X 4,000 S.F. = 4,000 S.F.  
239 UNITS X 2,500 S.F. = 597,500 S.F.  
TOTAL REQ'D MULTIUNIT = 601,500 S.F.
  - LAND AREA REQUIRED  
TOTAL REQ'D MIXED USE = 196,000 S.F.  
TOTAL REQ'D MULTIUNIT = 601,500 S.F.  
TOTAL REQ'D = 797,500 S.F.
  - LAND AREA PROVIDED  
UPLAND AREA = 716,997 S.F.  
50% OF WETLANDS\* = 149,735 S.F.  
TOTAL PROVIDED = 866,732 S.F.
- \* MIXED USE - NEIGHBORHOOD ALLOWS 50% OF THE WETLANDS TO COUNT TOWARDS MINIMUM LAND AREA PER DWELLING UNIT.

**GRAPHIC SCALE**



DATE	REVISION DESCRIPTION
09/19/19	REVISED ENTRANCE & MISCELLANEOUS REVISIONS PER PLANNING BOARD
08/22/19	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL
08/07/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
07/24/19	ISSUED FOR KITTEERY PLANNING BOARD - PRELIMINARY PLAN APPROVAL
07/02/19	ISSUED FOR MAINE DOT TRAFFIC MOVEMENT PERMIT (TMP)
06/20/19	ISSUED FOR KITTEERY PLANNING BOARD - PRELIMINARY PLAN
	REV.

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DESIGNED BY: SMT  
DRAWN BY: SMT  
CHECKED BY: WRD  
SCALE: AS SHOWN  
ORIGINAL DATE: JUNE 20, 2019

APPLICANT: AZTEC, LLC  
62 PORTLAND ROAD, SUITE 25  
KENNEBUNK, ME 04043

PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT  
TAX MAP LOTS 6-15B, 6-16A & 13-4  
76 DENNETT ROAD, KITTEERY, ME 03904

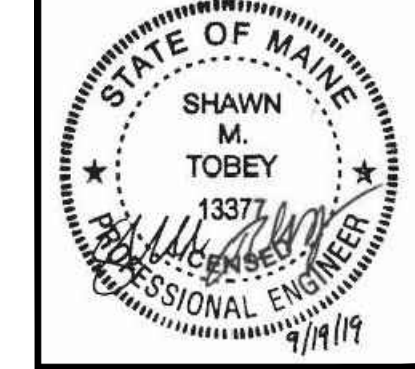
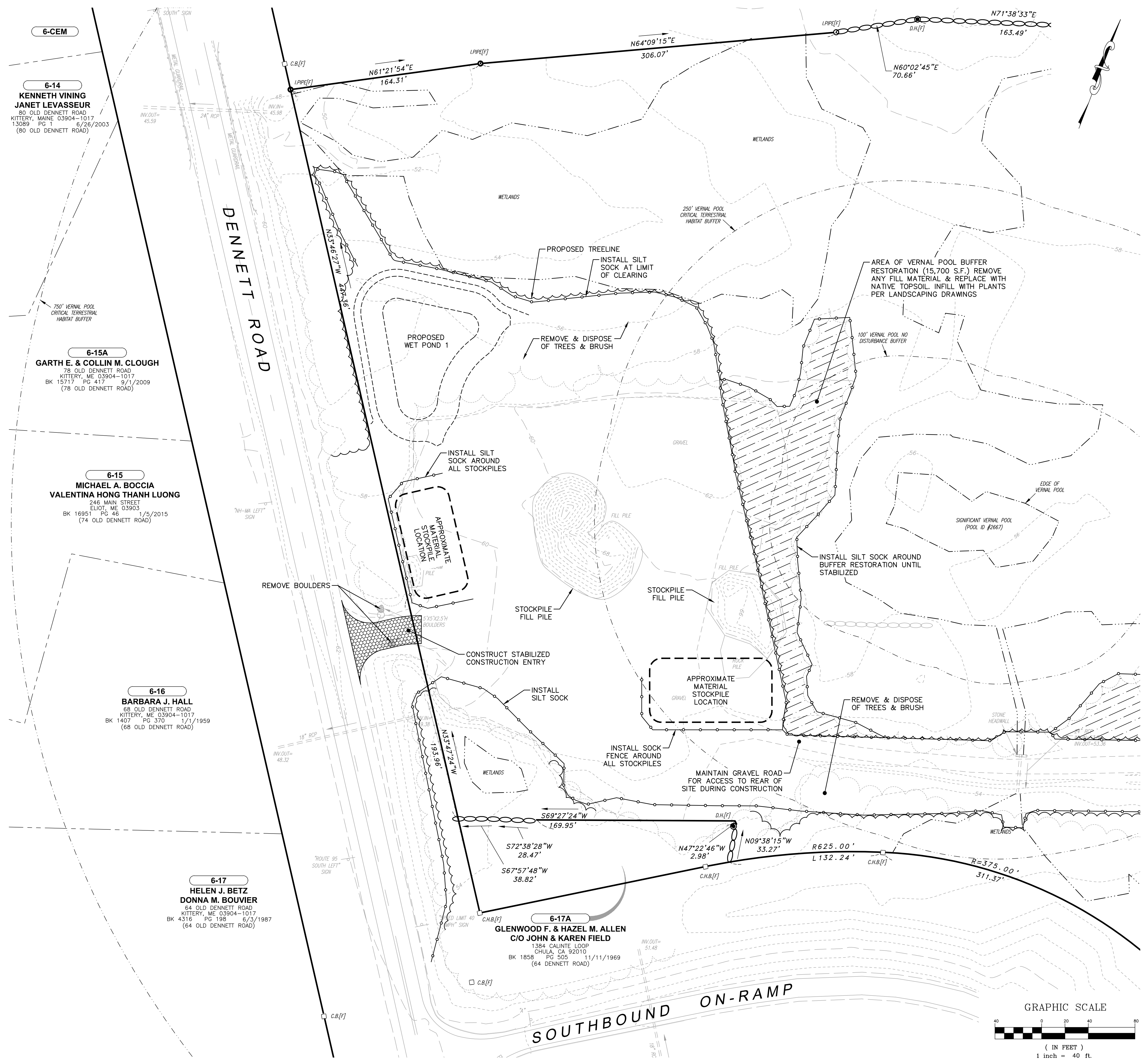
OVERALL SITE PLAN  
**C5**  
PROJECT NO. 569200  
SHEET 5 OF 25

**EROSION CONTROL NOTES:**

1. REFER TO DWG C2 FOR NOTES, ABBREVIATIONS AND LEGEND.
2. REFER TO DWGS C19-C25 FOR CONSTRUCTION DETAILS.
3. INSTALL ALL EROSION CONTROL MEASURES ON THIS SHEET PRIOR TO STARTING CONSTRUCTION.
4. CONSTRUCTION SHALL MEET ALL CONDITIONS OF THE MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT.

**HOUSEKEEPING NOTES:**

1. **SPILL PREVENTION.** CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES. ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT : [HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLRESP/](http://www.maine.gov/dep/spills/emergspillresp/)
2. **GROUNDWATER PROTECTION.** DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE DESIGN OR AS A RESULT OF SOILS TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
3. **FUGITIVE SEDIMENT AND DUST.** ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEPED IMMEDIATELY, NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS THAT EXPERIENCE FUGITIVE DUST PROBLEMS SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
4. **DEBRIS AND OTHER MATERIALS.** MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. **EXCAVATION DE-WATERING.** EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
  - A. DISCHARGES FROM FIREFIGHTING ACTIVITY;
  - B. FIRE HYDRANT FLUSHINGS;
  - C. VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
  - D. DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
  - E. ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
  - F. PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
  - G. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
  - H. UNCONTAMINATED GROUNDWATER OR SPRING WATER;
  - I. FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
  - J. UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
  - K. POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
  - L. LANDSCAPE IRRIGATION.
7. **UNAUTHORIZED NON-STORMWATER DISCHARGES.** THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
  - A. WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
  - B. FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
  - C. SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
  - D. TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
8. **ADDITIONAL REQUIREMENTS.** ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



REV.	DATE	REVISION DESCRIPTION
1	06/20/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN
2	07/02/19	ISSUED FOR MAINE DEP TRAFFIC MOVEMENT PERMIT (TMP)
3	07/24/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN APPROVAL
4	08/07/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
5	08/22/19	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL
6	09/19/19	REVISED ENTRANCE & MISCELLANEOUS REVISIONS PER PLANNING BOARD

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 DRAWN BY: SMT  
 CHECKED BY: WRD  
 ORIGINAL DATE: JUNE 20, 2019  
 SCALE: AS SHOWN

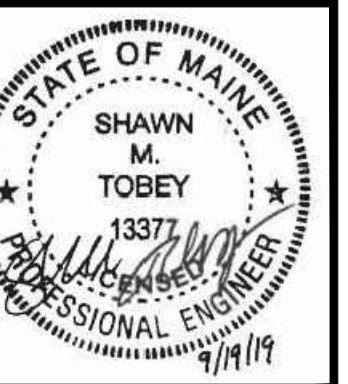
APPLICANT: AZTEC, LLC  
 62 PORTLAND ROAD, SUITE 25  
 KENNEBUNK, ME 04043

PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT  
 TAX MAP LOTS 6-15B, 6-16A & 13-4  
 76 DENNETT ROAD, KITTERY, ME 03904

EROSION CONTROL & HOUSEKEEPING PLAN - FRONT

**C6**

PROJECT NO. 569200  
 SHEET 6 OF 25



REV.	DATE	REVISION DESCRIPTION
6	09/19/19	REVISED ENTRANCE & MISCELLANEOUS REVISIONS PER PLANNING BOARD
5	08/22/19	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL
4	08/07/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
3	07/24/19	ISSUED FOR KITTEERY PLANNING BOARD - PRELIMINARY PLAN APPROVAL
2	07/02/19	ISSUED FOR MAINE DOT TRAFFIC MOVEMENT PERMIT (TMP)
1	06/20/19	ISSUED FOR KITTEERY PLANNING BOARD - PRELIMINARY PLAN

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SCALE: AS SHOWN  
 ORIGINAL DATE: JUNE 20, 2019

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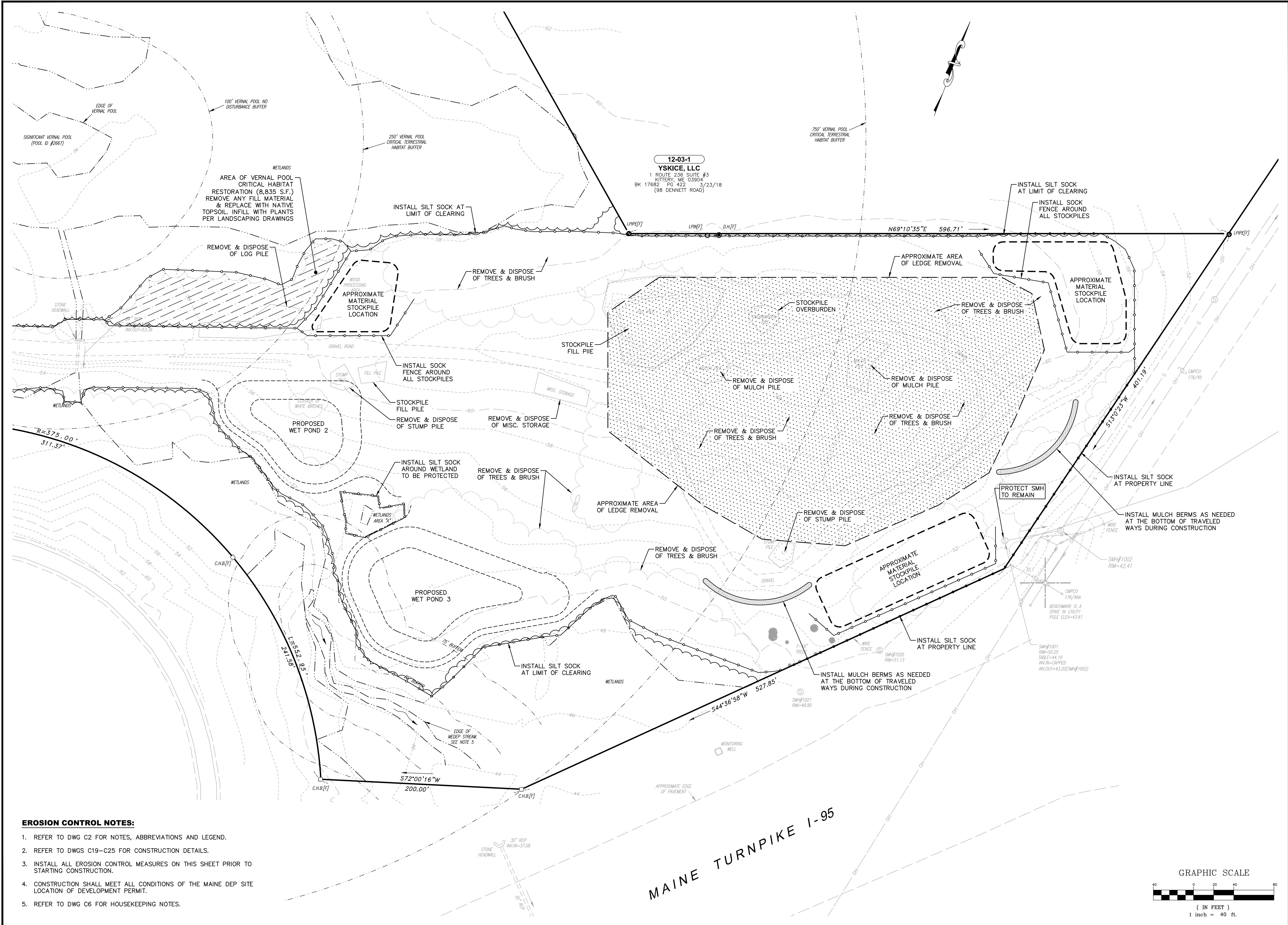
APPLICANT: AZTEC, LLC  
 62 PORTLAND ROAD, SUITE 25  
 KENNEBUNK, ME 04043

PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT  
 TAX MAP LOTS 6-19B, 6-16A & T3-4  
 76 DENNETT ROAD, KITTEERY, ME 03904

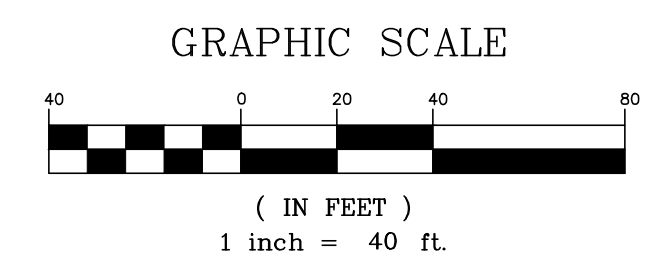
EROSION CONTROL & HOUSEKEEPING PLAN - REAR

**C7**

PROJECT NO. 569200  
 SHEET 7 OF 25



- EROSION CONTROL NOTES:**
- REFER TO DWG C2 FOR NOTES, ABBREVIATIONS AND LEGEND.
  - REFER TO DWGS C19-C25 FOR CONSTRUCTION DETAILS.
  - INSTALL ALL EROSION CONTROL MEASURES ON THIS SHEET PRIOR TO STARTING CONSTRUCTION.
  - CONSTRUCTION SHALL MEET ALL CONDITIONS OF THE MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT.
  - REFER TO DWG C6 FOR HOUSEKEEPING NOTES.



MAINE TURNPIKE I-95

**SITE NOTES:**

- REFER TO DWG C2 FOR NOTES, ABBREVIATIONS AND LEGEND.
- REFER TO DWG C4 FOR OVERALL SITE PLAN, SITE CALCULATIONS AND DIMENSIONAL REQUIREMENTS.
- REFER TO DWGS C19-C25 FOR CONSTRUCTION DETAILS.
- ALL OPEN SPACE BETWEEN THE LIMITS OF COMMON SPACE, RESERVED, AND THE PROPOSED PAVEMENT/BUILDINGS SHALL BE DESIGNATED AS OPEN SPACE, COMMON.
- THERE ARE NO SETBACKS FOR THE NON-SIGNIFICANT FORESTED WETLANDS.
- THE LOCATION OF PROPOSED BUILDING ENTRANCES ARE APPROXIMATE AND SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
- COORDINATE ALL WORK ADJACENT TO THE PROPOSED BUILDING WITH THE ARCHITECTURAL DRAWINGS.
- ALL CURBING ONSITE SHALL BE VERTICAL GRANITE.
- THE CONTRACTOR SHALL INSTALL DETECTABLE WARNING PANELS ON ALL TIP-DOWN RAMPS LOCATED WITHIN THE SUBJECT PARCEL.
- INSTALL SIGNS OR MARKERS AT THE VERNAL POOL BUFFER LOCATIONS AS SHOWN ON THE PLANS THAT READ "VERNAL POOL BUFFER, NO DISTURBANCE"

**DIMENSIONAL REQUIREMENTS (MU-N)**

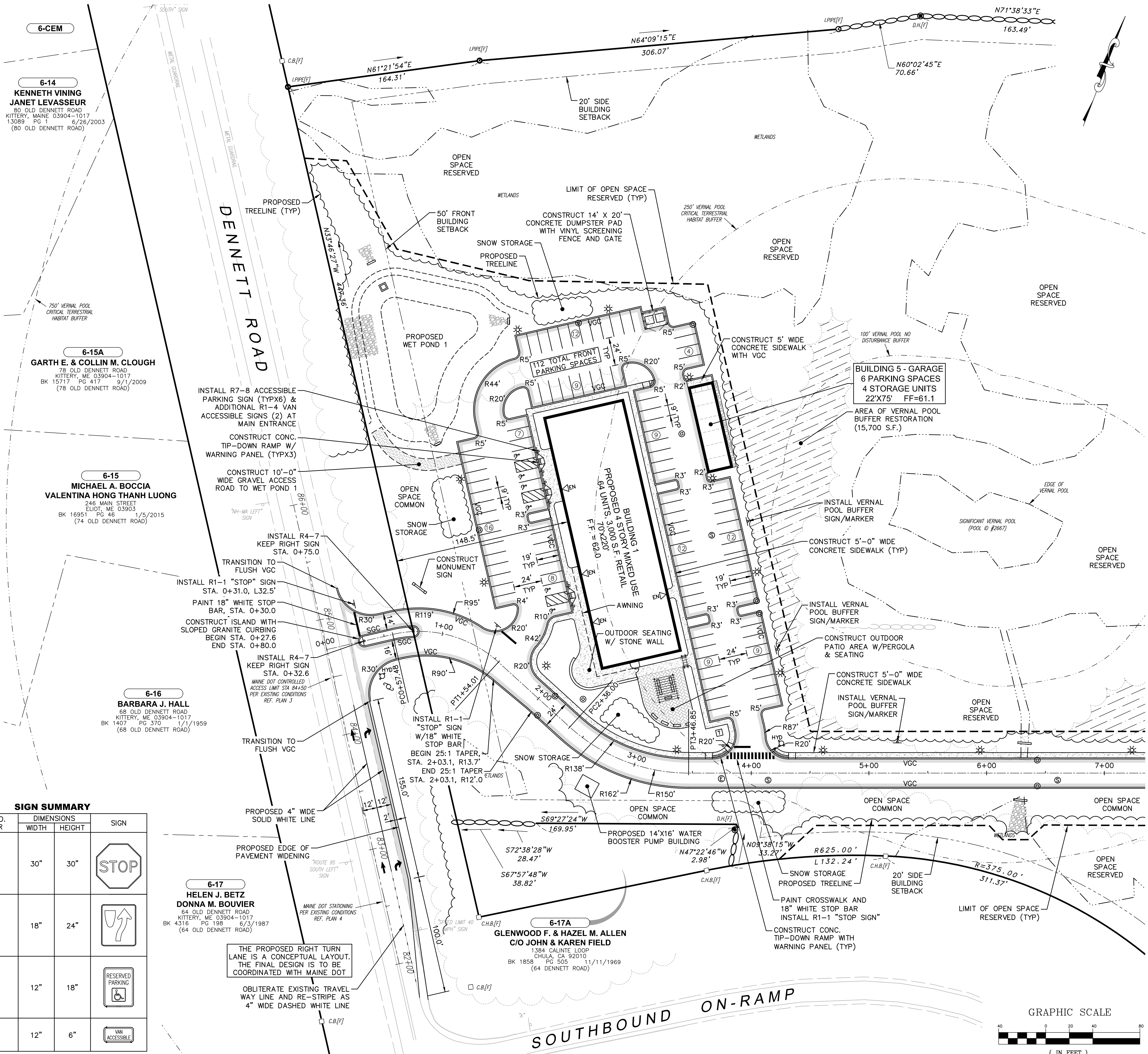
REGULATION	REQUIREMENT	PROVIDED
MIN. LOT AREA:	20,000 S.F.	23,34± AC.
MIN. LOT AREA FOR 303 UNITS:	797,500 S.F.	866,732 S.F.
MIN. STREET FRONTAGE:	75 FT	641.6 FT
MIN. FRONT SETBACK:	50 FT	148.5 FT
MIN. SIDE SETBACK:	20 FT	81.5 FT
MIN. REAR SETBACK:	20 FT	85.5 FT
MIN. SPACE BETWEEN BUILDINGS	15 FT	37.5 FT
MAX. BUILDING HEIGHT:	50 FT	50 FT
MAX. IMPERVIOUS COVER:	70% (711,491 S.F.)	26.5% (269,590 S.F.)
MIN. OPEN SPACE	25% (254,104 S.F.)	73.5% (746,877 S.F.)
PARKING:	356 SPACES	398 SPACES
ACCESSIBLE PARKING:	12 SPACES	16 SPACES
VAN ACCESSIBLE PARKING:	2 SPACES	8 SPACES
STALL DIMENSIONS:	9X19 FT	9X19 FT
aisle width (90° PARKING):	24 FT	24 FT

**SITE DATA**

- APPLICANT: AZTEC, LLC  
62 PORTLAND ROAD, SUITE 25  
KENNEBUNK, ME 04043
- LOT/OWNER INFORMATION:
  - TAX MAP LOT 6-15B  
13.29± ACRES  
76 DENNETT ROAD  
SAIL AWAY, LLC  
12 ROSEBERRY LANE  
KITTERY, ME 03904
  - TAX MAP LOT 6-16A  
4.99± ACRES  
70 DENNETT ROAD  
PISCATAQUA REALTY, LLC  
WILLIAM J CULLEN  
12 ROSEBERRY LANE  
KITTERY, ME 03904
  - TAX MAP LOT 13-4  
5.06± ACRES  
DENNETT ROAD  
WILLIAM J CULLEN  
12 ROSEBERRY LANE  
KITTERY, ME 03904
- ZONING: MIXED USE-NEIGHBORHOOD (MU-N)
- TOTAL LOT AREA: 1,016,467± S.F. (23.33± AC.)
- TOTAL UPLAND AREA: 716,997± S.F. (16.46± AC.)
- TOTAL WETLAND AREA: 299,470± S.F. (6.88± AC.)
- DISTURBED AREA:
  - IN ROW = 20,400± S.F. (0.5± AC.)
  - ONSITE = 495,000± S.F. (11.3± AC.)
  - TOTAL = 515,400± S.F. (11.8± AC.)
- DEVELOPED AREA:
  - IN ROW = 12,800± S.F. (0.3± ACRES)
  - ONSITE = 412,880± S.F. (9.5± ACRES)
  - TOTAL = 425,680± S.F. (9.8± ACRES)
- ACCESSIBLE PARKING:
  - FRONT 112 SPACES  
101 TO 150 = 5 REQ'D
  - REAR 286 SPACES  
201 TO 300 SPACES = 7 REQ'D
  - TOTAL = 5+7 = 12 SPACES REQ'D
- VAN ACCESSIBLE: 1 PER 6 OF TOTAL. 12/6 = 2 REQ'D
- INTERSECTION SIGHT DISTANCE: REQUIRED = 445 FT  
PROVIDED = >1,000 FT
- SITE ENTRANCE: DESIGNED TO ACCOMMODATE A WB-40

**SIGN SUMMARY**

M.U.T.C.D. NUMBER	DIMENSIONS	SIGN
	WIDTH HEIGHT	
R1-1	30" 30"	STOP
R4-7	18" 24"	↑
R7-8	12" 18"	RESERVED PARKING
R7-8A	12" 6"	VAN ACCESSIBLE



**SHAWN M. TOBEY**  
PROFESSIONAL ENGINEER

DATE	REVISION DESCRIPTION
09/19/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN
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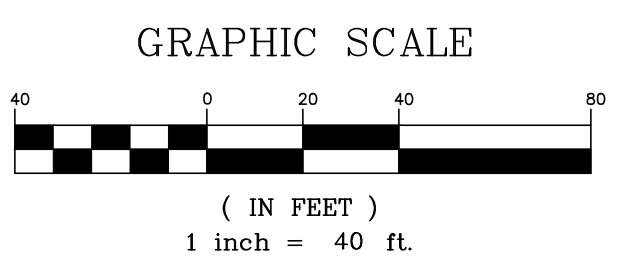
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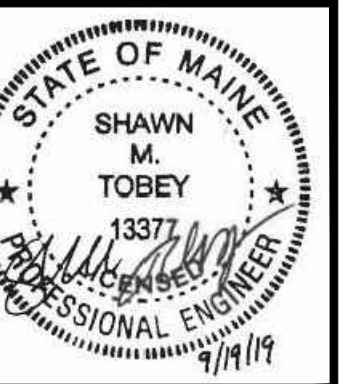
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TAX MAP LOTS 6-15B, 6-16A & 13-4  
76 DENNETT ROAD, KITTERY, ME 03904

DESIGNED BY: SMT  
DRAWN BY: SMT  
CHECKED BY: WRD  
REVISED BY: WRD

SCALE: AS SHOWN  
ORIGINAL DATE: JUNE 20, 2019

PROJECT NO. 569200  
SHEET 8 OF 25





DATE	REVISION DESCRIPTION
06/20/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN
07/02/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
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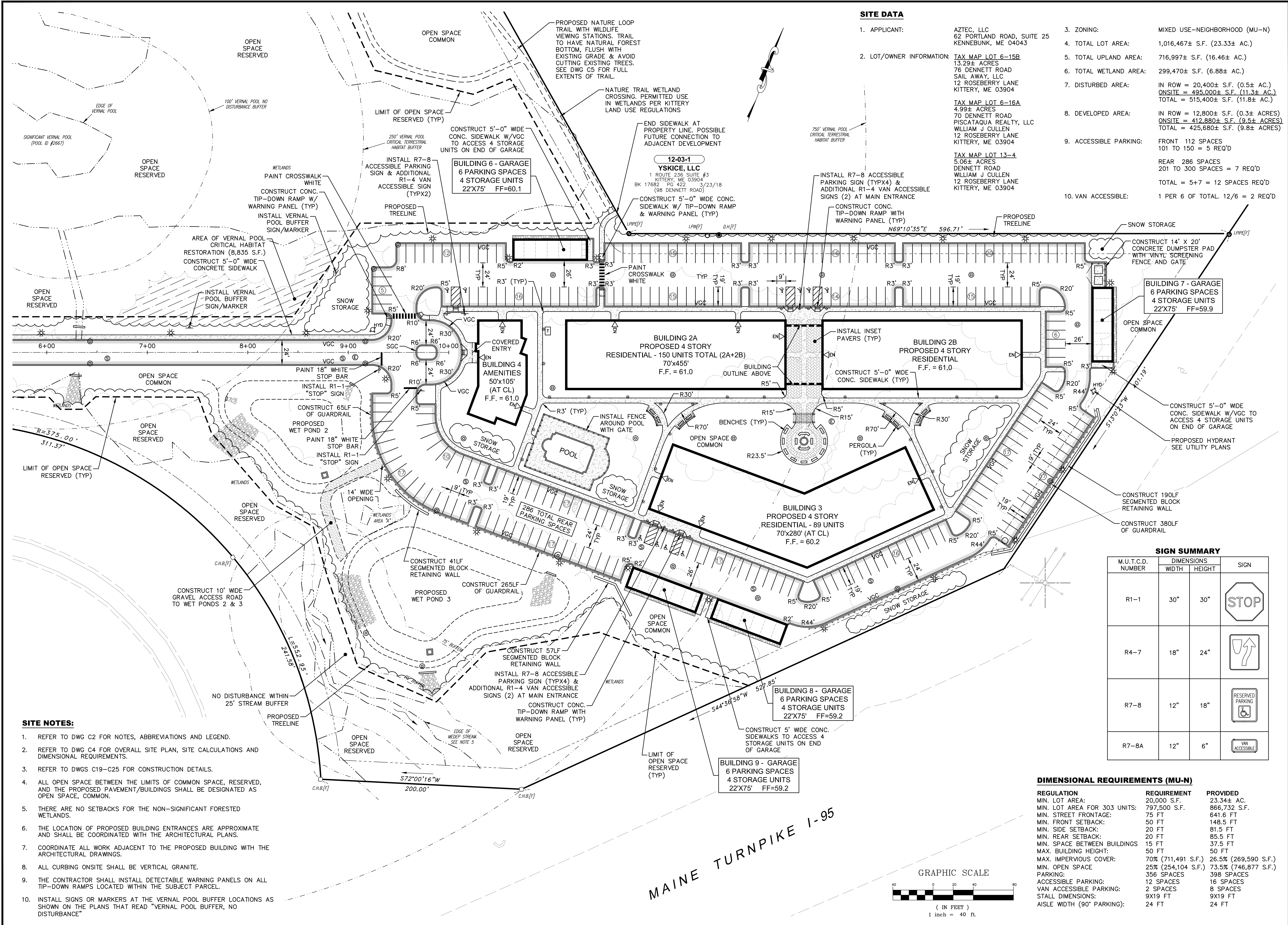
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 TAX MAP LOTS 6-15B, 6-16A & 13-4  
 76 DENNETT ROAD, KITTERY, ME 03904

REAR SITE PLAN  
**C9**  
 PROJECT NO. 569200  
 SHEET 9 OF 25

**SITE DATA**

- APPLICANT: AZTEC, LLC  
62 PORTLAND ROAD, SUITE 25  
KENNEBUNK, ME 04043
- LOT/OWNER INFORMATION: TAX MAP LOT 6-15B  
13.29± ACRES  
76 DENNETT ROAD  
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12 ROSEBERRY LANE  
KITTERY, ME 03904  
  
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4.99± ACRES  
70 DENNETT ROAD  
PISCATAQUA REALTY, LLC  
WILLIAM J CULLEN  
12 ROSEBERRY LANE  
KITTERY, ME 03904  
  
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DENNETT ROAD  
WILLIAM J CULLEN  
12 ROSEBERRY LANE  
KITTERY, ME 03904
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- TOTAL WETLAND AREA: 299,470± S.F. (6.88± AC.)
- DISTURBED AREA: IN ROW = 20,400± S.F. (0.5± AC.)  
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TOTAL = 515,400± S.F. (11.8± AC.)
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REAR 286 SPACES  
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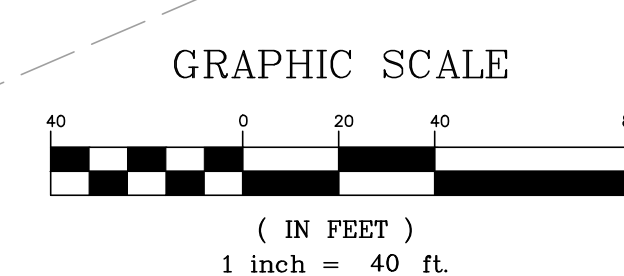
- SITE NOTES:**
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  - COORDINATE ALL WORK ADJACENT TO THE PROPOSED BUILDING WITH THE ARCHITECTURAL DRAWINGS.
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  - THE CONTRACTOR SHALL INSTALL DETECTABLE WARNING PANELS ON ALL TIP-DOWN RAMPS LOCATED WITHIN THE SUBJECT PARCEL.
  - INSTALL SIGNS OR MARKERS AT THE VERNAL POOL BUFFER LOCATIONS AS SHOWN ON THE PLANS THAT READ "VERNAL POOL BUFFER, NO DISTURBANCE"

**SIGN SUMMARY**

M.U.T.C.D. NUMBER	DIMENSIONS WIDTH HEIGHT	SIGN
R1-1	30" 30"	STOP
R4-7	18" 24"	UPWARD TURN
R7-8	12" 18"	RESERVED PARKING
R7-8A	12" 6"	VAN ACCESSIBLE

**DIMENSIONAL REQUIREMENTS (MU-N)**

REGULATION	REQUIREMENT	PROVIDED
MIN. LOT AREA:	20,000 S.F.	23.34± AC.
MIN. LOT AREA FOR 303 UNITS:	797,500 S.F.	866,732 S.F.
MIN. STREET FRONTAGE:	75 FT	641.6 FT
MIN. FRONT SETBACK:	50 FT	148.5 FT
MIN. SIDE SETBACK:	20 FT	81.5 FT
MIN. REAR SETBACK:	20 FT	85.5 FT
MIN. SPACE BETWEEN BUILDINGS:	15 FT	37.5 FT
MAX. BUILDING HEIGHT:	50 FT	50 FT
MAX. IMPERVIOUS COVER:	70% (711,491 S.F.)	26.5% (269,590 S.F.)
MIN. OPEN SPACE:	25% (254,104 S.F.)	73.5% (746,877 S.F.)
PARKING:	356 SPACES	398 SPACES
ACCESSIBLE PARKING:	12 SPACES	16 SPACES
VAN ACCESSIBLE PARKING:	2 SPACES	8 SPACES
STALL DIMENSIONS:	9X19 FT	9X19 FT
aisle width (90° PARKING):	24 FT	24 FT



MAINE TURNPIKE I-95

**GRADING & DRAINAGE NOTES:**

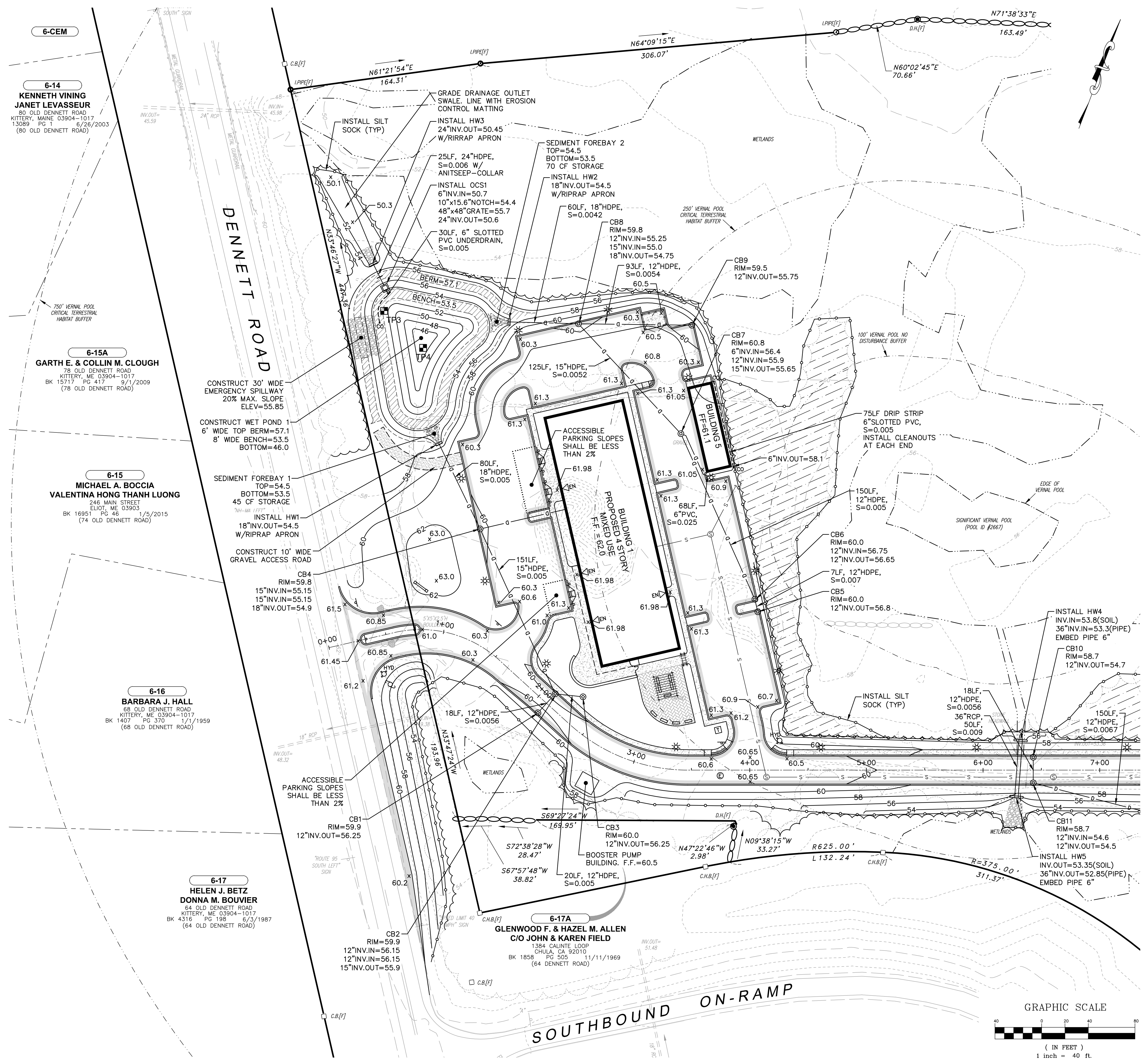
1. REFER TO DWG C2 FOR NOTES, ABBREVIATIONS AND LEGEND.
2. REFER TO DWG C6-C7 FOR ADDITIONAL EROSION CONTROL MEASURES.
3. REFER TO DWGS C19-C25 FOR CONSTRUCTION DETAILS.
4. CONSTRUCTION SHALL MEET ALL CONDITIONS OF THE MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT.
5. ALL DRAINAGE STRUCTURES HAVE AN INTERNAL DIAMETER OF 4'-0" UNLESS OTHERWISE SPECIFIED ON THE PLANS.
6. INSTALL INLET PROTECTION ON ALL PROPOSED CATCH BASINS AFTER INSTALLATION. REMOVE WHEN CONSTRUCTION IS COMPLETED.
7. THE LOCATION OF PROPOSED BUILDING ENTRANCES ARE APPROXIMATE AND SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
8. ACCESSIBLE PARKING STALLS HAVE SLOPES LESS THAN 2% IN ALL DIRECTIONS.
9. TEST PIT DATA IS BASED ON FIELD OBSERVATIONS FOR LEDGE AND APPROXIMATE SEASONAL HIGH WATER FROM PITS DUG ON MAY 16, 2019 AND MAY 27, 2019.
10. REFER TO DRAINAGE NARRATIVE FOR TEST PIT LOGS AND DETAILED WET POND CALCULATIONS.

**WET POND NOTE:**

1. THE APPLICANT SHALL RETAIN A PROFESSIONAL ENGINEER TO PROVIDE THE ENGINEERING OVERSIGHT SERVICES FOR THE WET POND CONSTRUCTION. THE ENGINEER SHALL INSPECT THE EMBANKMENT FOUNDATION PREPARATION, THE PLACEMENT OF THE EMBANKMENT FILL, THE CONSTRUCTION OF THE UNDERDRAINED GRAVEL TRENCH OUTLET, THE INSTALLATION OF THE OUTLET CONTROL STRUCTURE, AND THE CONSTRUCTION OF THE EMERGENCY SPILLWAY. ALL SOIL AND AGGREGATE USED FOR THE CONSTRUCTION OF THE WET POND'S IMPOUNDMENT EMBANKMENT AND THE UNDERDRAINED GRAVEL TRENCH OUTLET MUST BE CONFIRMED BY TESTING. THE CONTRACTOR SHALL ENSURE THAT THE SAMPLING AND TESTING OF THESE MATERIALS ARE COMPLETE AND APPROVED BY THE ENGINEER BEFORE THE FILL OR AGGREGATE IS PLACED. ONCE THE WET POND IS CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS, ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A COPY OF THE TEST RESULTS FOR ANY SOIL FILL OR AGGREGATE MATERIALS USED IN THE CONSTRUCTION OF THE WET POND AND A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT.

**WET POND 1 DATA:**

REGULATION	REQUIREMENT	PROVIDED
PERMANENT POOL VOLUME:	13,379 CF	18,313 CF
PERM. POOL AVERAGE DEPTH:	3.0 FT	3.09 FT
CHANNEL PROTECTION VOLUME:	6,689 CF	7,507 CF
LENGTH TO WIDTH RATIO	2:1	2:1
SEDIMENT FOREBAY 1 CAPACITY:	16 CF	45 CF
SEDIMENT FOREBAY 2 CAPACITY:	38 CF	70 CF
UNDERDRAIN LENGTH:	23 FT	30 FT



**6-CEM**  
KENNETH VINING  
JANET LEVASSEUR  
80 OLD DENNETT ROAD  
KITTERY, MAINE 03904-1017  
13089 PG 1 6/26/2003  
(80 OLD DENNETT ROAD)

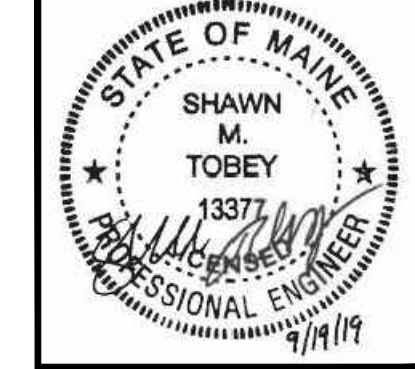
**6-15A**  
GARTH E. & COLLIN M. CLOUGH  
78 OLD DENNETT ROAD  
KITTERY, ME 03904-1017  
BK 15717 PG 417 9/12/2009  
(78 OLD DENNETT ROAD)

**6-15**  
MICHAEL A. BOCCIA  
VALENTINA HONG THANH LUONG  
246 MAIN STREET  
ELIOT, ME 03903  
BK 16951 PG 46 1/5/2015  
(74 OLD DENNETT ROAD)

**6-16**  
BARBARA J. HALL  
68 OLD DENNETT ROAD  
KITTERY, ME 03904-1017  
BK 1407 PG 370 1/1/1959  
(68 OLD DENNETT ROAD)

**6-17**  
HELEN J. BETZ  
DONNA M. BOUVIER  
64 OLD DENNETT ROAD  
KITTERY, ME 03904-1017  
BK 4316 PG 198 6/3/1987  
(64 OLD DENNETT ROAD)

**6-17A**  
GLENWOOD F. & HAZEL M. ALLEN  
C/O JOHN & KAREN FIELD  
1384 CALINTE LOOP  
CHULA, CA 92010  
BK 1858 PG 505 11/11/1969  
(64 DENNETT ROAD)



REV.	DATE	REVISION DESCRIPTION
6	09/19/19	REVISED ENTRANCE & MISCELLANEOUS REVISIONS PER PLANNING BOARD
5	08/22/19	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL
4	08/07/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
3	07/24/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN APPROVAL
2	07/02/19	ISSUED FOR MAINE DEP TRAFFIC MOVEMENT PERMIT (TMP)
1	06/20/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN

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**Hoyle, Tanner & Associates, Inc.**  
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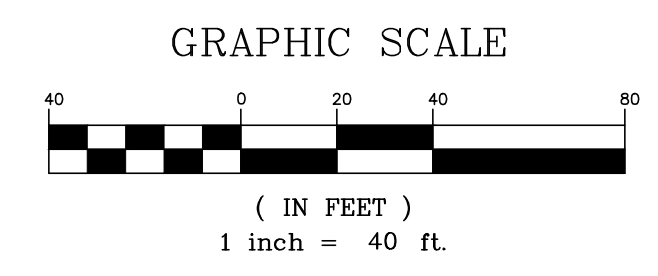
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CHECKED BY: WRD  
DRAWN BY: SMT

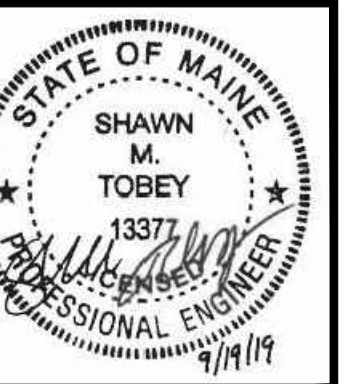
ORIGINAL DATE: JUNE 20, 2019  
SCALE: AS SHOWN

APPLICANT: AZTEC, LLC  
62 PORTLAND ROAD, SUITE 25  
KENNEBUNK, ME 04043

PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT  
TAX MAP LOTS 6-195, 6-16A & 13-4  
76 DENNETT ROAD, KITTERY, ME 03904

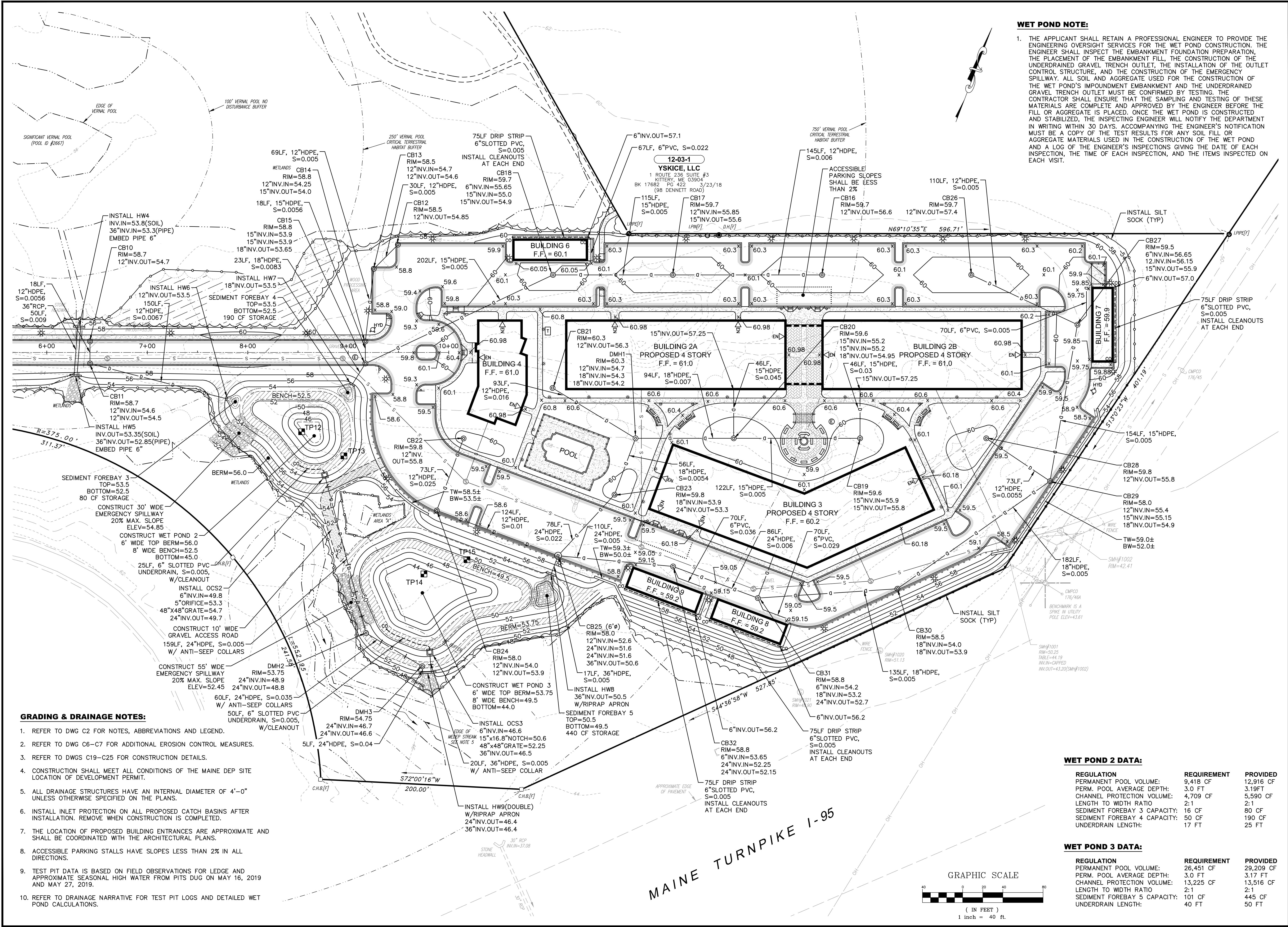
FRONT GRADING & DRAINAGE PLAN  
**C10**  
PROJECT NO. 569200  
SHEET 10 OF 25





**WET POND NOTE:**

1. THE APPLICANT SHALL RETAIN A PROFESSIONAL ENGINEER TO PROVIDE THE ENGINEERING OVERSIGHT SERVICES FOR THE WET POND CONSTRUCTION. THE ENGINEER SHALL INSPECT THE EMBANKMENT FOUNDATION PREPARATION, THE PLACEMENT OF THE EMBANKMENT FILL, THE CONSTRUCTION OF THE UNDERDRAINED GRAVEL TRENCH OUTLET, THE INSTALLATION OF THE OUTLET CONTROL STRUCTURE, AND THE CONSTRUCTION OF THE EMERGENCY SPILLWAY. ALL SOIL AND AGGREGATE USED FOR THE CONSTRUCTION OF THE WET POND'S IMPOUNDMENT EMBANKMENT AND THE UNDERDRAINED GRAVEL TRENCH OUTLET MUST BE CONFIRMED BY TESTING. THE CONTRACTOR SHALL ENSURE THAT THE SAMPLING AND TESTING OF THESE MATERIALS ARE COMPLETE AND APPROVED BY THE ENGINEER BEFORE THE FILL OR AGGREGATE IS PLACED. ONCE THE WET POND IS CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS, ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A COPY OF THE TEST RESULTS FOR ANY SOIL FILL OR AGGREGATE MATERIALS USED IN THE CONSTRUCTION OF THE WET POND AND A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT.



**GRADING & DRAINAGE NOTES:**

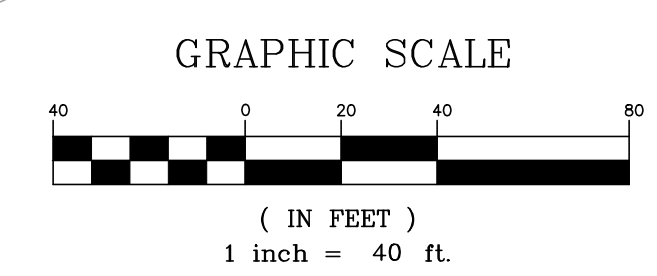
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- 3. REFER TO DWGS C19-C25 FOR CONSTRUCTION DETAILS.
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- 10. REFER TO DRAINAGE NARRATIVE FOR TEST PIT LOGS AND DETAILED WET POND CALCULATIONS.

**WET POND 2 DATA:**

REGULATION	REQUIREMENT	PROVIDED
PERMANENT POOL VOLUME:	9,418 CF	12,916 CF
PERM. POOL AVERAGE DEPTH:	3.0 FT	3.19FT
CHANNEL PROTECTION VOLUME:	4,709 CF	5,590 CF
LENGTH TO WIDTH RATIO	2:1	2:1
SEDIMENT FOREBAY 3 CAPACITY:	16 CF	80 CF
SEDIMENT FOREBAY 4 CAPACITY:	50 CF	190 CF
UNDERDRAIN LENGTH:	17 FT	25 FT

**WET POND 3 DATA:**

REGULATION	REQUIREMENT	PROVIDED
PERMANENT POOL VOLUME:	26,451 CF	29,209 CF
PERM. POOL AVERAGE DEPTH:	3.0 FT	3.17 FT
CHANNEL PROTECTION VOLUME:	13,225 CF	13,516 CF
LENGTH TO WIDTH RATIO	2:1	2:1
SEDIMENT FOREBAY 3 CAPACITY:	101 CF	445 CF
UNDERDRAIN LENGTH:	40 FT	50 FT



MAINE TURNPIKE I-95

REV.	DATE	REVISION DESCRIPTION
1	06/20/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN
2	07/02/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN APPROVAL
3	07/24/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
4	08/07/19	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL
5	09/19/19	REVISED ENTRANCE & MISCELLANEOUS REVISIONS PER PLANNING BOARD

APPLICANT: AZTEC, LLC  
62 PORTLAND ROAD, SUITE 25  
KENNEBUNK, ME 04043

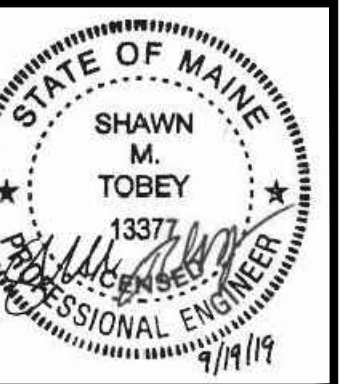
PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT  
TAX MAP LOTS 6-15B, 6-16A & 13-4  
76 DENNETT ROAD, KITTERY, ME 03904

DESIGNED BY: SMT  
DRAWN BY: SMT  
CHECKED BY: WRD  
SCALE: AS SHOWN  
ORIGINAL DATE: JUNE 20, 2019

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PROJECT NO. 569200  
SHEET 11 OF 25



REV.	DATE	DESCRIPTION
1	06/20/19	ISSUED FOR KITTERY TRAINING BOARD - PRELIMINARY PLAN
2	07/02/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
3	07/24/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN APPROVAL
4	08/07/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
5	08/22/19	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL
6	09/19/19	REVISED ENTRANCE & MISCELLANEOUS REVISIONS PER PLANNING BOARD

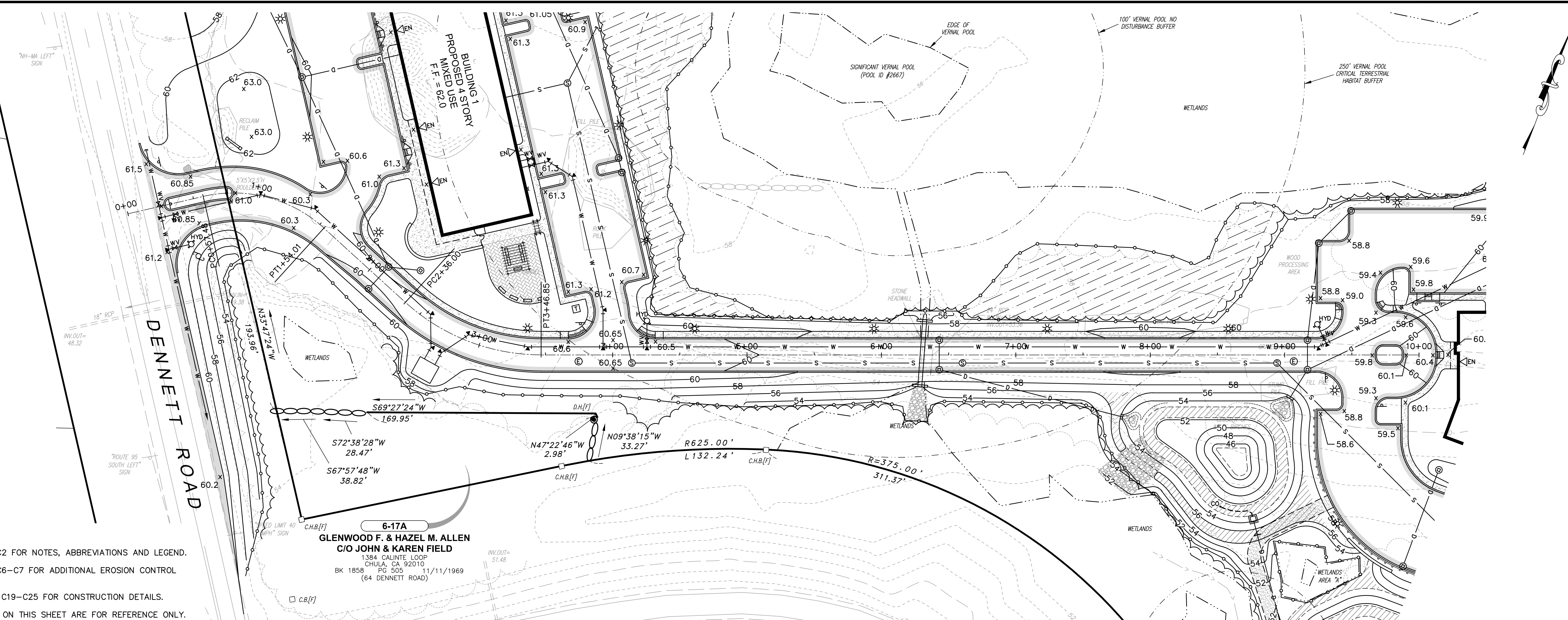
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 ORIGINAL DATE: JUNE 20, 2019  
 SCALE: AS SHOWN

APPLICANT: AZTEC, LLC  
 62 PORTLAND ROAD, SUITE 25  
 KENNEBUNK, ME 04043

PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT  
 TAX MAP LOTS 6-15B, 6-16A & T3-4  
 76 DENNETT ROAD, KITTERY, ME 03904

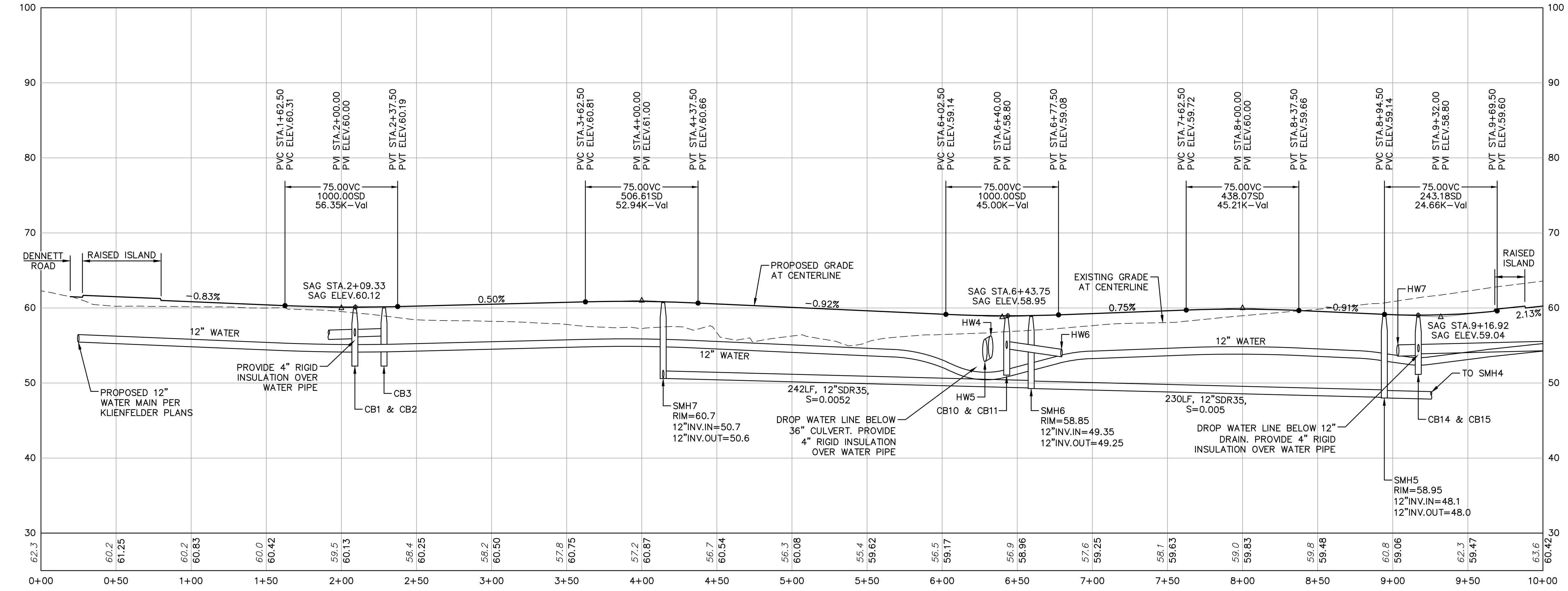
ROADWAY PLAN & PROFILE  
**C12**  
 PROJECT NO. 569200  
 SHEET 12 OF 25



**SITE ROADWAY PLAN - STA 0+00 TO STA 10+00**

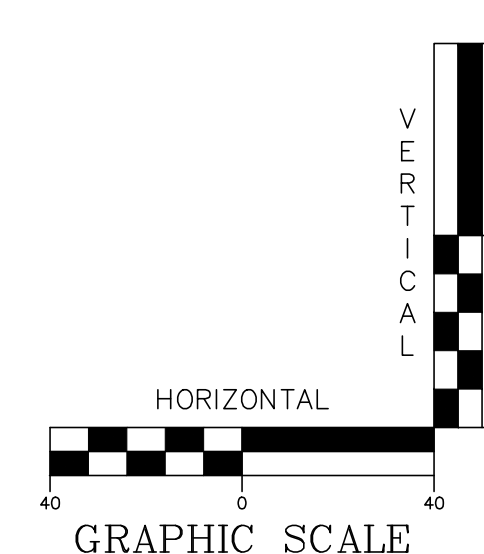
SCALE: 1" = 40'

- NOTES:**
- REFER TO DWG C2 FOR NOTES, ABBREVIATIONS AND LEGEND.
  - REFER TO DWG C6-C7 FOR ADDITIONAL EROSION CONTROL MEASURES.
  - REFER TO DWGS C19-C25 FOR CONSTRUCTION DETAILS.
  - UTILITIES SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. REFER TO DRAINAGE AND UTILITY PLANS FOR CONSTRUCTION INFORMATION.



**SITE ROADWAY PROFILE - STA 0+00 TO STA 10+00**

SCALE: HORIZONTAL 1" = 40' VERTICAL 1" = 8'



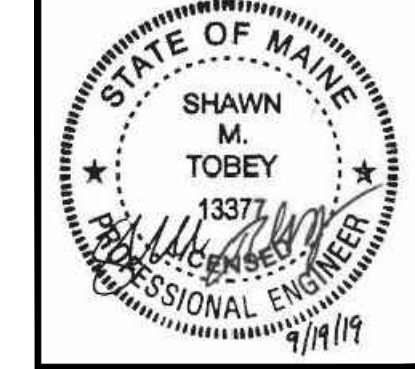
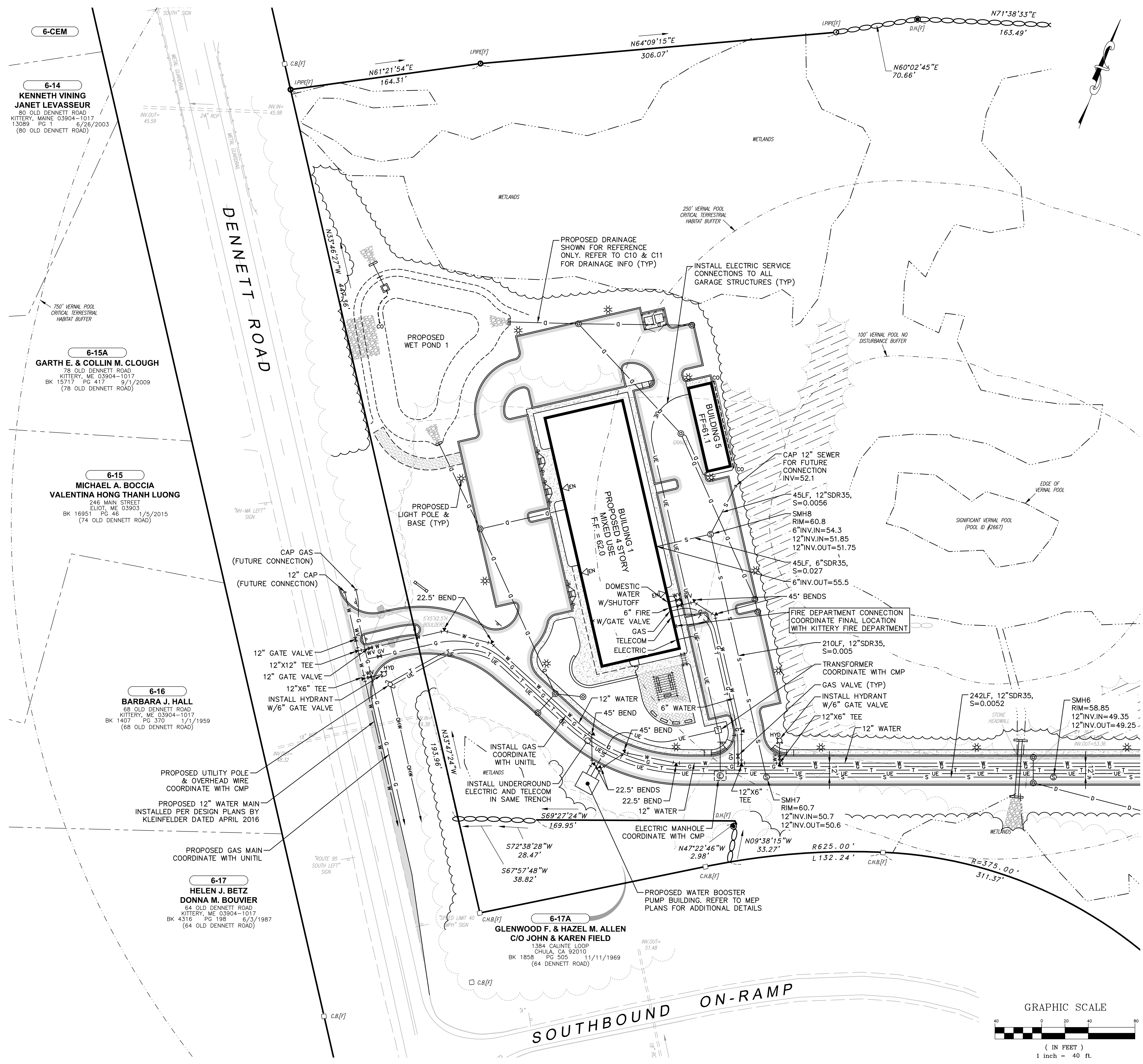


**UTILITY NOTES:**

1. REFER TO DWG C2 FOR NOTES, ABBREVIATIONS AND LEGEND.
2. REFER TO DWGS C19-C25 FOR CONSTRUCTION DETAILS.
3. THE INTENT OF THIS PLAN IS TO SHOW THE GENERAL LOCATION OF PROPOSED SITE UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL PROPOSED UTILITY OWNERS ON INSTALLATION LOCATIONS AND UTILITY SIZES PRIOR TO THE START OF ANY CONSTRUCTION.
4. THE DOMESTIC WATER AND FIRE PROTECTION WATER LINE SIZES SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL REFER TO THE MEP PLANS FOR ALL WATER CONNECTIONS PIPE SIZES.
5. MEP ENGINEER SHALL TEST/MODEL SYSTEM PRESSURES TO DETERMINE IF PUMPS ON BOTH THE DOMESTIC AND FIRE SERVICES ARE REQUIRED TO PROVIDE ADEQUATE WATER PRESSURE DUE TO THE ELEVATION OF THE PROPERTY AND THE ELEVATION OF THE TOP FLOOR OF THE BUILDINGS.
6. THE BUILDING SEWER SERVICE PIPE SIZES SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL REFER TO THE MEP PLANS FOR ALL BUILDING SEWER SERVICE PIPE SIZES.
7. THE UNDERGROUND ELECTRICAL LINES, MANHOLES AND TRANSFORMERS SHOWN ON THIS PLAN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL COORDINATE THE ELECTRIC LAYOUT WITH CENTRAL MAINE POWER (CMP) PRIOR TO ANY INSTALLATION.
8. THE CONTRACTOR SHALL COORDINATE THE SIZE AND NUMBER OF PIPES FOR ALL ELECTRIC AND TELECOM DUCT BANKS WITH THE UTILITY OWNERS. THE DUCTBANKS SHALL BE ENCASED IN CONCRETE IF REQUIRED BY THE UTILITY OWNERS.
9. THE CONTRACTOR SHALL COORDINATE ALL GAS INSTALLATION WORK WITH UNITIL.
10. COORDINATE LIGHT POLE BASE LOCATIONS, CONDUIT ROUTING, CONDUIT SIZE AND POWER SUPPLY WITH ELECTRICAL ENGINEER.

**FIRE PROTECTION NOTES:**

1. BUILDINGS 1, 2A, 2B AND 3 SHALL HAVE FULL FIRE SUPPRESSION SYSTEMS INCLUDING: NFPA 13 SPRINKLER SYSTEM, ALL FLOOR STANDPIPES INCLUDING STANDPIPE SERVICE TO ROOF AREAS, MONITORED FIRE ALARM SYSTEMS AND KNOX BOX SYSTEMS ON EACH BUILDING.
2. BUILDING 4 SHALL HAVE A NFPA 13 SYSTEM. THE BUILDING SHALL ALSO HAVE A MONITORED ALARM SYSTEM AND KNOX BOX SYSTEM INSTALLED.
3. ALL ALARM SYSTEMS SHALL HAVE A MAIN PANEL WITH REMOTE ANNUNCIATORS LOCATED PER THE DIRECTION OF THE FIRE CHIEF.
4. THE FINAL LOCATION OF THE FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED PER THE DIRECTION OF THE FIRE CHIEF.
5. DUE TO THE SIZE OF THE BUILDINGS, THE FIRE CHIEF MAY DIRECT THAT MORE THAN ONE KNOX BOX PER BUILDING BE INSTALLED. THESE MAY BE LOCATED AT THE ENTRANCES WHERE REMOTE ANNUNCIATORS ARE INSTALLED. A MASTER KEY FOR ALL DOORS SHALL BE PLACED IN THE KNOX BOXES.
6. FINAL PLANS MUST BE SUBMITTED TO THE MAINE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL.



REV.	DATE	REVISION DESCRIPTION
6	09/19/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
5	08/22/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
4	08/07/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
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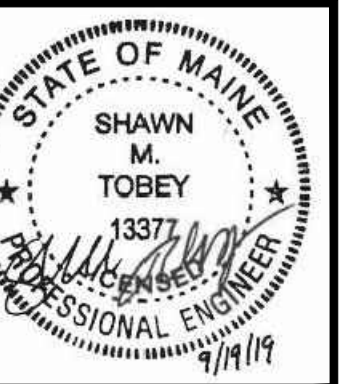
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 ORIGINAL DATE: JUNE 20, 2019  
 SCALE: AS SHOWN

APPLICANT: AZTEC, LLC  
 62 PORTLAND ROAD, SUITE 25  
 KENNEBUNK, ME 04043

PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT  
 TAX MAP LOTS 6-15B, 6-16A & 13-4  
 76 DENNETT ROAD, KITTERY, ME 03904



**FIRE PROTECTION NOTES:**

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- ALL ALARM SYSTEMS SHALL HAVE A MAIN PANEL WITH REMOTE ANNUNCIATORS LOCATED PER THE DIRECTION OF THE FIRE CHIEF.
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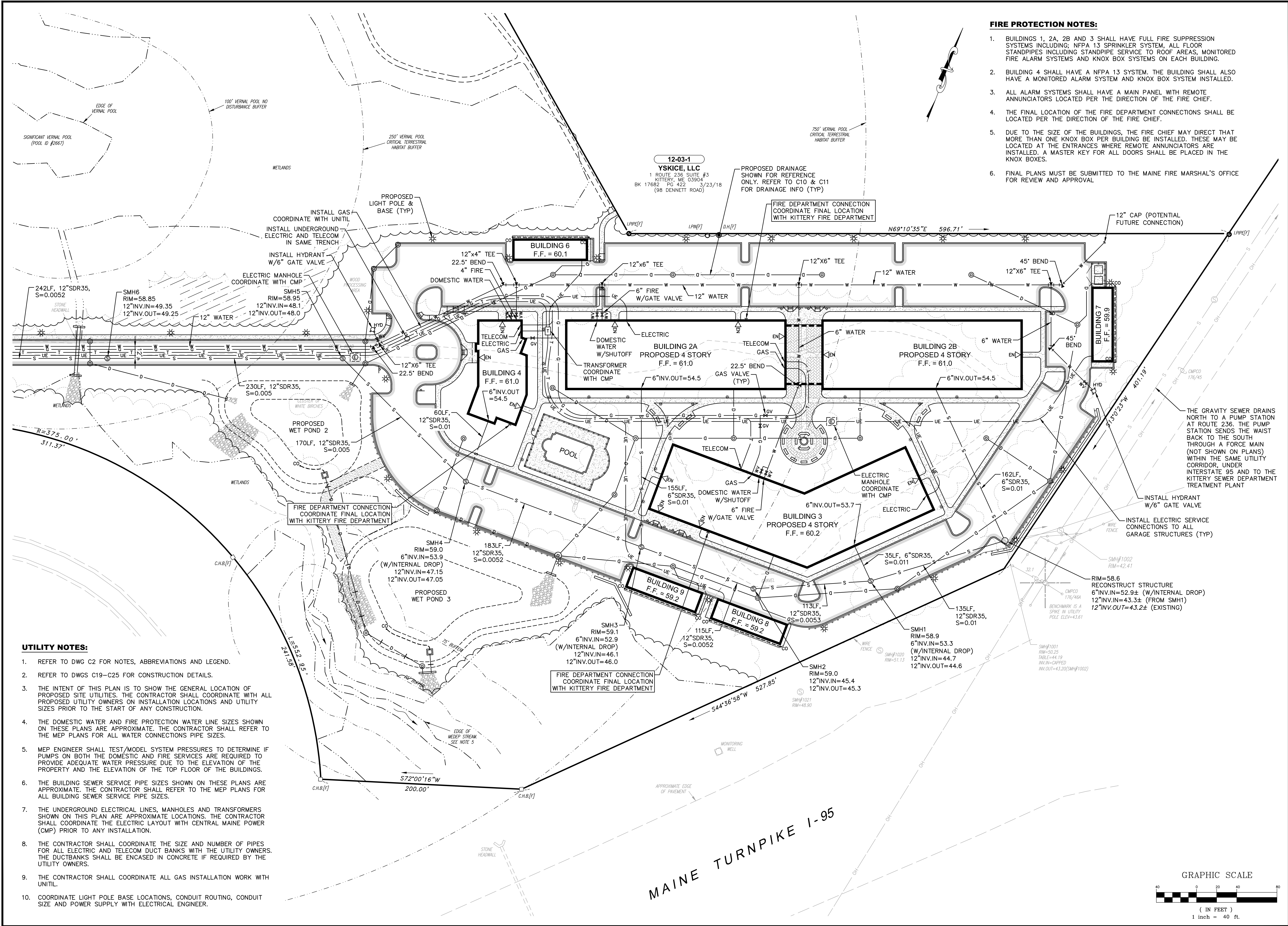
REV.	DATE	REVISION DESCRIPTION
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2	07/02/19	ISSUED FOR MANEOT TRAFFIC MOVEMENT PERMIT (TMP)
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DESIGNED BY	CHECKED BY	DRAWN BY	DATE
SMT	WRD	SMT	JUNE 20, 2019

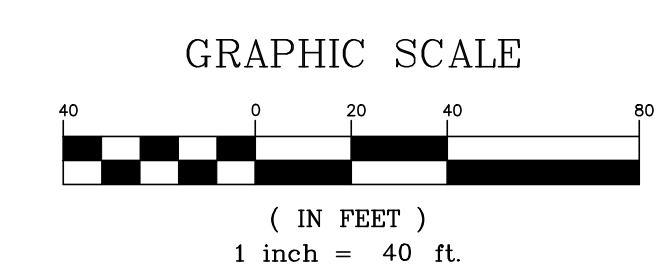
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APPLICANT	AZTEC, LLC 62 PORTLAND ROAD, SUITE 25 KENNEBUNK, ME 04043
PROJECT	PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT TAX MAP LOTS 6-19B, 6-19A & 13-4 76 DENNETT ROAD, KITTERY, ME 03904

REAR UTILITY PLAN	<b>C14</b>
PROJECT NO. 569200	SHEET 14 OF 25



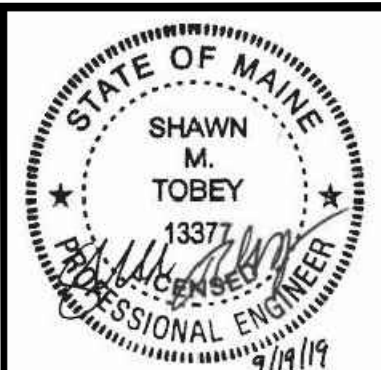
- UTILITY NOTES:**
- REFER TO DWG C2 FOR NOTES, ABBREVIATIONS AND LEGEND.
  - REFER TO DWGS C19-C25 FOR CONSTRUCTION DETAILS.
  - THE INTENT OF THIS PLAN IS TO SHOW THE GENERAL LOCATION OF PROPOSED SITE UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL PROPOSED UTILITY OWNERS ON INSTALLATION LOCATIONS AND UTILITY SIZES PRIOR TO THE START OF ANY CONSTRUCTION.
  - THE DOMESTIC WATER AND FIRE PROTECTION WATER LINE SIZES SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL REFER TO THE MEP PLANS FOR ALL WATER CONNECTIONS PIPE SIZES.
  - MEP ENGINEER SHALL TEST/MODEL SYSTEM PRESSURES TO DETERMINE IF PUMPS ON BOTH THE DOMESTIC AND FIRE SERVICES ARE REQUIRED TO PROVIDE ADEQUATE WATER PRESSURE DUE TO THE ELEVATION OF THE PROPERTY AND THE ELEVATION OF THE TOP FLOOR OF THE BUILDINGS.
  - THE BUILDING SEWER SERVICE PIPE SIZES SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL REFER TO THE MEP PLANS FOR ALL BUILDING SEWER SERVICE PIPE SIZES.
  - THE UNDERGROUND ELECTRICAL LINES, MANHOLES AND TRANSFORMERS SHOWN ON THIS PLAN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL COORDINATE THE ELECTRICAL LAYOUT WITH CENTRAL MAINE POWER (CMP) PRIOR TO ANY INSTALLATION.
  - THE CONTRACTOR SHALL COORDINATE THE SIZE AND NUMBER OF PIPES FOR ALL ELECTRICAL AND TELECOM DUCT BANKS WITH THE UTILITY OWNERS. THE DUCTBANKS SHALL BE ENCASED IN CONCRETE IF REQUIRED BY THE UTILITY OWNERS.
  - THE CONTRACTOR SHALL COORDINATE ALL GAS INSTALLATION WORK WITH UNITIL.
  - COORDINATE LIGHT POLE BASE LOCATIONS, CONDUIT ROUTING, CONDUIT SIZE AND POWER SUPPLY WITH ELECTRICAL ENGINEER.



MAINE TURNPIKE I-95

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Hoyle, Tanner & Associates, Inc.  
100 International Dr., #360, Portsmouth, NH 03801  
Tel (603) 431-2520 Fax (603) 431-8067 Web: www.hoyletanner.com  
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**LIGHTING NOTES:**

1. REFER TO DWG C2 FOR NOTES, ABBREVIATIONS AND LEGEND.
2. REFER TO DWGS C19-C25 FOR CONSTRUCTION DETAILS.
3. THE INTENT OF THIS PLAN IS TO SHOW THE GENERAL LOCATION OF SITE LIGHTING. THE CONTRACTOR SHALL SUBMIT A PHOTOMETRIC LIGHTING PLAN FROM THE LIGHTING DISTRIBUTOR FOR APPROVAL BEFORE CONSTRUCTION. THE CONTRACTOR MAY USE APPROVED EQUAL LIGHTING FIXTURES.
4. COORDINATE FINAL MOUNTING HEIGHT AND LOCATION OF ALL WALL LUMINAIRES WITH ARCHITECTURAL AND ELECTRICAL DRAWINGS.
5. LIGHTING SPOTS SHOWN ARE MEASURED IN FOOT-CANDLES.
6. LIGHTING DESIGN PREPARED BY VISUAL LIGHT, INC.
7. COORDINATE LIGHT POLE BASE LOCATIONS, CONDUIT ROUTING, CONDUIT SIZE AND POWER SUPPLY WITH ELECTRICAL CONTRACTOR.

REV.	DATE	REVISION DESCRIPTION
1	06/20/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN
2	07/02/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
3	07/24/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN APPROVAL
4	08/07/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
5	09/22/19	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL
6	09/19/19	REVISED ENTRANCE & MISCELLANEOUS REVISIONS PER PLANNING BOARD

DESIGNED BY	SMT
CHECKED BY	WRD
DRAWN BY	SMT
SCALE:	AS SHOWN
ORIGINAL DATE:	JUNE 20, 2019

**Hoyle, Tanner & Associates, Inc.**  
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PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT  
 TAX MAP LOTS 6-15B, 6-16A & 13-4  
 76 DENNETT ROAD, KITTERY, ME 03904



**D-Series LED Bollard**

**Specifications**  
 Diameter: 8" Round  
 Height: 42"  
 Weight (max): 27 lbs



**D-Series Size 0 LED Area Luminaire**

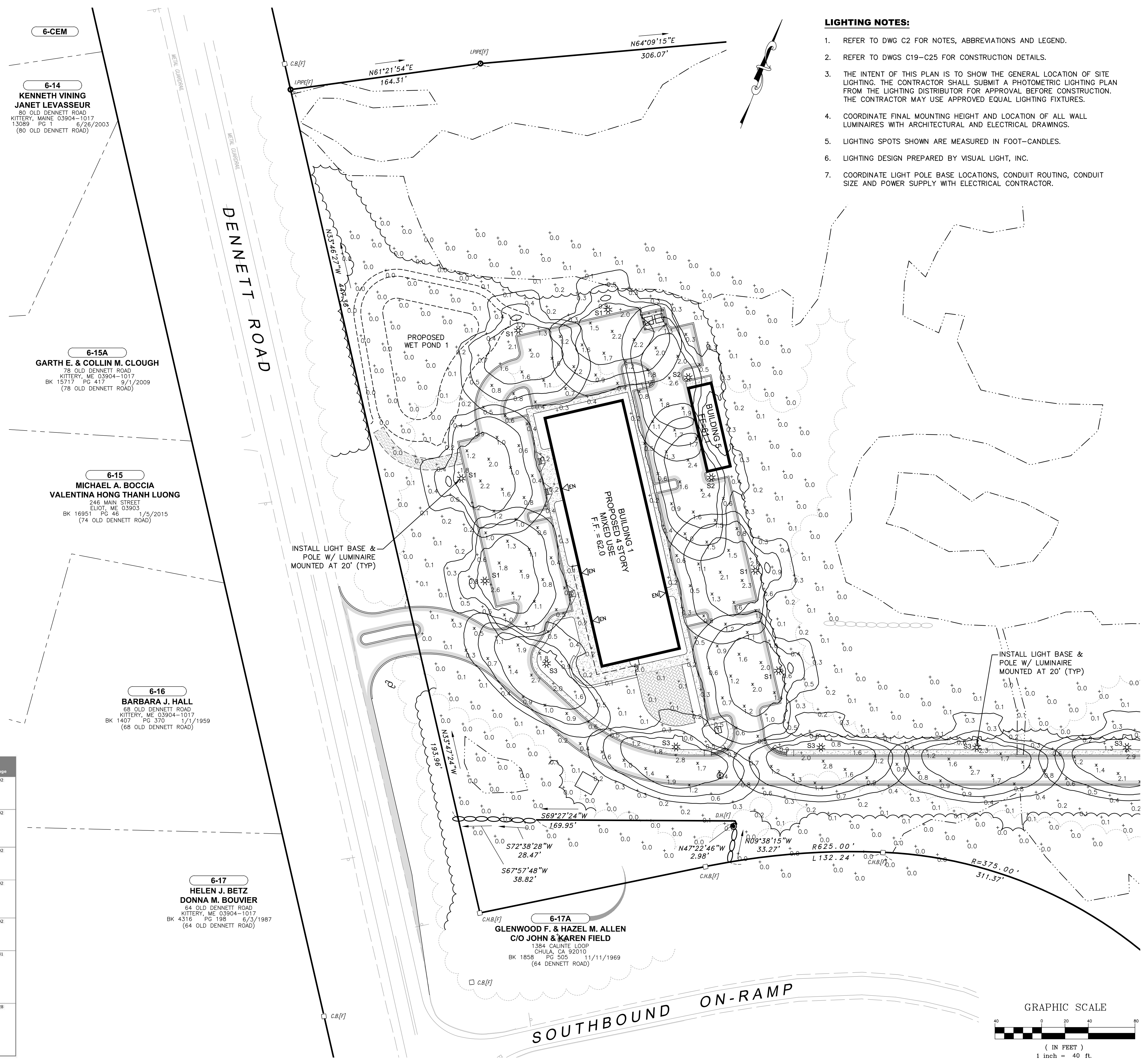
**Specifications**  
 EPA: 0.95 ft  
 Length: 26"  
 Width: 13"  
 Height: 7"  
 Weight (max): 16 lbs

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Access Drive	X	1.2 fc	2.8 fc	0.3 fc	9.3:1	4.0:1
Overall Site Calc	+	0.2 fc	16.8 fc	0.0 fc	N/A	N/A
Parking Areas	X	1.2 fc	3.0 fc	0.1 fc	30.0:1	12.0:1
Walkways	X	3.6 fc	16.8 fc	0.1 fc	168.0:1	36.0:1

**Schedule**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
S1	S1	11	Lithonia Lighting	DSX0 LED P4 30K TTFM MVOLT pole mounted at 20' above grade	DSX0 LED P4 30K TTFM MVOLT	LED	1	DSX0_LED_P4_30K_TTFM_MVOLT.ies	9800	0.9	92
S1-HS	S1-HS	12	Lithonia Lighting	DSX0 LED P4 30K TTFM MVOLT HS pole mounted at 20' above grade	DSX0 LED P4 30K TTFM MVOLT HS	LED	1	DSX0_LED_P4_30K_TTFM_MVOLT_HS.ies	7652	0.9	92
S2	S2	4	Lithonia Lighting	DSX0 LED P4 30K T3M MVOLT pole mounted at 20' above grade	DSX0 LED P4 30K T3M MVOLT	LED	1	DSX0_LED_P4_30K_T3M_MVOLT.ies	9520	0.9	92
S2-HS	S2-HS	2	Lithonia Lighting	DSX0 LED P4 30K T3M MVOLT HS pole mounted at 20' above grade	DSX0 LED P4 30K T3M MVOLT HS	LED	1	DSX0_LED_P4_30K_T3M_MVOLT_HS.ies	7714	0.9	92
S3	S3	6	Lithonia Lighting	DSX0 LED P4 30K T3M MVOLT pole mounted at 20' above grade	DSX0 LED P4 30K T3M MVOLT	LED	1	DSX0_LED_P4_30K_T3M_MVOLT.ies	9780	0.9	92
B1	B1	17	Lithonia Lighting	DSX0 LED 125-700-30K ASY	D-SERIES BOLLARD WITH 12 3000K LEDs OPERATED AT 700mA AND ASYMMETRIC DISTRIBUTION	LED	1	DSX0_LED_125-700-30K_ASY.ies	2173	0.9	31
B2	B2	5	Lithonia Lighting	DSX0 LED 166-530-30K SYM	D-SERIES BOLLARD WITH 16 3000K LEDs OPERATED AT 530mA AND SYMMETRIC DISTRIBUTION	LED	1	DSX0_LED_166-530-30K_SYM.ies	2232	0.9	28



**6-CEM**  
**6-14**  
**KENNETH VINING**  
**JANET LEVASSEUR**  
 80 OLD DENNETT ROAD  
 KITTERY, MAINE 03904-1017  
 13089 PG 1 6/26/2003  
 (80 OLD DENNETT ROAD)

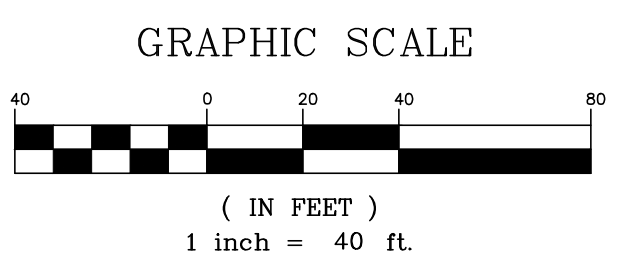
**6-15A**  
**GARTH E. & COLLIN M. CLOUGH**  
 78 OLD DENNETT ROAD  
 KITTERY, ME 03904-1017  
 BK 15717 PG 417 9/1/2009  
 (78 OLD DENNETT ROAD)

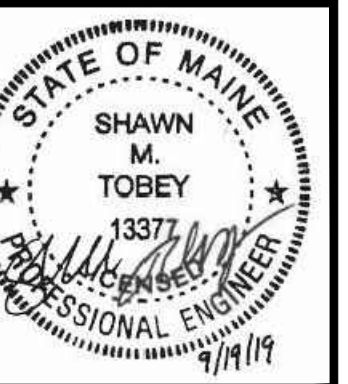
**6-15**  
**MICHAEL A. BOCCIA**  
**VALENTINA HONG THANH LUONG**  
 246 MAIN STREET  
 ELIOT, ME 03903  
 BK 16951 PG 46 1/5/2015  
 (74 OLD DENNETT ROAD)

**6-16**  
**BARBARA J. HALL**  
 68 OLD DENNETT ROAD  
 KITTERY, ME 03904-1017  
 BK 1407 PG 370 1/1/1959  
 (68 OLD DENNETT ROAD)

**6-17**  
**HELEN J. BETZ**  
**DONNA M. BOUVIER**  
 64 OLD DENNETT ROAD  
 KITTERY, ME 03904-1017  
 BK 4316 PG 198 6/3/1987  
 (64 OLD DENNETT ROAD)

**6-17A**  
**GLENWOOD F. & HAZEL M. ALLEN**  
**C/O JOHN & KAREN FIELD**  
 1384 CALINTE LOOP  
 CHULA, CA 92010  
 BK 1858 PG 505 11/11/1969  
 (64 DENNETT ROAD)





REV.	DATE	DESCRIPTION
1	06/20/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN
2	07/02/19	ISSUED FOR MAINE DOT TRAFFIC MOVEMENT PERMIT (TMP)
3	07/24/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN APPROVAL
4	08/07/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
5	08/22/19	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL
6	09/19/19	REVISED ENTRANCE & MISCELLANEOUS REVISIONS PER PLANNING BOARD

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 CHECKED BY: WRD  
 DRAWN BY: SMT  
 ORIGINAL DATE: JUNE 20, 2019  
 SCALE: AS SHOWN

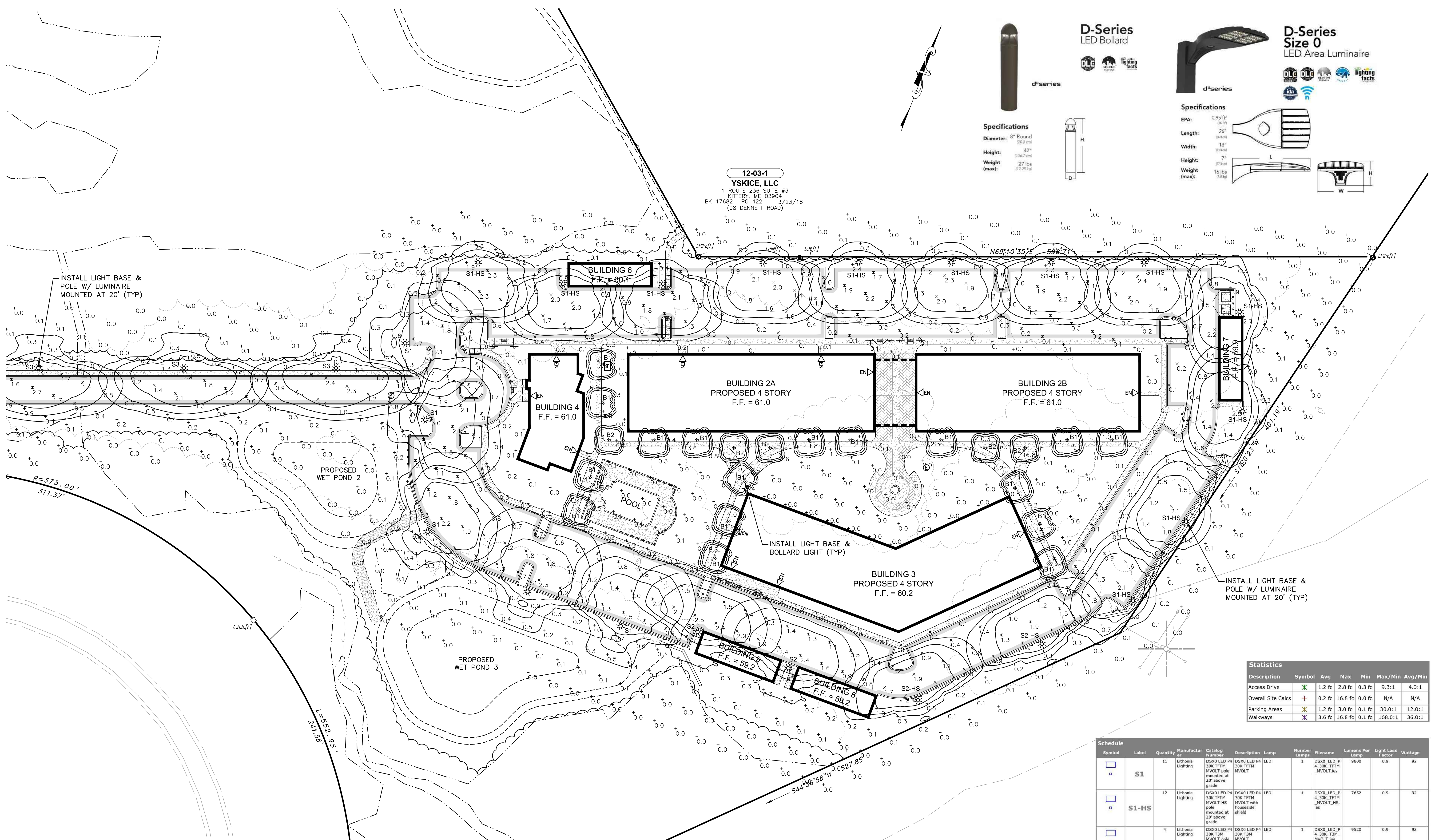
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PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT  
 TAX MAP LOTS 6-19B, 6-19A & T3-4  
 76 DENNETT ROAD, KITTERY, ME 03904

CLIENT: AZTEC, LLC  
 62 PORTLAND ROAD, SUITE 25  
 KENNEBUNK, ME 04043

REAR LIGHTING PLAN  
**C16**  
 PROJECT NO. 569200  
 SHEET 16 OF 25

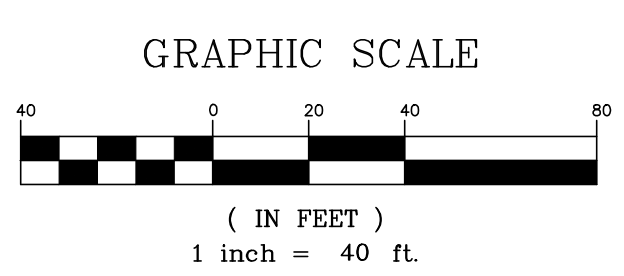
12-03-1  
 YSKICE, LLC  
 1 ROUTE 236 SUITE #3  
 KITTERY, ME 03904  
 BK 17682 PG 422 3/23/18  
 (98 DENNETT ROAD)



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Access Drive	+	1.2 fc	2.8 fc	0.3 fc	9.3:1	4.0:1
Overall Site Calcs	+	0.2 fc	16.8 fc	0.0 fc	N/A	N/A
Parking Areas	x	1.2 fc	3.0 fc	0.1 fc	30.0:1	12.0:1
Walkways	x	3.6 fc	16.8 fc	0.1 fc	168.0:1	36.0:1

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name	Lumens Per Lamp	Light Loss Factor	Wattage
□	S1	11	Lithonia Lighting	DSX0 LED P4 30K TFM MVOLT pole mounted at 20' above grade	DSX0 LED P4 30K TFM MVOLT	LED	1	DSX0_LED_P4_30K_TFM_MVOLT.ies	9800	0.9	92
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□	S2	4	Lithonia Lighting	DSX0 LED P4 30K TFM MVOLT pole mounted at 20' above grade	DSX0 LED P4 30K TFM MVOLT	LED	1	DSX0_LED_P4_30K_TFM_MVOLT.ies	9520	0.9	92
□	S2-HS	2	Lithonia Lighting	DSX0 LED P4 30K TFM MVOLT HS pole mounted at 20' above grade	DSX0 LED P4 30K TFM MVOLT HS	LED	1	DSX0_LED_P4_30K_TFM_MVOLT_HS.ies	7714	0.9	92
□	S3	6	Lithonia Lighting	DSX0 LED P4 30K TFM MVOLT pole mounted at 20' above grade	DSX0 LED P4 30K TFM MVOLT	LED	1	DSX0_LED_P4_30K_TFM_MVOLT.ies	9780	0.9	92
○	B1	17	Lithonia Lighting	DSXB LED 12C 700 30K ASY	D-SERIES BOLLARD WITH 12 3000K LEDS OPERATED AT 300MA AND ASYMMETRIC DISTRIBUTION	LED	1	DSXB_LED_12C_700_30K_ASY.ies	2173	0.9	31
○	B2	5	Lithonia Lighting	DSXB LED 16C 530 30K SYN	D-SERIES BOLLARD WITH 16 3000K LEDS OPERATED AT 300MA AND SYMMETRIC DISTRIBUTION	LED	1	DSXB_LED_16C_530_30K_SYN.ies	2232	0.9	28

- LIGHTING NOTES:**
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  - REFER TO DWGS C19-C25 FOR CONSTRUCTION DETAILS.
  - THE INTENT OF THIS PLAN IS TO SHOW THE GENERAL LOCATION OF SITE LIGHTING. THE CONTRACTOR SHALL SUBMIT A PHOTOMETRIC LIGHTING PLAN FROM THE LIGHTING DISTRIBUTOR FOR APPROVAL BEFORE CONSTRUCTION. THE CONTRACTOR MAY USE APPROVED EQUAL LIGHTING FIXTURES.
  - COORDINATE FINAL MOUNTING HEIGHT AND LOCATION OF ALL WALL LUMINAIRES WITH ARCHITECTURAL AND ELECTRICAL DRAWINGS.
  - LIGHTING SPOTS SHOWN ARE MEASURED IN FOOT-CANDELES.
  - LIGHTING DESIGN PREPARED BY VISUAL LIGHT, INC.
  - COORDINATE LIGHT POLE BASE LOCATIONS, CONDUIT ROUTING, CONDUIT SIZE AND POWER SUPPLY WITH ELECTRICAL CONTRACTOR.



MAINE TURNPIKE I-95

**LANDSCAPE NOTES:**

- REFER TO DWG C2 FOR NOTES, ABBREVIATIONS AND LEGEND.
- REFER TO DWGS C19-C25 FOR CONSTRUCTION DETAILS.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL AREAS THAT DO NOT HAVE A SPECIFIED SURFACE TREATMENT SHALL BE GRASS.
- ALL TREES TO BE BALLED & BURLAPED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH. THE MULCH SHALL BE APPLIED TO A DEPTH OF 4".
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR TWO (2) FULL YEARS FROM DATE OF ACCEPTANCE.
- THE CONTRACTOR SHALL LOCATE, VERIFY, AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
- NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED UNTIL FORMAL ACCEPTANCE OF ALL THE PLANTING.
- PRE-PURCHASE PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED. IT MAY BE NECESSARY TO PRE DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DATES.
- THE VERNAL POOL BUFFER RESTORATION AREAS SHALL BE MONITORED FOR TWO (2) FULL YEARS TO ENSURE VEGETATION IS ESTABLISHED.
- DURING THE REQUIRED ANNUAL SITE INSPECTIONS, THE VERNAL POOL BUFFER SHALL BE INSPECTED FOR ANY AREAS OF DISTURBANCES AND OR DEFICIENCIES. CORRECTIVE ACTIONS SHALL BE TAKEN TO RESTORE THE AREAS TO THE APPROVED POST-CONSTRUCTION CONDITIONS.

**LANDSCAPE REQUIREMENTS (MU-N)**

REGULATION	REQUIREMENT	PROVIDED
STREET SIDE TREES	8 TREES	11 TREES
PLANTER STRIP DEPTH	40 FT	70 FT
PLANTER STRIP PLANTINGS	50 PLANTS/SHRUBS	94 PLANTS/SHRUBS
TREES PER PARKING SPACE	51 TREES	177 TREES
PARKING AREA LANDSCAPING		
FRONT	3,538 S.F. (10%)	7,110 S.F. (20%)
REAR	8,690 S.F. (10%)	13,950 S.F. (15%)

**LANDSCAPE CALCULATIONS**

- STREET SIDE TREES  
1 TREE PER 25 FT OF STREET FRONTAGE  
200 FT DISTURBANCE/25 FT = 8 TREES REQ'D
- PLANTER STRIP PLANTINGS  
10 PLANTS/SHRUBS PER 40 FT OF STREET FRONTAGE  
200 FT DISTURBANCE/40 FT x 10 PLANTS = 50 PLANTS/SHRUBS REQ'D
- TREES PER PARKING SPACE  
1 TREE PER 8 SPACES  
401 SPACES/8 SPACES = 51 TREES REQ'D
- PARKING AREA LANDSCAPING  
10% OF SURFACE PARKING AREA MUST BE LANDSCAPED WITH TREES AND VEGETATED ISLANDS.  
FRONT PARKING AREA = 35,380 S.F.  
10% LANDSCAPED = 3,538 S.F. REQ'D  
REAR PARKING AREA = 89,900 S.F.  
10% LANDSCAPED = 8,990 S.F. REQ'D

**TOTAL TREES & PLANTS**

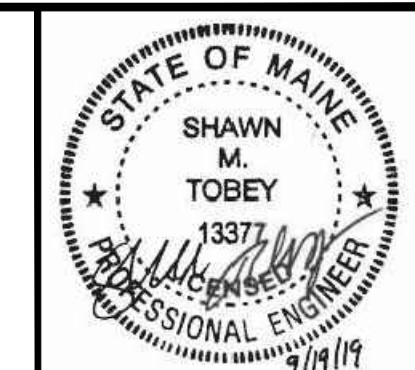
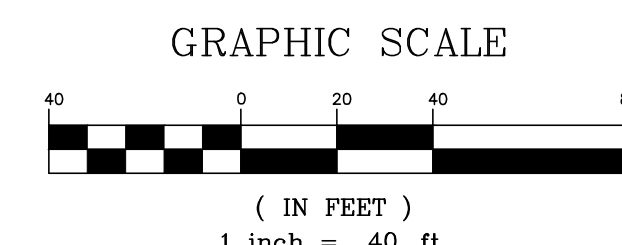
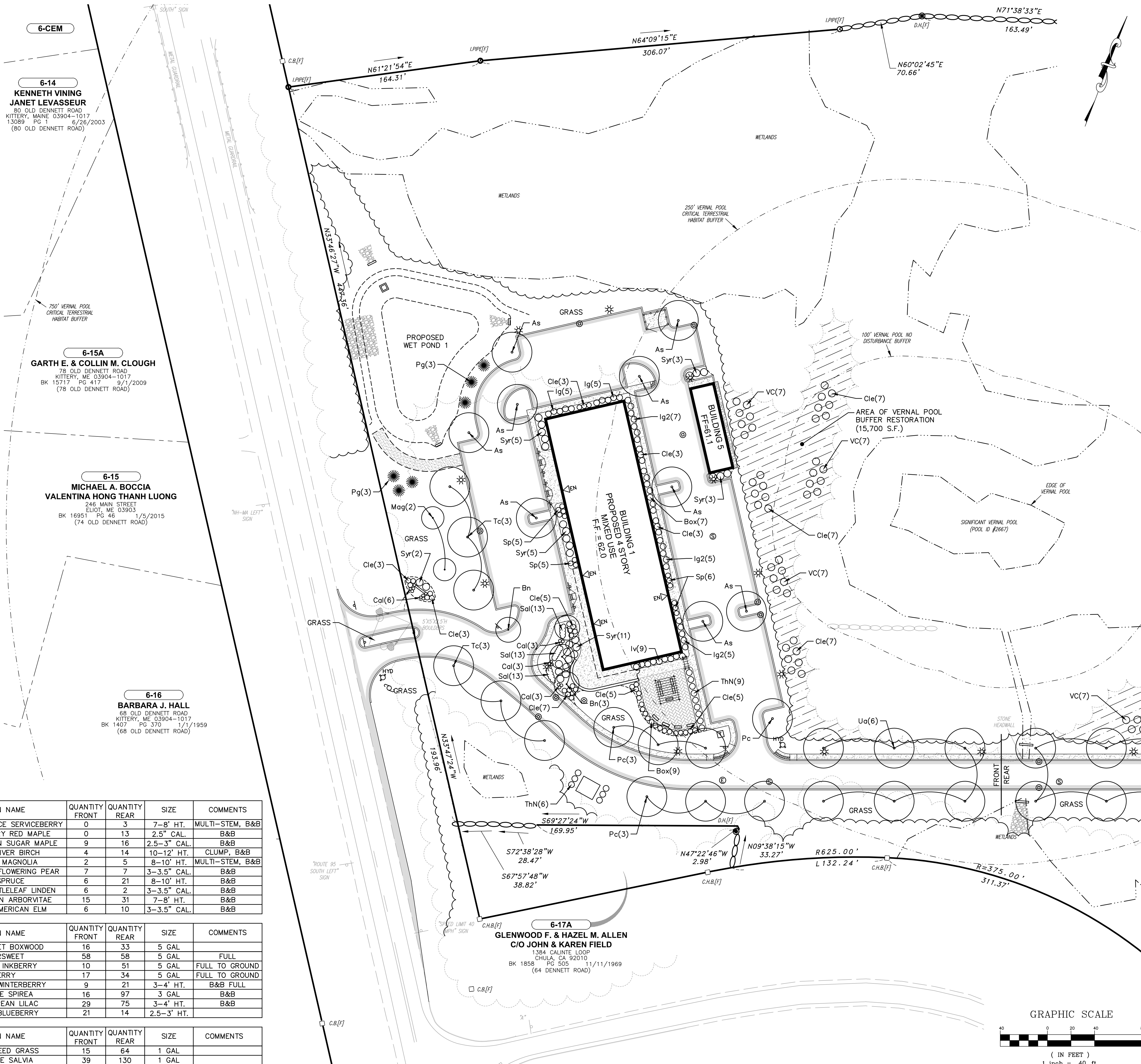
	FRONT	REAR	TOTAL
TREES	55	122	177
SHRUBS	185	374	559
PLANTS	54	194	248

**PLANT LIST**

	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	QUANTITY	SIZE	COMMENTS
				FRONT	REAR		
TREES	Am	AMELANCHIER X GRANDIFLORA "AUTUMN BRILLIANCE"	AUTUMN BRILLIANCE SERVICEBERRY	0	3	7-8" HT.	MULTI-STEM, B&B
	Ar	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	0	13	2.5" CAL.	B&B
	As	ACER SACCHARUM "GREEN MOUNTAIN"	GREEN MOUNTAIN SUGAR MAPLE	9	16	2.5-3" CAL.	B&B
	Bn	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	4	14	10-12' HT.	CLUMP, B&B
	Mag	MAGNOLIA "BUTTERFLY"	BUTTERFLY MAGNOLIA	2	5	8-10" HT.	MULTI-STEM, B&B
	Pc	PYRUS CALLERYANA "NEW BRADFORD"	NEW BRADFORD FLOWERING PEAR	7	7	3-3.5" CAL.	B&B
	Pg	PICEA GLAUCA	WHITE SPRUCE	6	21	8-10" HT.	B&B
	Tc	TILIA CORDATE "GREENSPIRE"	GREENSPIRE LITTLELEAF LINDEN	6	2	3-3.5" CAL.	B&B
	ThN	THUJA OCCIDENTALIS "SMARAGD"	EMERALD GREEN ARBORVITAE	15	31	7-8" HT.	B&B
	Ua	ULMUS AMERICANA "PRINCETON"	PRINCETON AMERICAN ELM	6	10	3-3.5" CAL.	B&B

	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	QUANTITY	SIZE	COMMENTS
				FRONT	REAR		
SHRUBS	Box	BUXUS "GREEN VELVET"	GREEN VELVET BOXWOOD	16	33	5 GAL	
	Cle	CLETHRA AINFOLIA	SUMMERSWEET	58	58	5 GAL	FULL
	Ig	ILEX GLABRA "SHAMROCK"	SHAMROCK INKBERRY	10	51	5 GAL	FULL TO GROUND
	Ig2	ILEX GLABRA	INKBERRY	17	34	5 GAL	FULL TO GROUND
	Iv	ILEX VERTICILLATA "WINTER RED"	WINTER RED WINTERBERRY	9	21	3-4" HT.	B&B FULL
	Sp	SPIRAEA X BUMALDA "GOLDFLAME"	GOLDFLAME SPIREA	16	97	3 GAL	B&B
	Syr	SYRINGA MEYERI "PALIBIN"	DWARF KOREAN LILAC	29	75	3-4" HT.	B&B
	VC	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	21	14	2.5-3" HT.	

	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	QUANTITY	SIZE	COMMENTS
				FRONT	REAR		
PLANTS	Cal	CALAMAGROSTIS ACUTIFOLIA "KARL FOERSTER"	FEATHER REED GRASS	15	64	1 GAL	
	Sal	SALVIA MEMOROSA "BLUE HILL"	DARK BLUE SALVIA	39	130	1 GAL	



REV.	DATE	DESCRIPTION
1	06/20/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN
2	07/02/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
3	07/24/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN APPROVAL
4	08/07/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
5	09/22/19	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL
6	09/19/19	REVISED ENTRANCE & MISCELLANEOUS REVISIONS PER PLANNING BOARD

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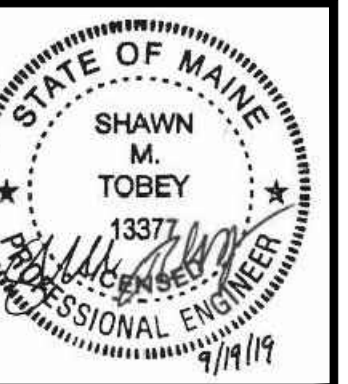
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DESIGNED BY: SMT  
DRAWN BY: SMT  
CHECKED BY: WRD  
SCALE: AS SHOWN  
ORIGINAL DATE: JUNE 20, 2019

APPLICANT: AZTEC, LLC  
62 PORTLAND ROAD, SUITE 25  
KENNEBUNK, ME 04043

PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT  
TAX MAP LOTS 6-15B, 6-16A & 13-4  
76 DENNETT ROAD, KITTERY, ME 03904

FRONT LANDSCAPING PLAN  
**C17**  
PROJECT NO. 569200  
SHEET 17 OF 25



REV.	DATE	DESCRIPTION
1	06/20/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN
2	07/02/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
3	07/24/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN APPROVAL
4	08/07/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
5	08/22/19	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL
6	09/19/19	REVISED ENTRANCE & MISCELLANEOUS REVISIONS PER PLANNING BOARD

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Scale: AS SHOWN  
 Original Date: JUNE 20, 2019  
 Designed by: SMT  
 Drawn by: SMT  
 Checked by: WRD  
 Rev.:

Pease International Tradeport  
**Hoyle, Tanner & Associates, Inc.**  
 100 International Dr., #360, Portsmouth, NH 03801  
 Tel (603) 431-2520 Fax (603) 431-8067 Web: www.hoyletanner.com  
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APPLICANT: AZTEC, LLC  
 62 PORTLAND ROAD, SUITE 25  
 KENNEBUNK, ME 04043

PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT  
 TAX MAP LOTS 6-15B, 6-16A & 13-4  
 76 DENNETT ROAD, KITTERY, ME 03904

REAR LANDSCAPING PLAN  
**C18**  
 PROJECT NO. 569200  
 SHEET 18 OF 25

**LANDSCAPE REQUIREMENTS (MU-N)**

REGULATION	REQUIREMENT	PROVIDED
STREET SIDE TREES	8 TREES	11 TREES
PLANTER STRIP DEPTH	40 FT	70 FT
PLANTER STRIP PLANTINGS	50 PLANTS/SHRUBS	94 PLANTS/SHRUBS
TREES PER PARKING SPACE	51 TREES	177 TREES
PARKING AREA LANDSCAPING		
FRONT	3,538 S.F. (10%)	7,110 S.F. (20%)
REAR	8,690 S.F. (10%)	13,950 S.F. (15%)

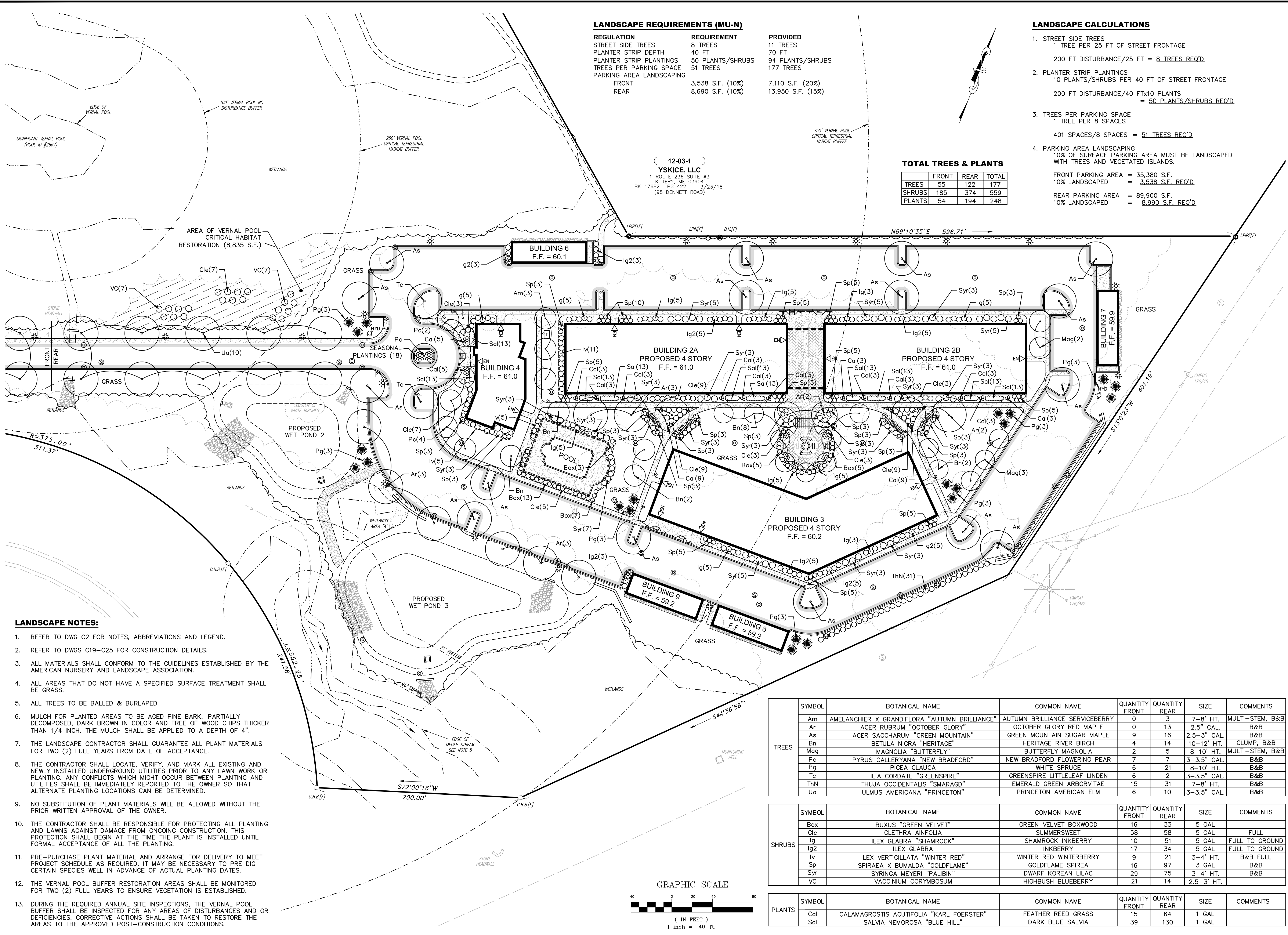
**LANDSCAPE CALCULATIONS**

- STREET SIDE TREES  
1 TREE PER 25 FT OF STREET FRONTAGE  
200 FT DISTURBANCE/25 FT = **8 TREES REQ'D**
- PLANTER STRIP PLANTINGS  
10 PLANTS/SHRUBS PER 40 FT OF STREET FRONTAGE  
200 FT DISTURBANCE/40 FTx10 PLANTS = **50 PLANTS/SHRUBS REQ'D**
- TREES PER PARKING SPACE  
1 TREE PER 8 SPACES  
401 SPACES/8 SPACES = **51 TREES REQ'D**
- PARKING AREA LANDSCAPING  
10% OF SURFACE PARKING AREA MUST BE LANDSCAPED WITH TREES AND VEGETATED ISLANDS.  
FRONT PARKING AREA = 35,380 S.F.  
10% LANDSCAPED = **3,538 S.F. REQ'D**  
REAR PARKING AREA = 89,900 S.F.  
10% LANDSCAPED = **8,990 S.F. REQ'D**

**TOTAL TREES & PLANTS**

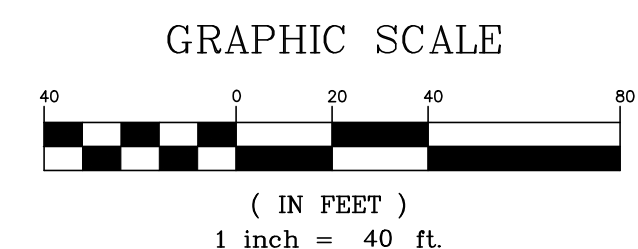
	FRONT	REAR	TOTAL
TREES	55	122	177
SHRUBS	185	374	559
PLANTS	54	194	248

12-03-1  
**YSKICE, LLC**  
 1 ROUTE 236 SUITE #3  
 KITTERY, ME 03904  
 BK 17682 PG 422 3/23/18  
 (98 DENNETT ROAD)



**LANDSCAPE NOTES:**

- REFER TO DWG C2 FOR NOTES, ABBREVIATIONS AND LEGEND.
- REFER TO DWGS C19-C25 FOR CONSTRUCTION DETAILS.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL AREAS THAT DO NOT HAVE A SPECIFIED SURFACE TREATMENT SHALL BE GRASS.
- ALL TREES TO BE BALLED & BURLAPED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK; PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH. THE MULCH SHALL BE APPLIED TO A DEPTH OF 4".
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR TWO (2) FULL YEARS FROM DATE OF ACCEPTANCE.
- THE CONTRACTOR SHALL LOCATE, VERIFY, AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
- NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED UNTIL FORMAL ACCEPTANCE OF ALL THE PLANTING.
- PRE-PURCHASE PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED. IT MAY BE NECESSARY TO PRE DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DATES.
- THE VERNAL POOL BUFFER RESTORATION AREAS SHALL BE MONITORED FOR TWO (2) FULL YEARS TO ENSURE VEGETATION IS ESTABLISHED.
- DURING THE REQUIRED ANNUAL SITE INSPECTIONS, THE VERNAL POOL BUFFER SHALL BE INSPECTED FOR ANY AREAS OF DISTURBANCES AND OR DEFICIENCIES. CORRECTIVE ACTIONS SHALL BE TAKEN TO RESTORE THE AREAS TO THE APPROVED POST-CONSTRUCTION CONDITIONS.

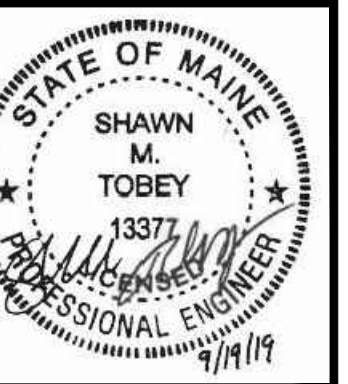


SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY FRONT	QUANTITY REAR	SIZE	COMMENTS
Am	AMELANCHIER X GRANDIFLORA "AUTUMN BRILLIANCE"	AUTUMN BRILLIANCE SERVICEBERRY	0	3	7-8" HT.	MULTI-STEM, B&B
Ar	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	0	13	2.5" CAL.	B&B
As	ACER SACCHARUM "GREEN MOUNTAIN"	GREEN MOUNTAIN SUGAR MAPLE	9	16	2.5-3" CAL.	B&B
Bn	BETULA NIGRA "HERITAGE"	HERITAGE RIVER BIRCH	4	14	10-12' HT.	CLUMP, B&B
Mag	MAGNOLIA "BUTTERFLY"	BUTTERFLY MAGNOLIA	2	5	8-10' HT.	MULTI-STEM, B&B
Pc	PYRUS CALLERYANA "NEW BRADFORD"	NEW BRADFORD FLOWERING PEAR	7	7	3-3.5" CAL.	B&B
Pg	PICEA GLAUCA	WHITE SPRUCE	6	21	8-10' HT.	B&B
Tc	TILIA CORDATA "GREENSPIRE"	GREENSPIRE LITTLELEAF LINDEN	6	2	3-3.5" CAL.	B&B
ThN	THUJA OCCIDENTALIS "SMARAGD"	EMERALD GREEN ARBORVITAE	15	31	7-8" HT.	B&B
Ua	ULMUS AMERICANA "PRINCETON"	PRINCETON AMERICAN ELM	6	10	3-3.5" CAL.	B&B

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY FRONT	QUANTITY REAR	SIZE	COMMENTS
Box	BUXUS "GREEN VELVET"	GREEN VELVET BOXWOOD	16	33	5 GAL	
Cle	CLETHRA AINFOLIA	SUMMERSWEET	58	58	5 GAL	FULL
Ig	ILEX GLABRA "SHAMROCK"	SHAMROCK INKBERRY	10	51	5 GAL	FULL TO GROUND
Ig2	ILEX GLABRA	INKBERRY	17	34	5 GAL	FULL TO GROUND
Iv	ILEX VERTICILLATA "WINTER RED"	WINTER RED WINTERBERRY	9	21	3-4" HT.	B&B FULL
Sp	SPIRAEA X BUMALDA "GOLDFLAME"	GOLDFLAME SPIREA	16	97	3 GAL	B&B
Syr	SYRINGA MEYERI "PALIBIN"	DWARF KOREAN LILAC	29	75	3-4" HT.	B&B
VC	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	21	14	2.5-3" HT.	

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY FRONT	QUANTITY REAR	SIZE	COMMENTS
Cal	CALAMAGROSTIS ACUTIFOLIA "KARL FOERSTER"	FEATHER REED GRASS	15	64	1 GAL	
Sal	SALVIA NEMOROSA "BLUE HILL"	DARK BLUE SALVIA	39	130	1 GAL	





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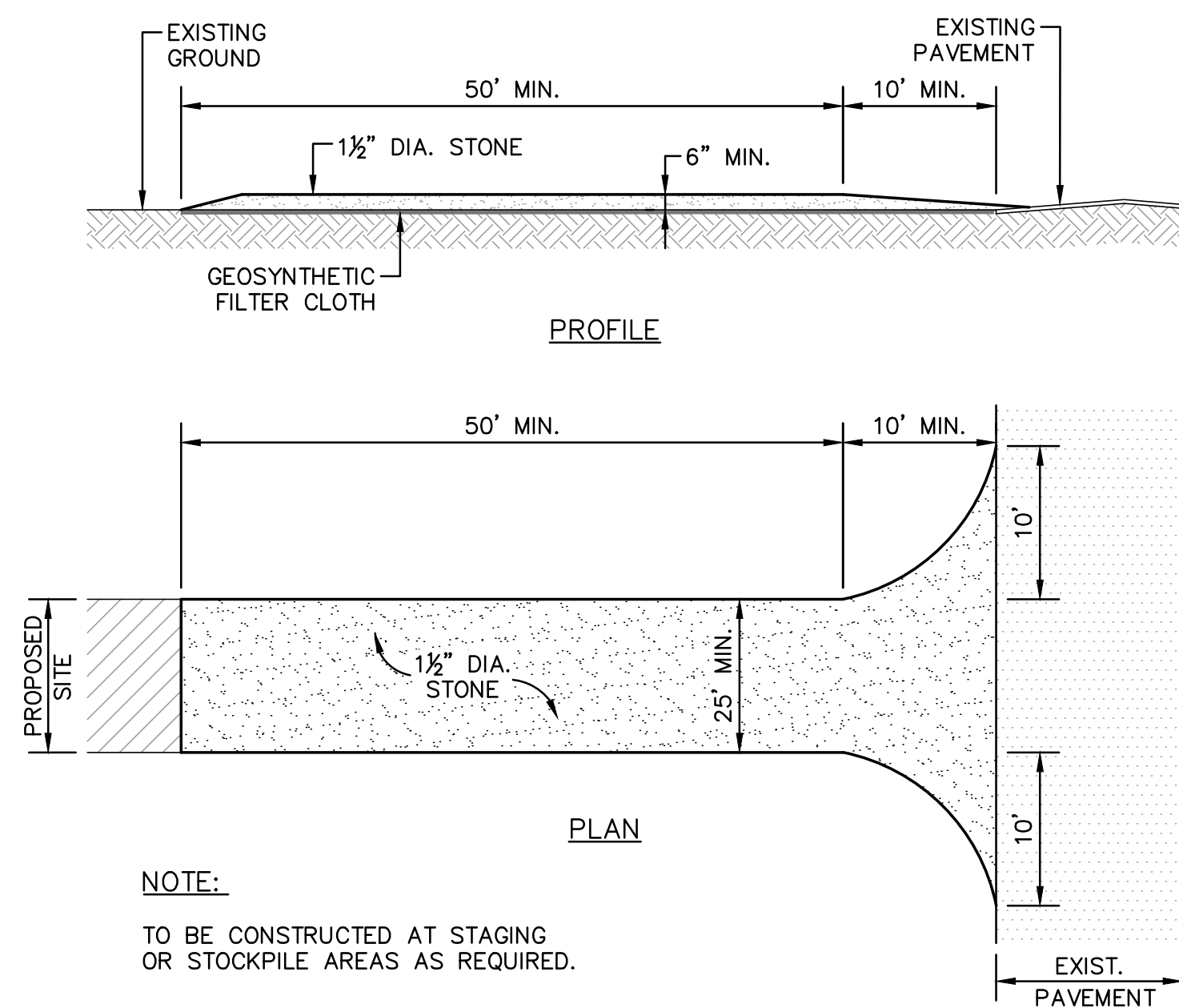
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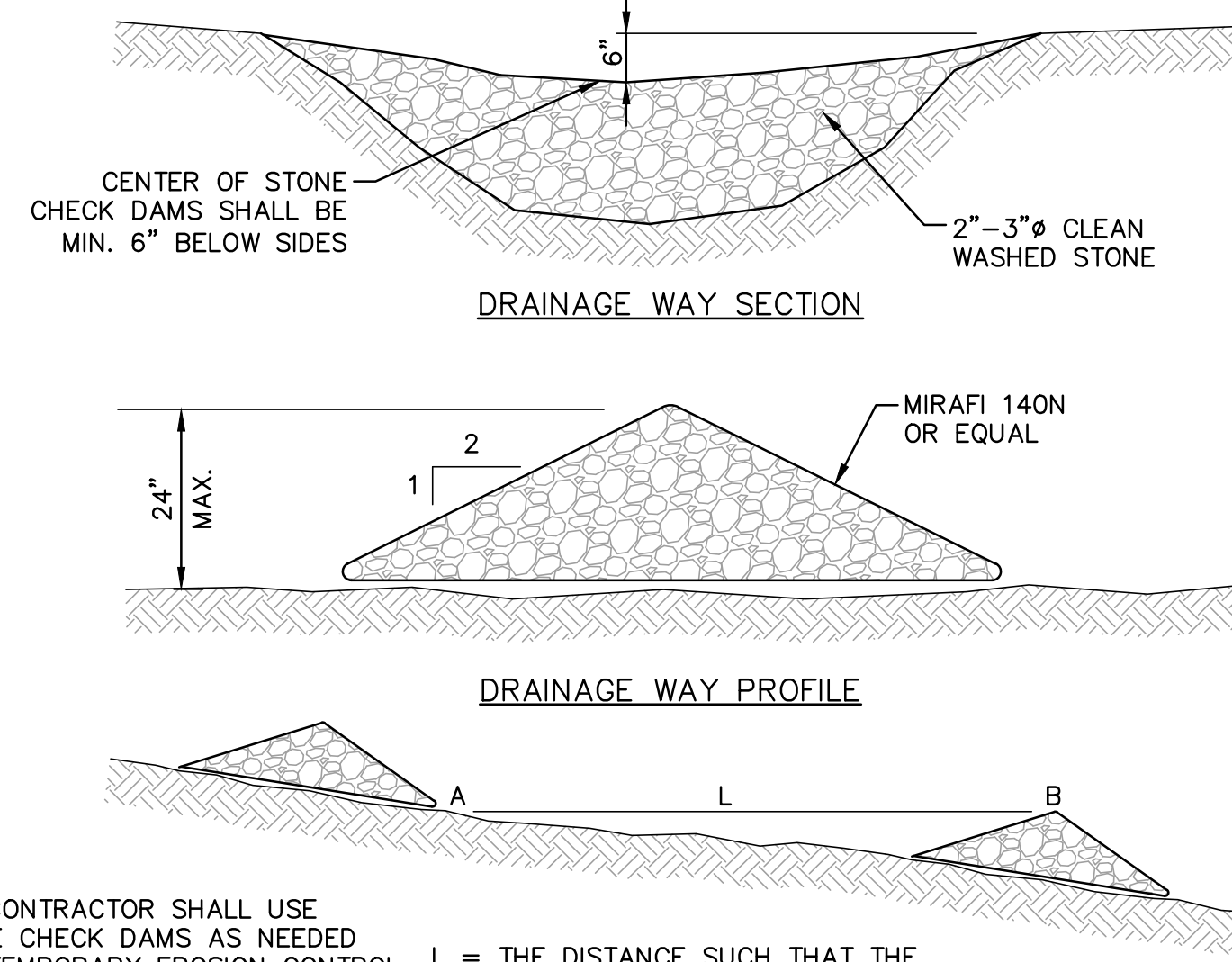
SCALE: AS SHOWN  
 ORIGINAL DATE: JUNE 20, 2019  
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APPLICANT: AZTEC, LLC  
 62 PORTLAND ROAD, SUITE 25  
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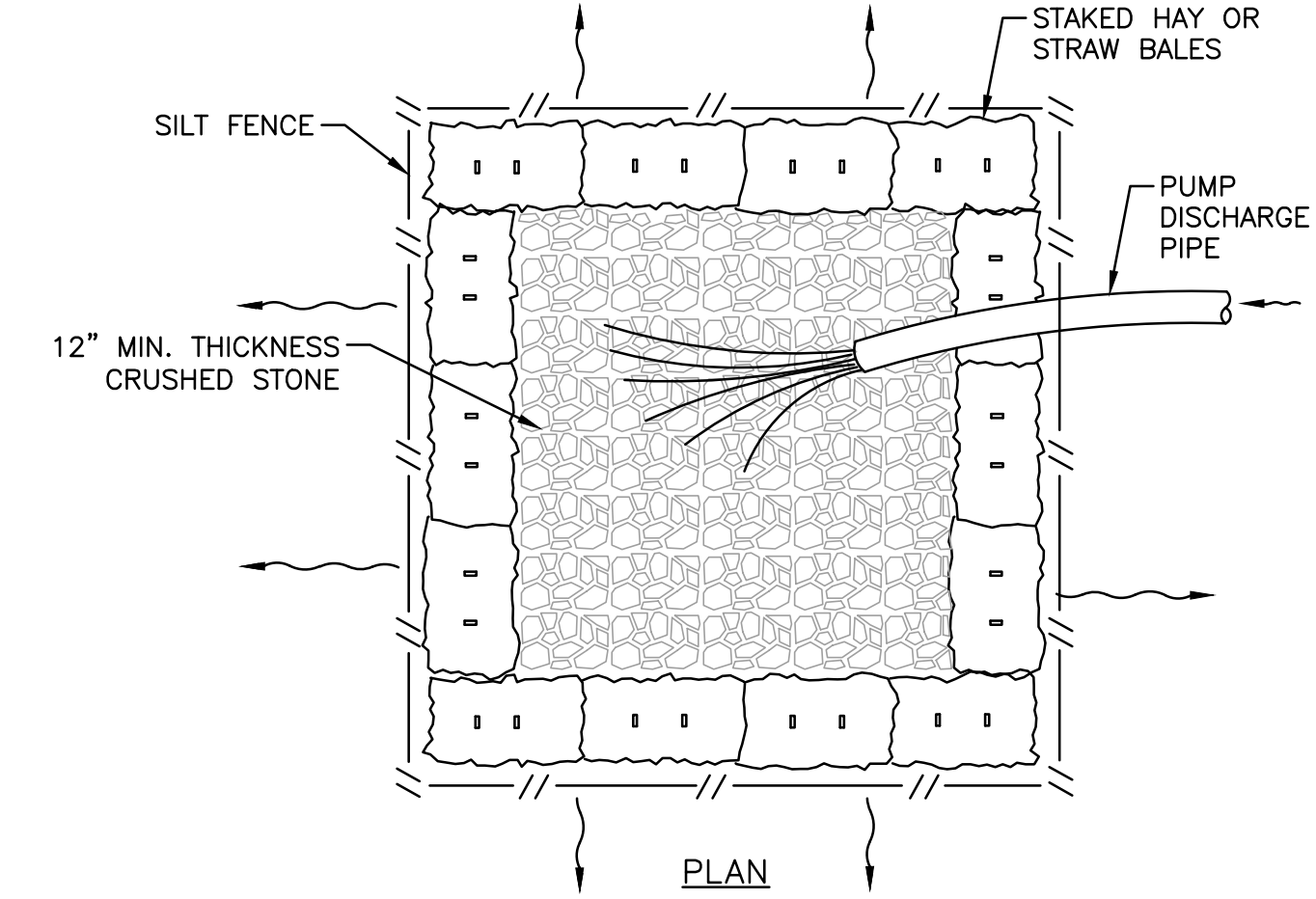
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**1 STABILIZED CONSTRUCTION ENTRY DETAIL**  
 C20 SCALE: NONE



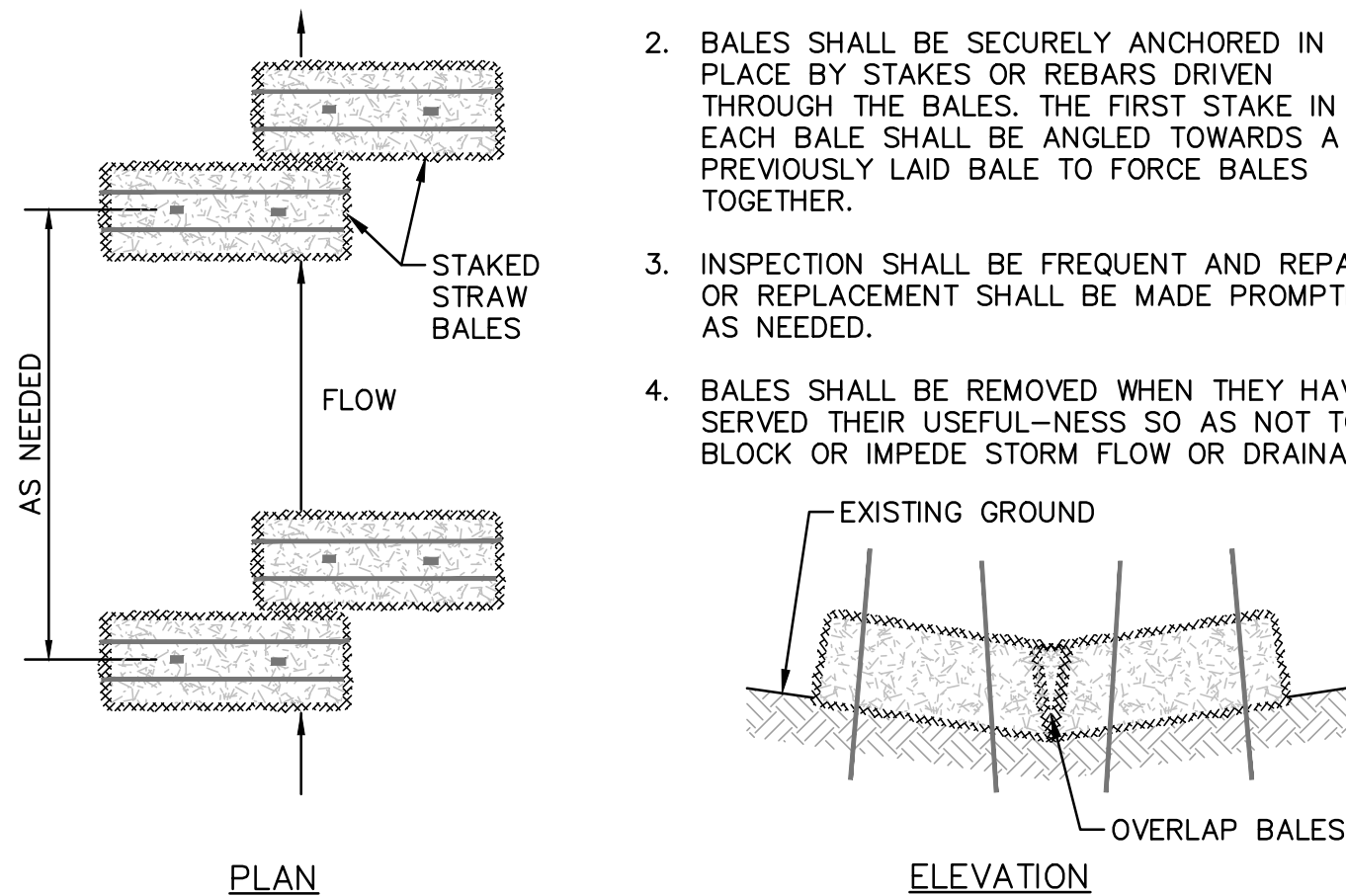
**2 STONE CHECK DAM DETAIL (AS NEEDED)**  
 C20 SCALE: NONE



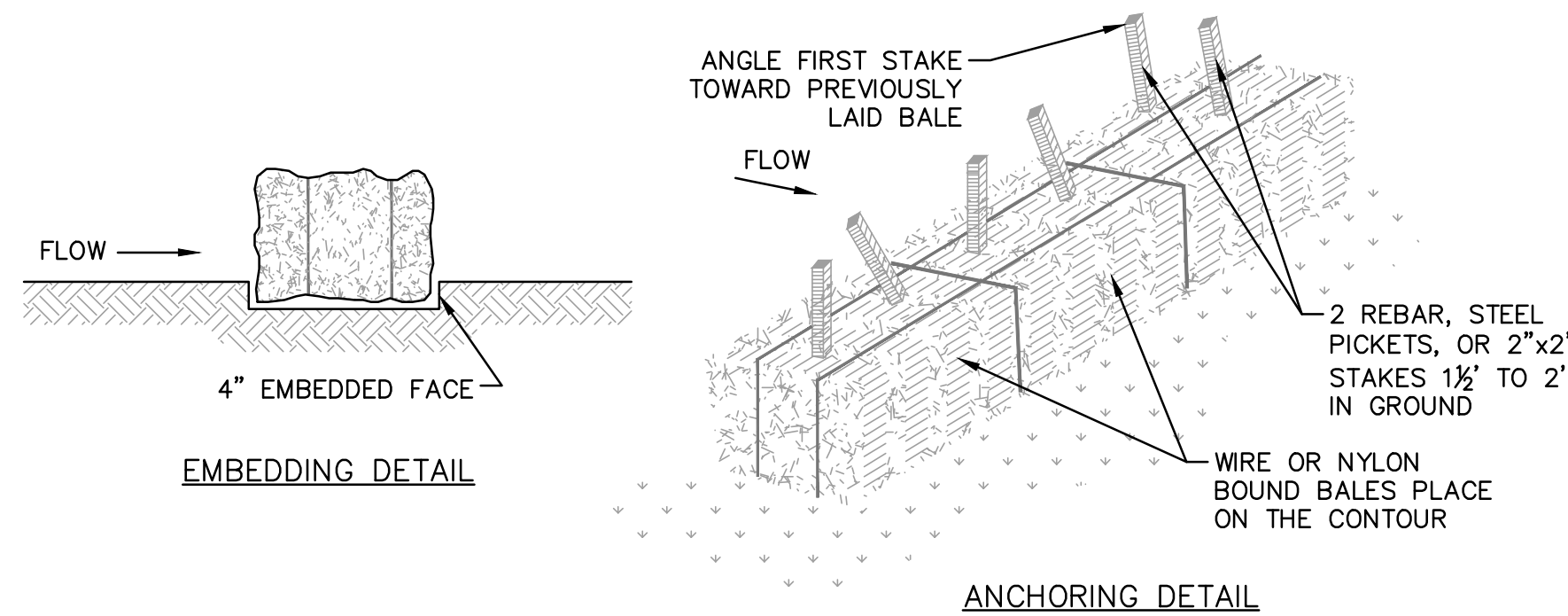
**3 DEWATERING PIT DETAIL**  
 C20 SCALE: NONE

**STRAW BALE CHECK DAM NOTES:**

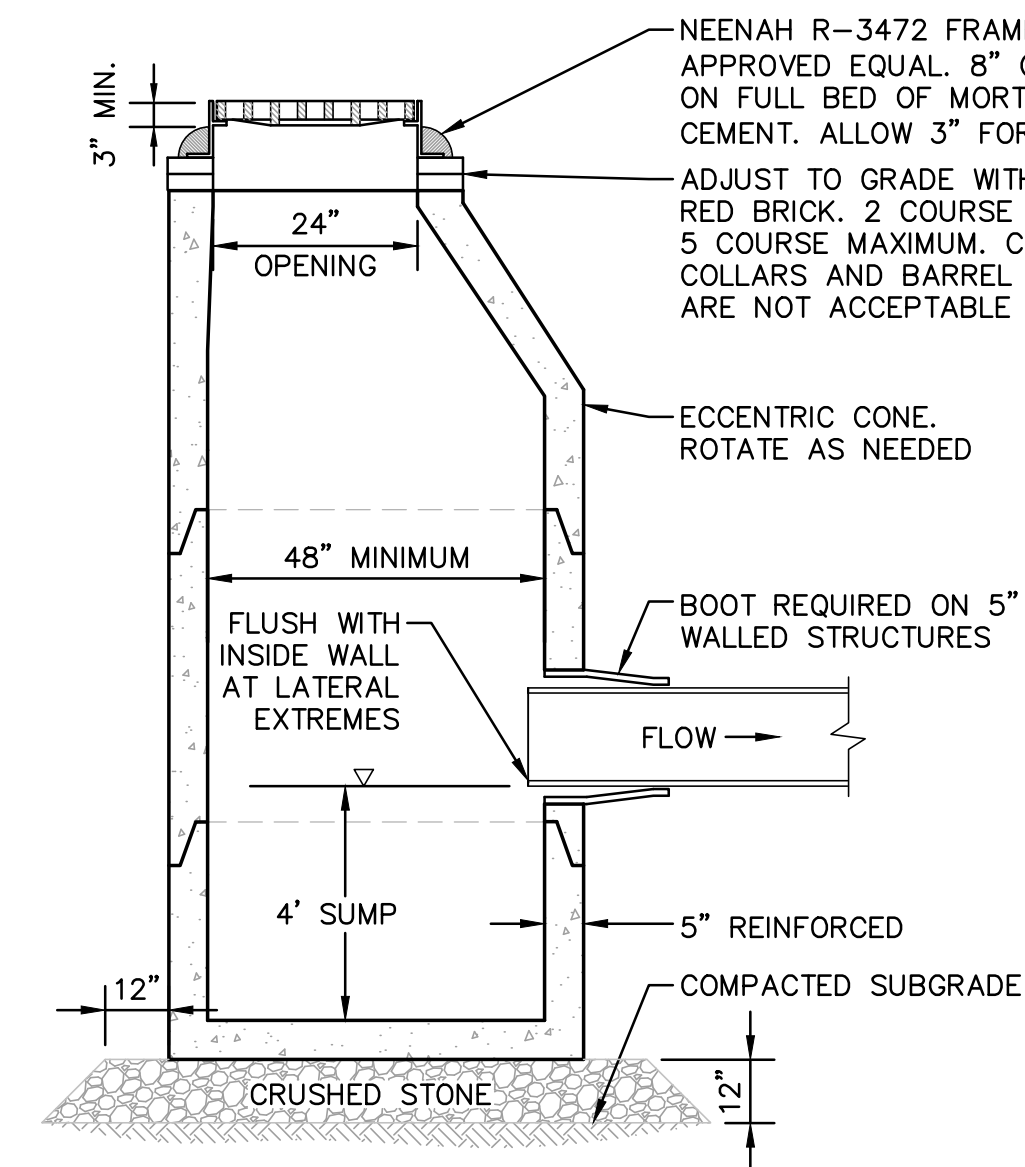
1. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
2. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR REBARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARDS A PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
4. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL-NESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



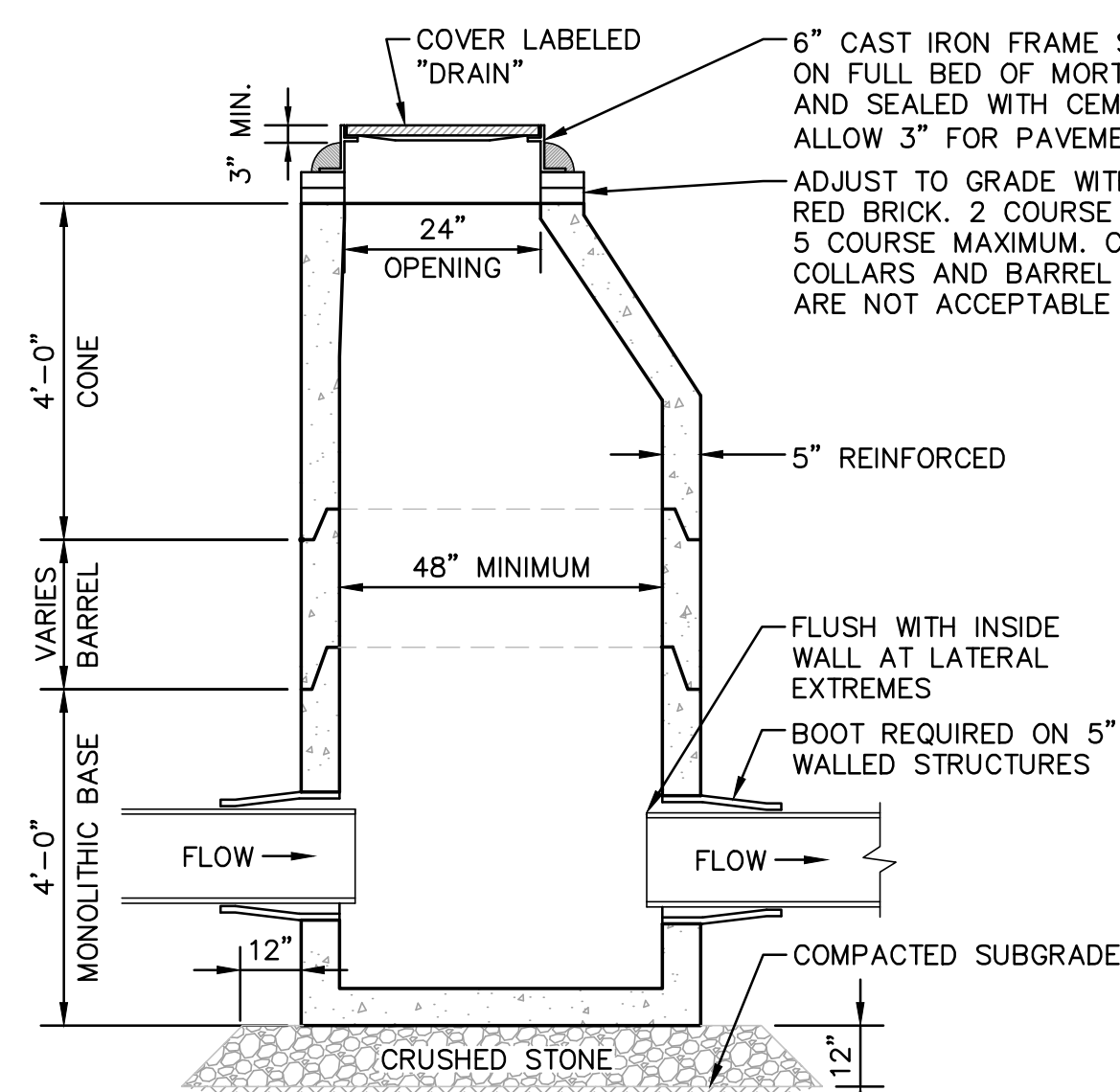
**4 STRAW BALE CHECK DAM DETAIL (AS NEEDED)**  
 C20 SCALE: NONE



**5 STRAW BALE DETAIL (AS NEEDED)**  
 C20 SCALE: NONE



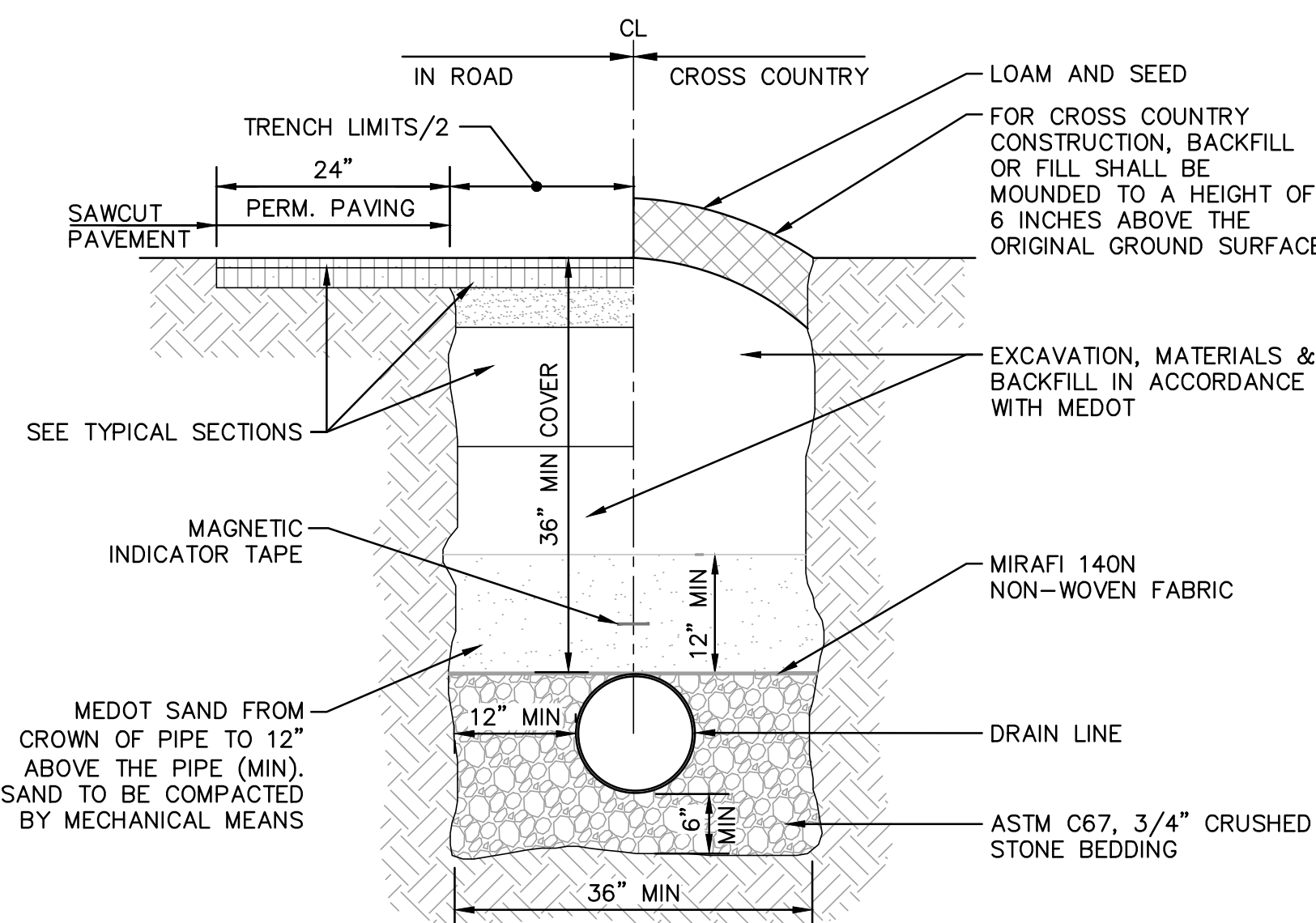
**6 TYPICAL CATCH BASIN DETAIL**  
 C20 SCALE: NONE



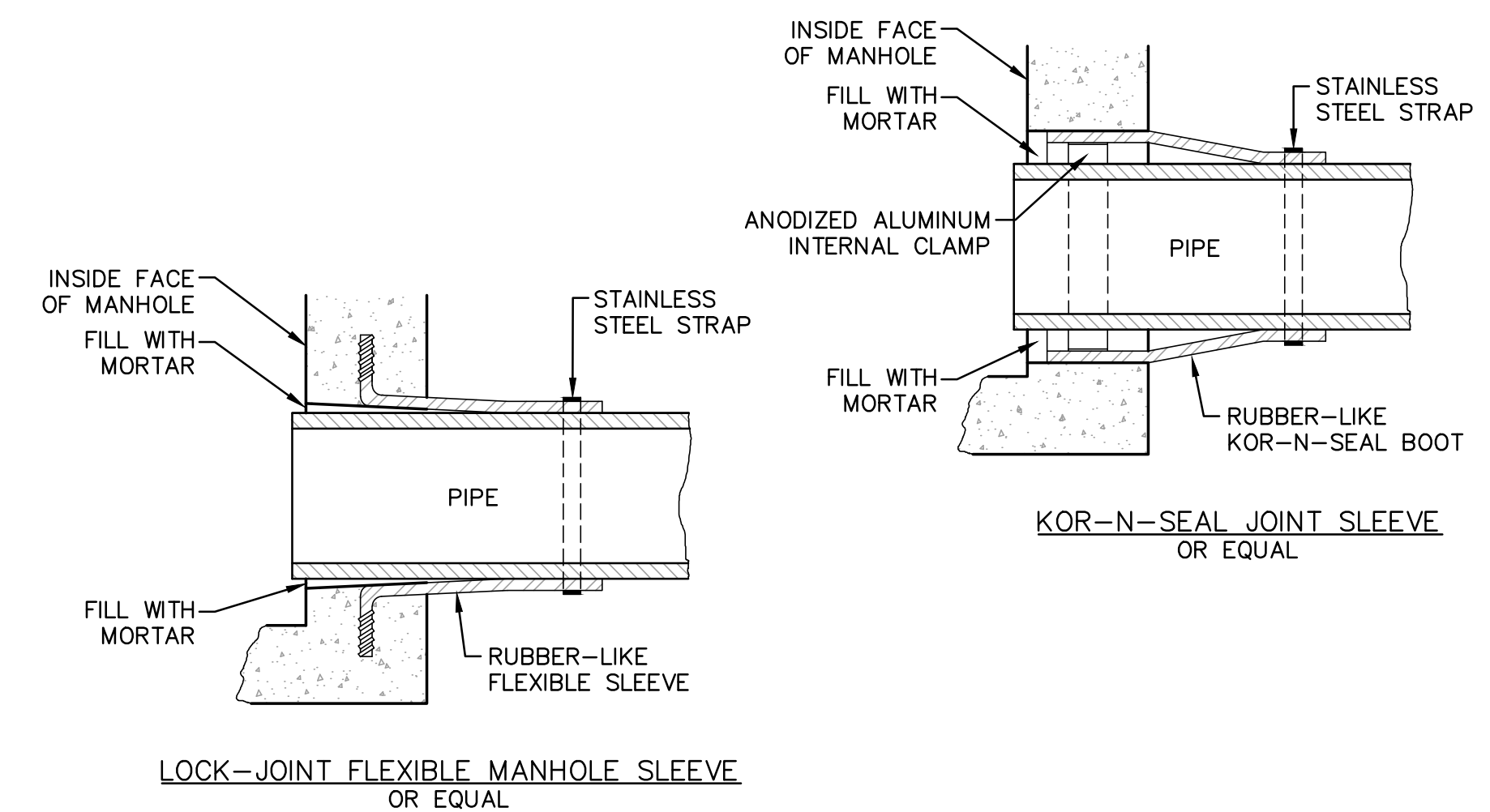
**DRAIN MANHOLE NOTES:**

1. STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING.
2. CONCRETE: 4,000 PSI AFTER 28 DAYS.
3. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE IN THE CENTER OF THE WALL. STRUCTURE SHALL BE DESIGNED TO SUPPORT H-20 LOADINGS.
4. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ.IN. PER LINEAR FOOT.
5. SEAL ALL PRECAST JOINTS WITH BITUMASTIC SEAL.
6. RISERS OF 2", 3" AND 4" CAN BE USED TO REACH DESIRED DEPTH. 12" MAXIMUM RISER HEIGHT.

**7 DRAIN MANHOLE DETAIL**  
 C20 SCALE: NONE



**8 DRAIN TRENCH DETAIL**  
 C20 SCALE: NONE

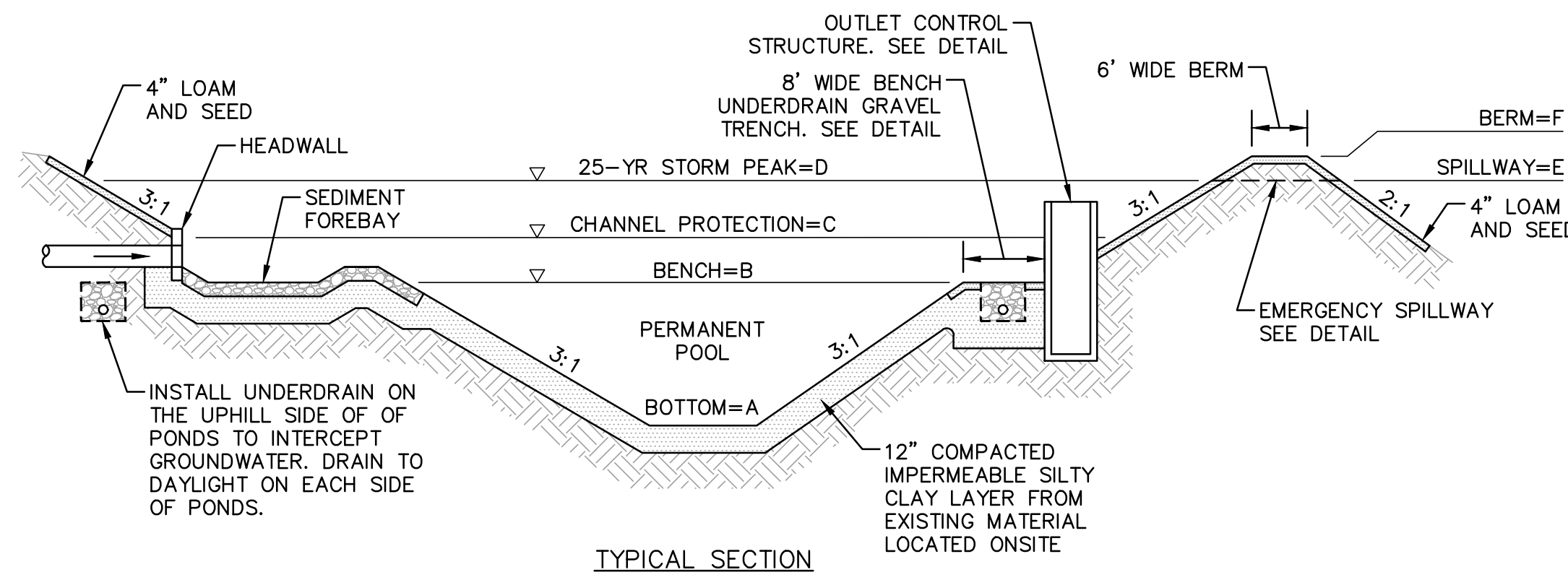


**9 TYPICAL PIPE TO MANHOLE DETAILS**  
 C20 SCALE: NONE

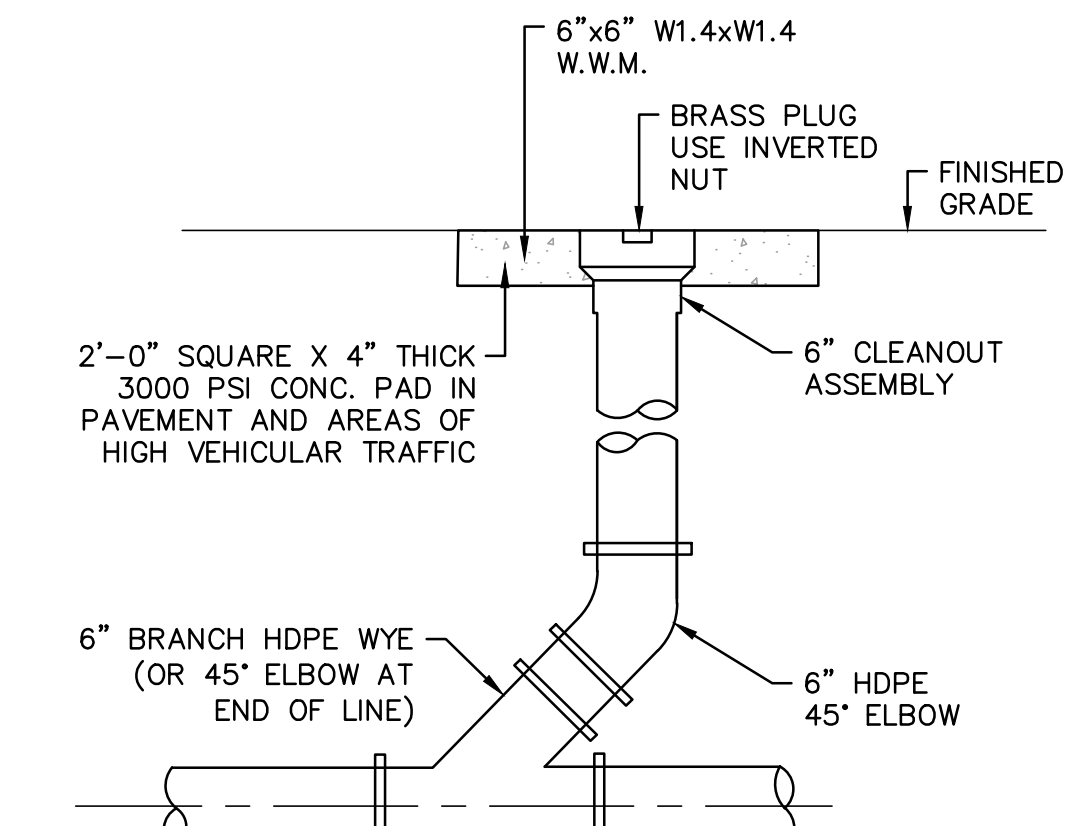
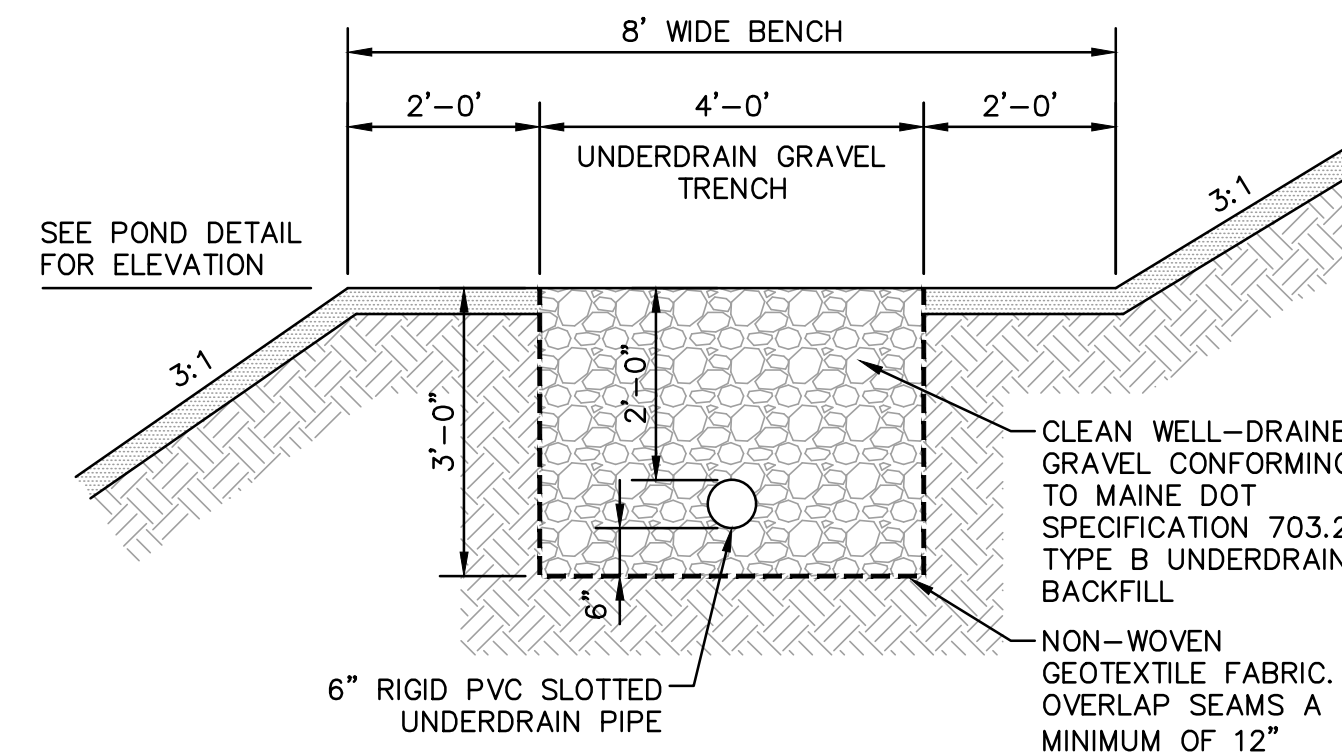


**WET POND MAINTENANCE NOTES:**

- EMBANKMENTS SHOULD BE INSPECTED AT LEAST ANNUALLY BY A QUALIFIED PROFESSIONAL FOR SETTLEMENT, EROSION, SEEPAGE, ANIMAL BURROWS, WOODY VEGETATION, AND OTHER CONDITIONS THAT COULD DEGRADE THE EMBANKMENT AND REDUCE ITS STABILITY FOR IMPOUNDING WATER. IMMEDIATE CORRECTIVE ACTION SHOULD BE IMPLEMENTED IF ANY SUCH CONDITIONS ARE FOUND.
- INLET AND OUTLET PIPES, INLET AND OUTLET STRUCTURES, ENERGY DISSIPATION STRUCTURES OR PRACTICES, AND OTHER STRUCTURAL APPURTENANCES SHOULD BE INSPECTED AT LEAST ANNUALLY BY A QUALIFIED PROFESSIONAL, AND CORRECTIVE ACTION IMPLEMENTED AS INDICATED BY SUCH INSPECTION.
- TRASH AND DEBRIS SHOULD BE REMOVED FROM THE BASIN AND ANY INLET OR OUTLET STRUCTURE WHENEVER OBSERVED BY INSPECTION.
- ACCUMULATED SEDIMENT SHOULD BE REMOVED WHEN IT SIGNIFICANTLY AFFECTS BASIN CAPACITY.
- A MINIMUM SEPARATION OF ONE (1) FOOT IS RECOMMENDED FROM THE BOTTOM OF THE BASIN TO THE TOP OF BEDROCK, OR AN IMPERMEABLE BARRIER (CLAY LAYER OR SYNTHETIC LINER) SHOULD BE PROVIDED.

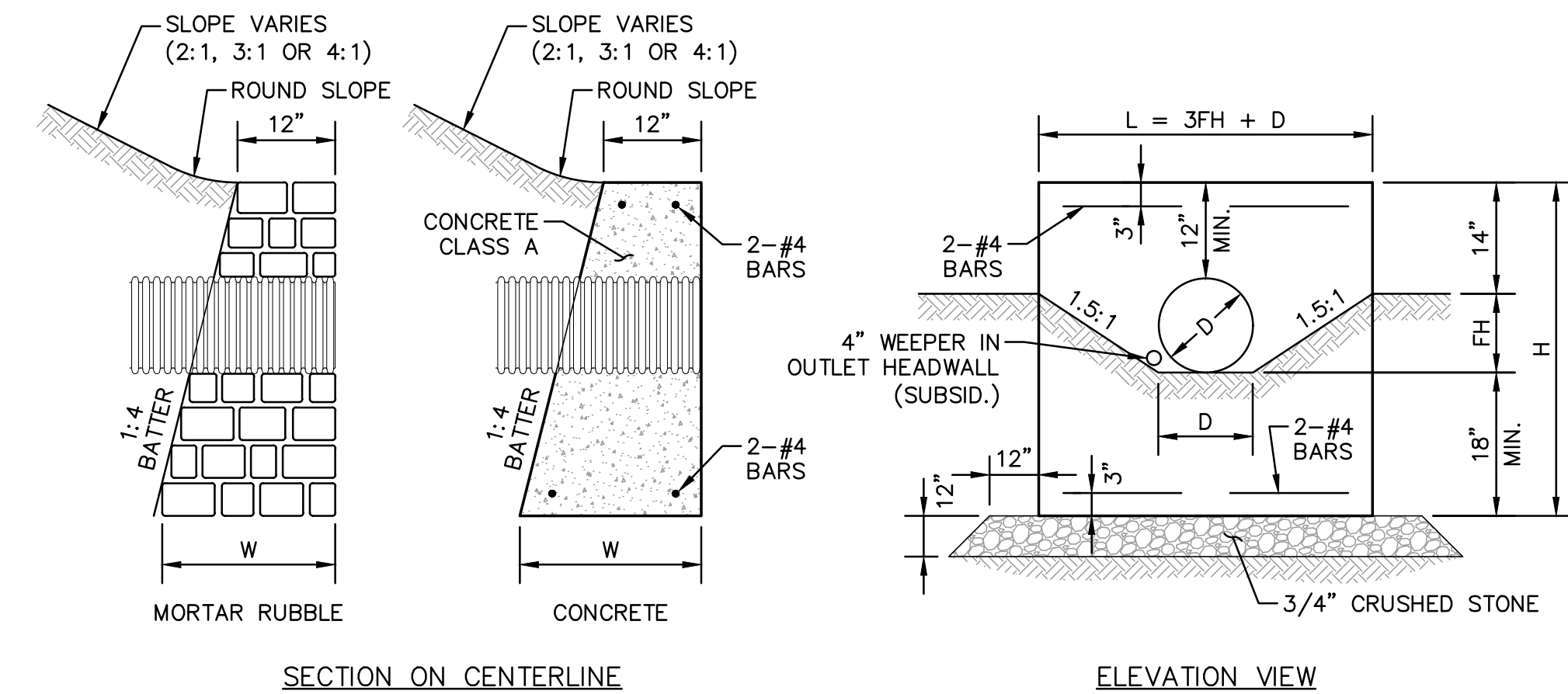


WET POND	BOTTOM ELEV. A	BENCH ELEV. B	PERMANENT POOL VOLUME	CHANNEL PROTECTION ELEV. C	CHANNEL PROTECTION VOLUME	25-YR STORM PEAK ELEV. D	SPILLWAY ELEV. E	BERM ELEV. F
1	46.0	53.3	18,313 C.F.	54.4	7,507 C.F.	55.82	55.85	57.1
2	45.0	52.5	12,916 C.F.	53.3	5,590 C.F.	54.84	54.85	56.0
3	44.0	49.5	29,209 C.F.	50.6	13,516 C.F.	52.43	52.43	53.75



**1 WET POND CROSS SECTION**

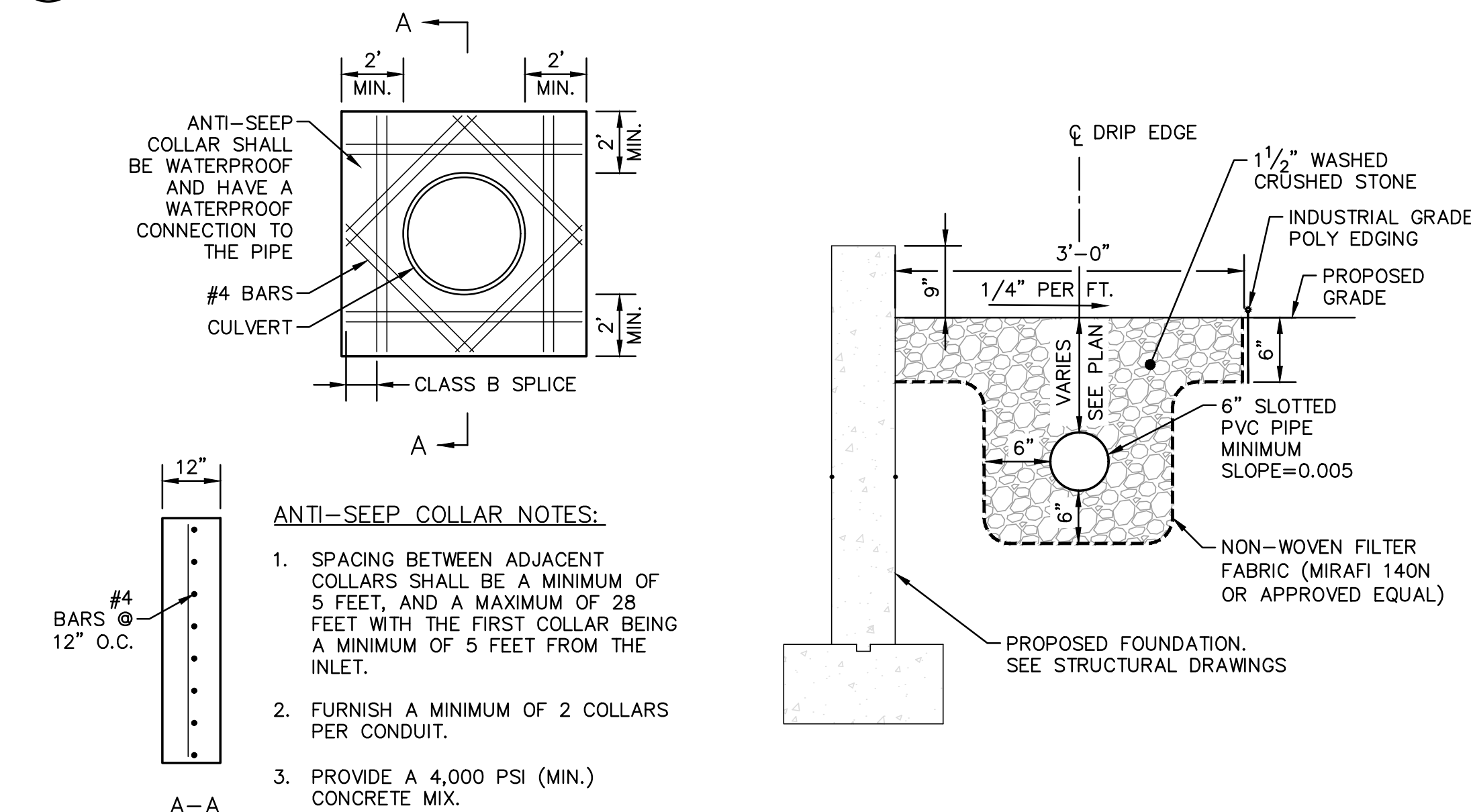
SCALE: NONE



DIAMETER D INCHES	MASONRY PER FOOT OF WALL CU. YD.	MASONRY PER STANDARD HEADER CU. YD.	STEEL PER STANDARD HEADER LB.	LENGTH OF BARS	EXC. FOR 1' DEPTH CU. YD.	HEADER LENGTH L	HEADER HEIGHT H	FILL HEIGHT FH	WIDTH AT BOTTOM OF HEADER W
12	0.186	0.61	9	3'-2"	0.789	3'-6"	3'-6"	0'-10"	0'-10½"
15	0.202	0.85	11	3-10	0.947	4-6	3-9	1-1	1-11½"
18	0.222	1.13	14	5-2	1.111	5-6	4-0	1-4	2-0
24	0.260	1.78	20	7-2	1.451	7-6	4-6	1-10	2-1½"
30	0.301	2.58	25	9-2	1.810	9-6	5-0	2-4	2-3
36	0.344	3.53	31	11-2	2.187	11-6	5-6	2-10	2-4½"

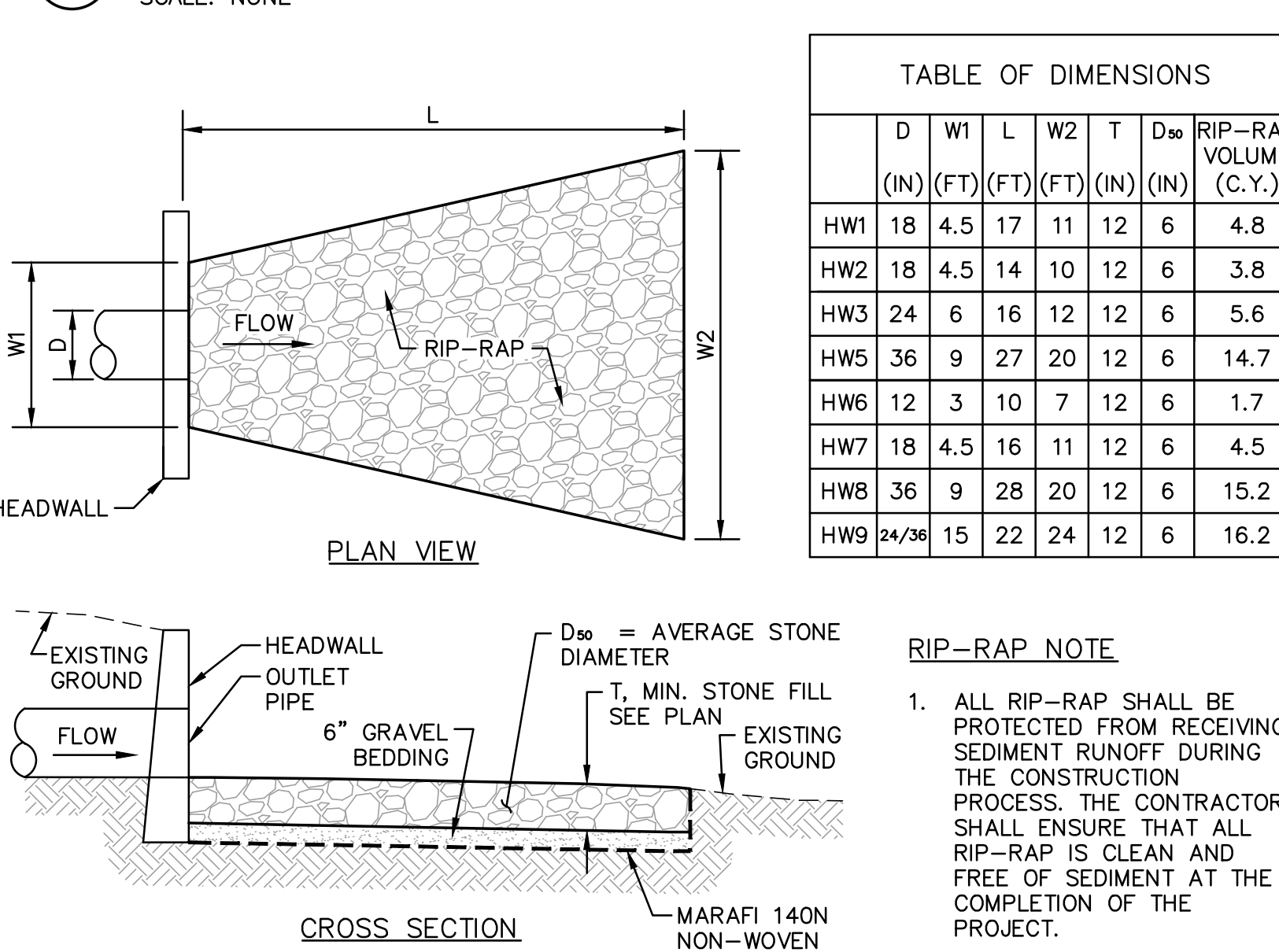
**4 CONCRETE OR MORTAR RUBBLE HEADWALL DETAILS**

SCALE: NONE



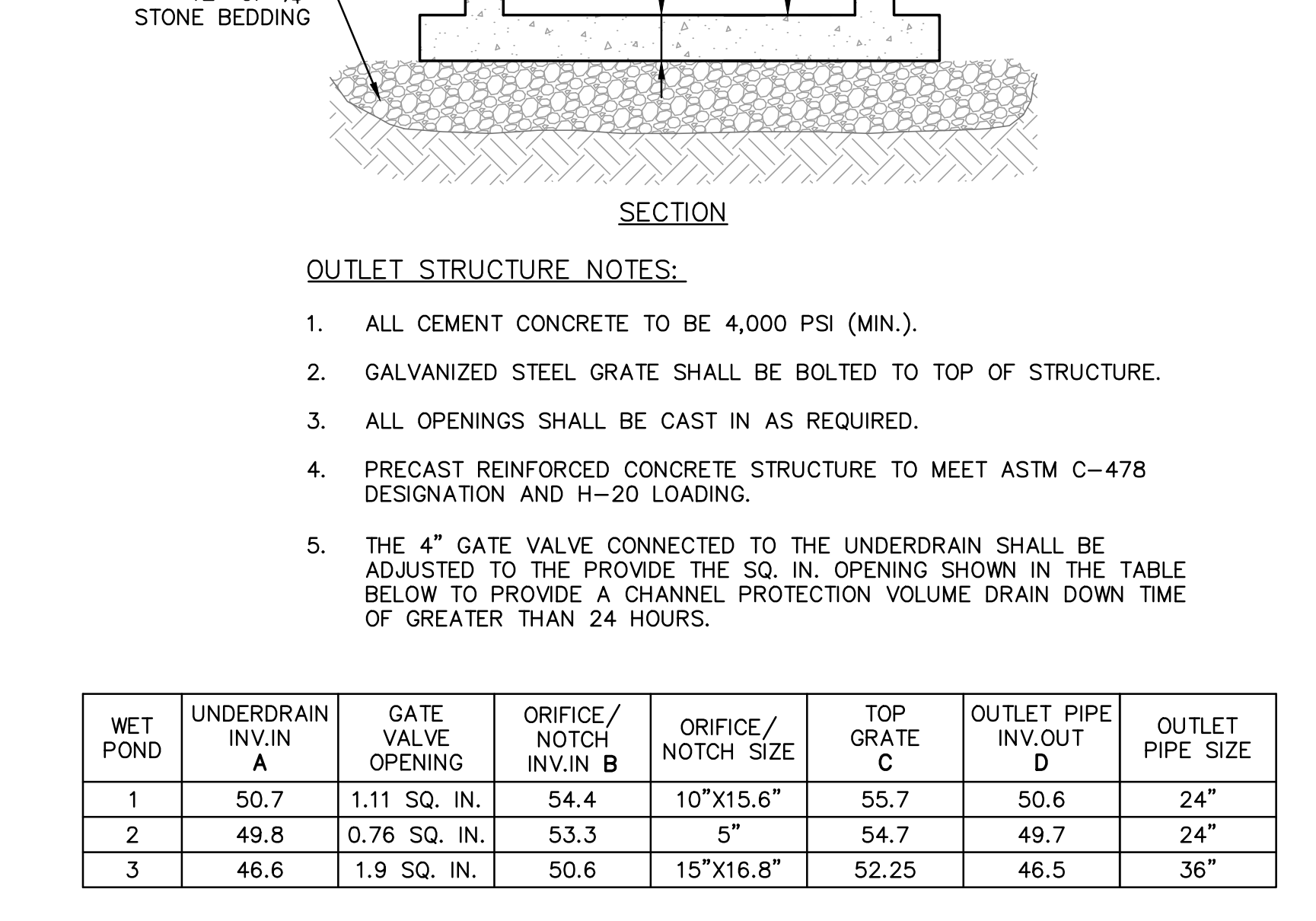
**5 EMERGENCY SPILLWAY DETAIL**

SCALE: NONE



**6 ANTI-SEEP DRAIN COLLAR DETAIL**

SCALE: NONE



**2 UNDERDRAIN GRAVEL TRENCH DETAIL**

SCALE: NONE

**3 DRAIN CLEANOUT DETAIL**

SCALE: NONE

WET POND	SPILLWAY ELEV. A	BERM ELEV. B	SPILLWAY WIDTH FT	RIP-RAP D50=D	RIP-RAP THICKNESS E
1	55.85	57.1	30	6"	12"
2	54.85	56.0	30	6"	12"
3	52.45	53.75	55	8"	16"

	D	W1	L	W2	T	D <sub>50</sub>	RIP-RAP VOLUME (C.Y.)
	(IN)	(FT)	(FT)	(FT)	(IN)	(IN)	(C.Y.)
HW1	18	4.5	17	11	12	6	4.8
HW2	18	4.5	14	10	12	6	3.8
HW3	24	6	16	12	12	6	5.6
HW5	36	9	27	20	12	6	14.7
HW6	12	3	10	7	12	6	1.7
HW7	18	4.5	16	11	12	6	4.5
HW8	36	9	28	20	12	6	15.2
HW9	24/36	15	22	24	12	6	16.2

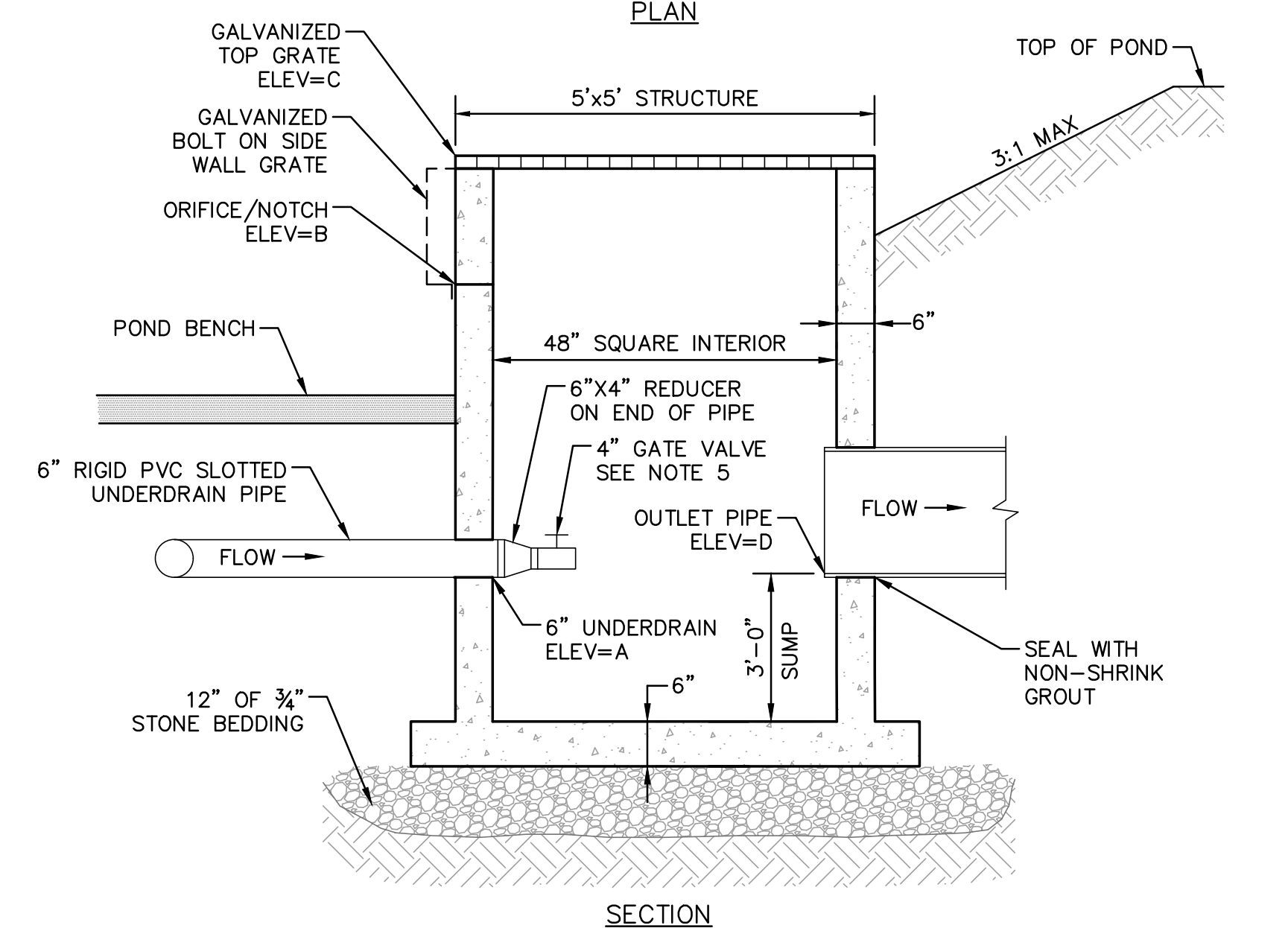
**RIP-RAP NOTE**

- ALL RIP-RAP SHALL BE PROTECTED FROM RECEIVING SEDIMENT RUNOFF DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL ENSURE THAT ALL RIP-RAP IS CLEAN AND FREE OF SEDIMENT AT THE COMPLETION OF THE PROJECT.

WET POND	UNDERDRAIN INV. IN A	GATE VALVE OPENING	ORIFICE/NOTCH INV. IN B	ORIFICE/NOTCH SIZE	TOP GRATE C	OUTLET PIPE INV. OUT D	OUTLET PIPE SIZE
1	50.7	1.11 SQ. IN.	54.4	10"x15.6"	55.7	50.6	24"
2	49.8	0.76 SQ. IN.	53.3	5"	54.7	49.7	24"
3	46.6	1.9 SQ. IN.	50.6	15"x16.8"	52.25	46.5	36"

**9 OUTLET STRUCTURE AT DETENTION POND**

SCALE: NONE



**OUTLET STRUCTURE NOTES:**

- ALL CEMENT CONCRETE TO BE 4,000 PSI (MIN.).
- GALVANIZED STEEL GRATE SHALL BE BOLTED TO TOP OF STRUCTURE.
- ALL OPENINGS SHALL BE CAST IN AS REQUIRED.
- PRECAST REINFORCED CONCRETE STRUCTURE TO MEET ASTM C-478 DESIGNATION AND H-20 LOADING.
- THE 4" GATE VALVE CONNECTED TO THE UNDERDRAIN SHALL BE ADJUSTED TO PROVIDE THE SQ. IN. OPENING SHOWN IN THE TABLE BELOW TO PROVIDE A CHANNEL PROTECTION VOLUME DRAIN DOWN TIME OF GREATER THAN 24 HOURS.

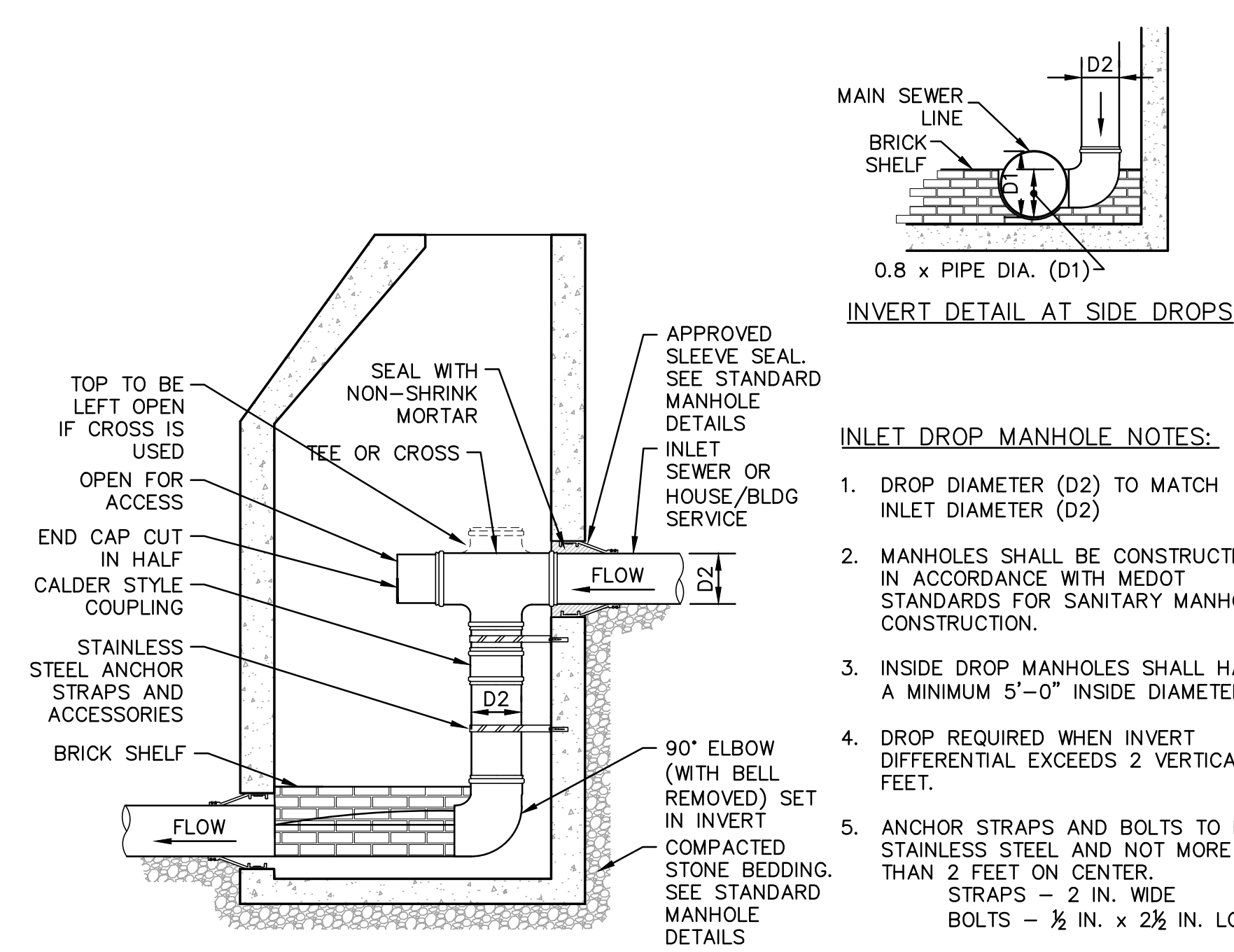
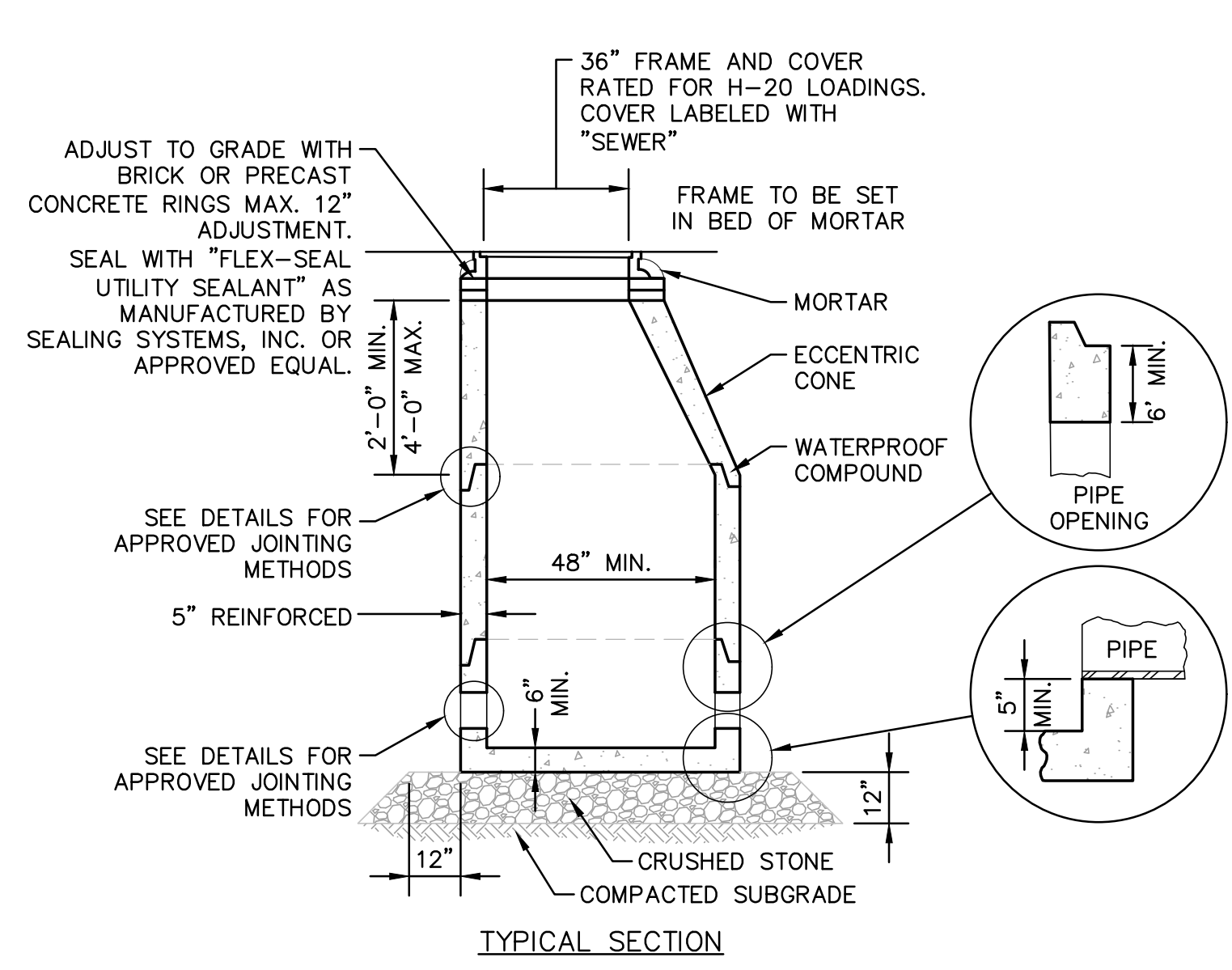
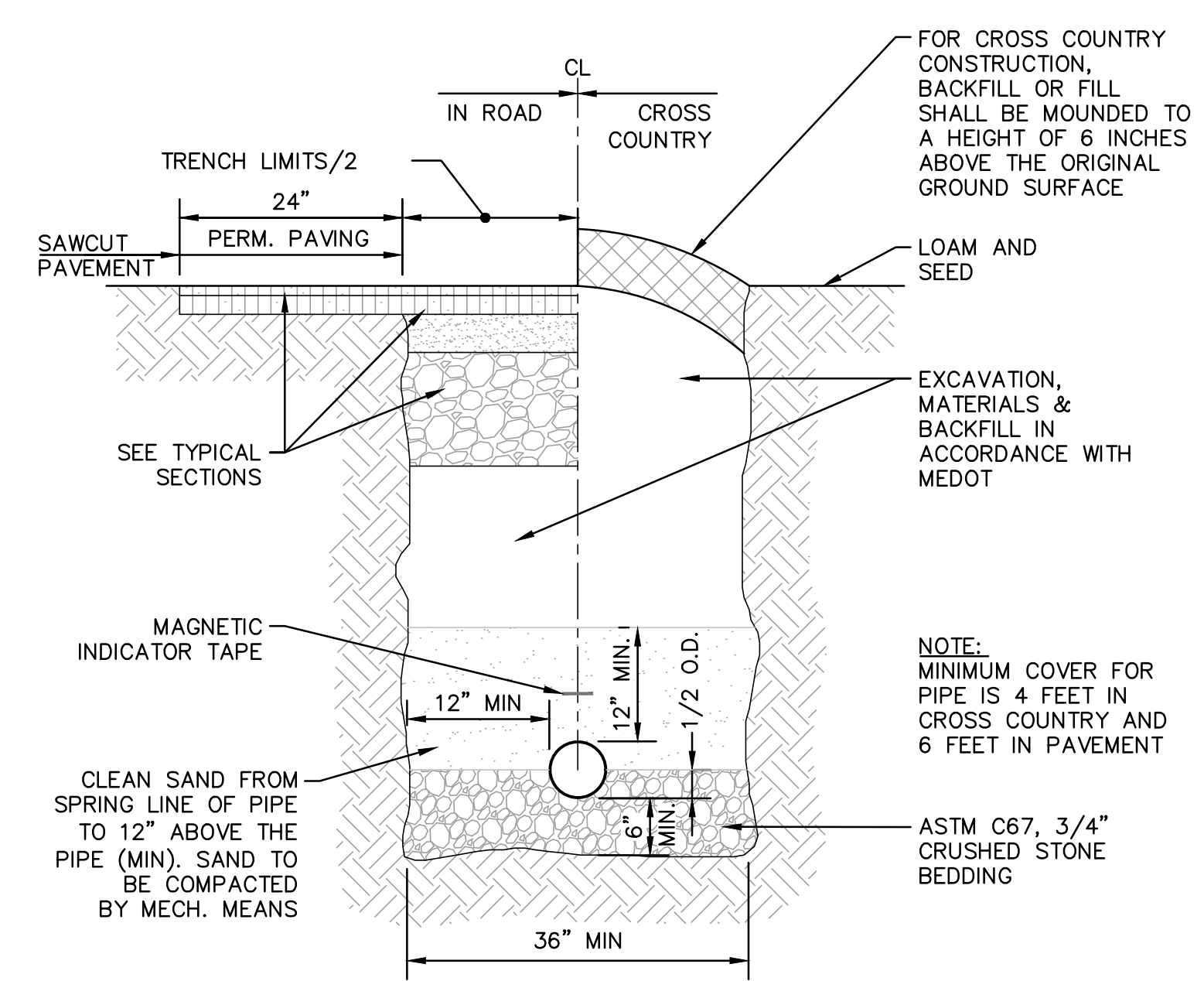
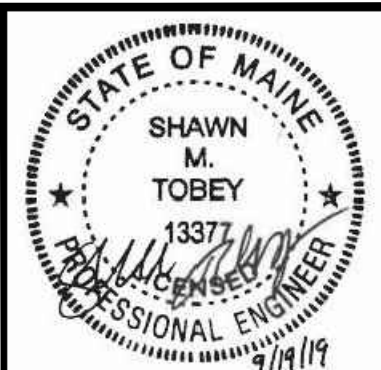
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62 PORTLAND ROAD, SUITE 25  
KENNEBUNK, ME 04043

DESIGNED BY: SMT  
DRAWN BY: SMT  
CHECKED BY: WRD  
REV. 1

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TAX MAP LOTS 6-15B, 6-16A & 13-4  
76 DENNETT ROAD, KITTERY, ME 03904

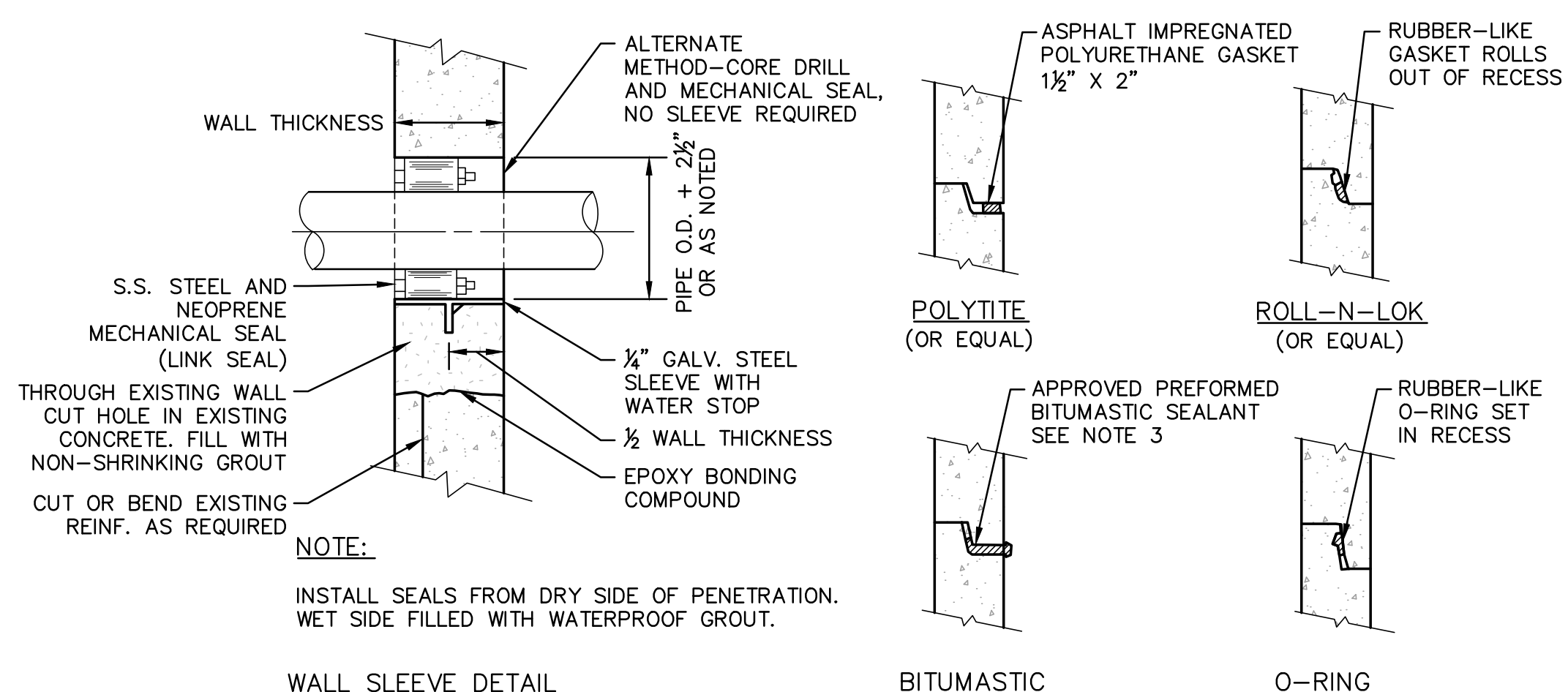
CONSTRUCTION DETAILS 3  
**C21**  
PROJECT NO. 569200  
SHEET 21 OF 25



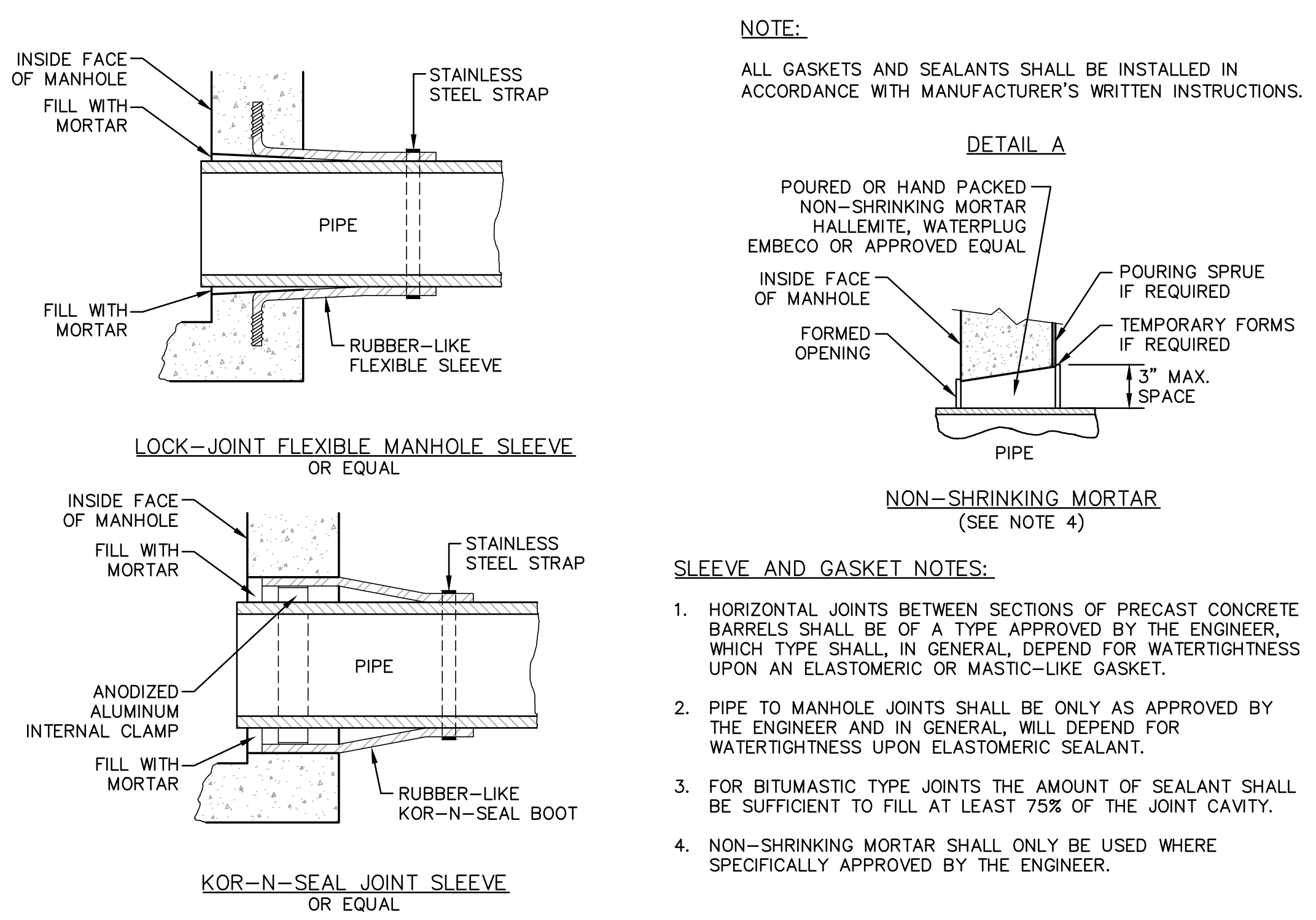
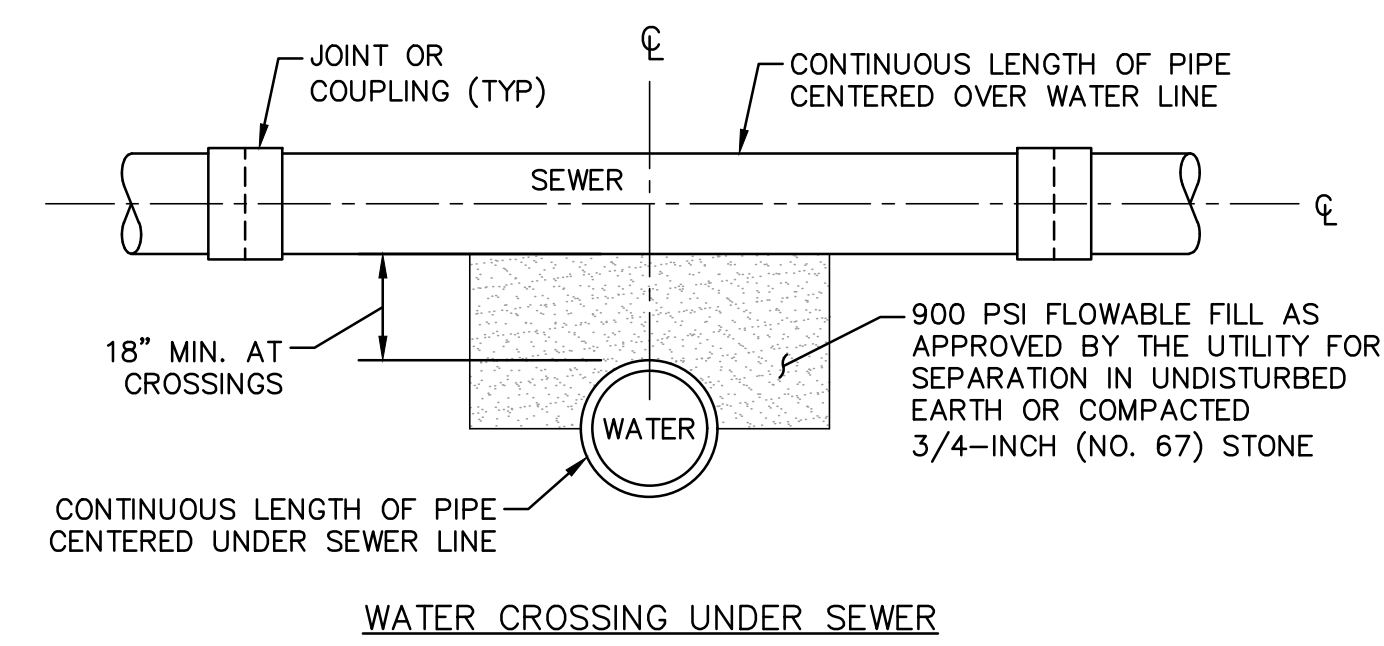
**1 SEWER TRENCH DETAIL**  
SCALE: NONE

**SEWER NOTES:**

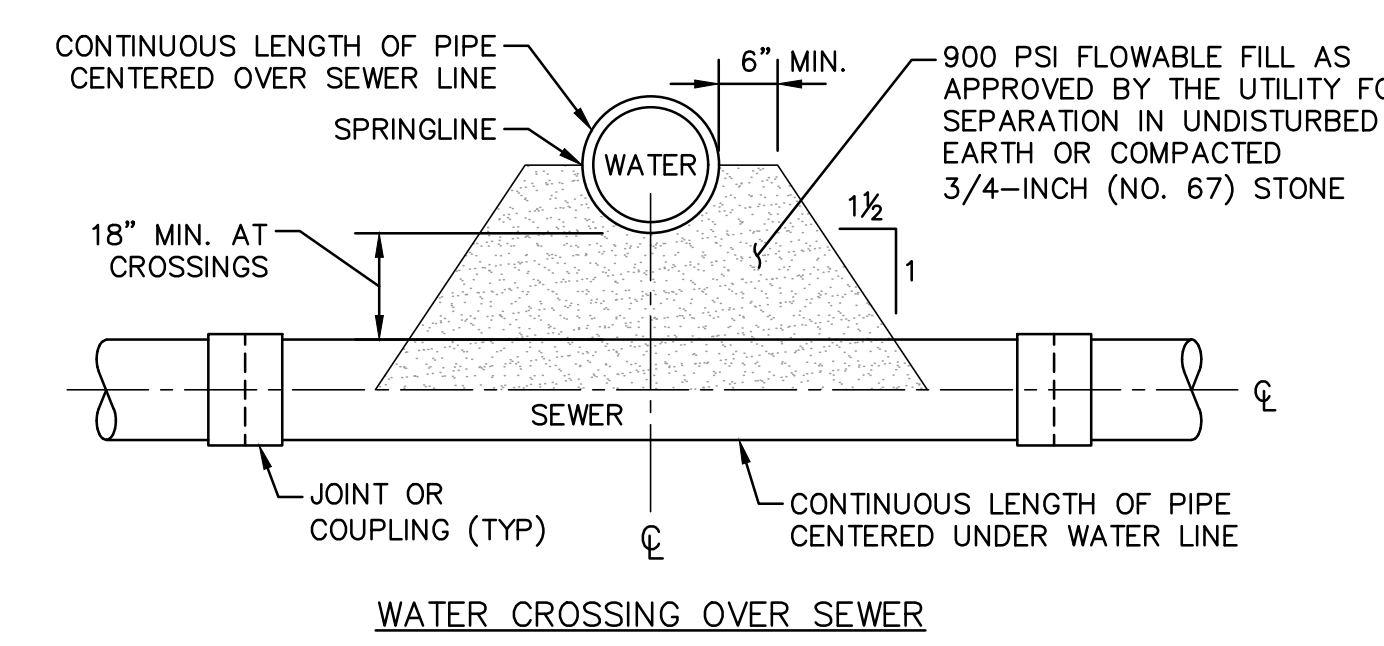
**5 INLET DROP SEWER MANHOLE DETAIL**  
SCALE: NONE



- MANHOLES:** THE MANHOLE, INCLUDING ALL COMPONENT PARTS, SHALL HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
- INVERTS AND SHELVES:** MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
- SHALLOW MANHOLE:** IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER SHALL BE USED, WHERE INDICATED, HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS. SEE DETAILS.
- RISER SECTION:** THE RISER SECTION SHALL HAVE THE EXTERIOR WRAPPED WITH WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM AS MANUFACTURED BY CCI PIPE PROTECTION PRODUCTS OR APPROVED EQUAL.

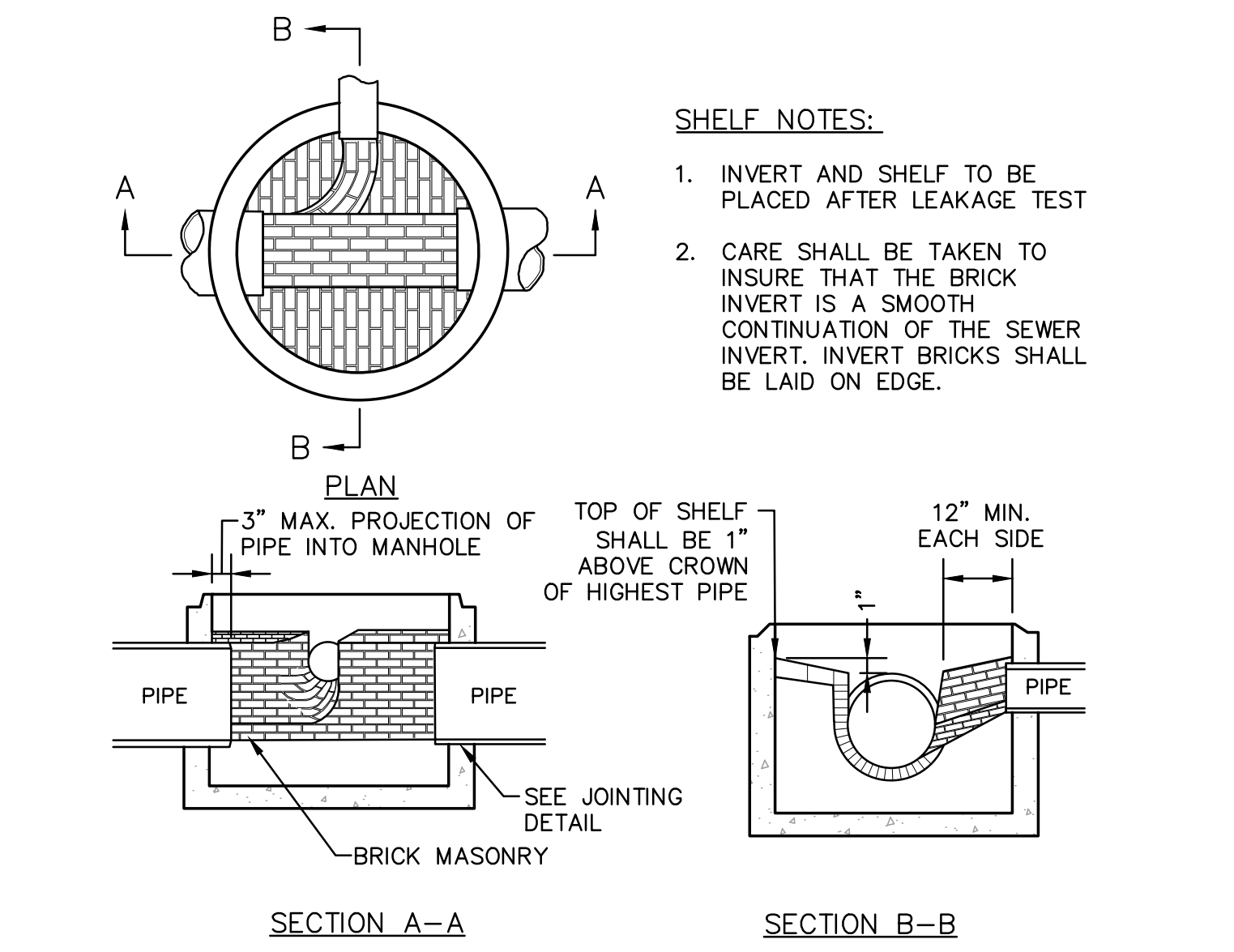


**MANHOLE NOTES:**

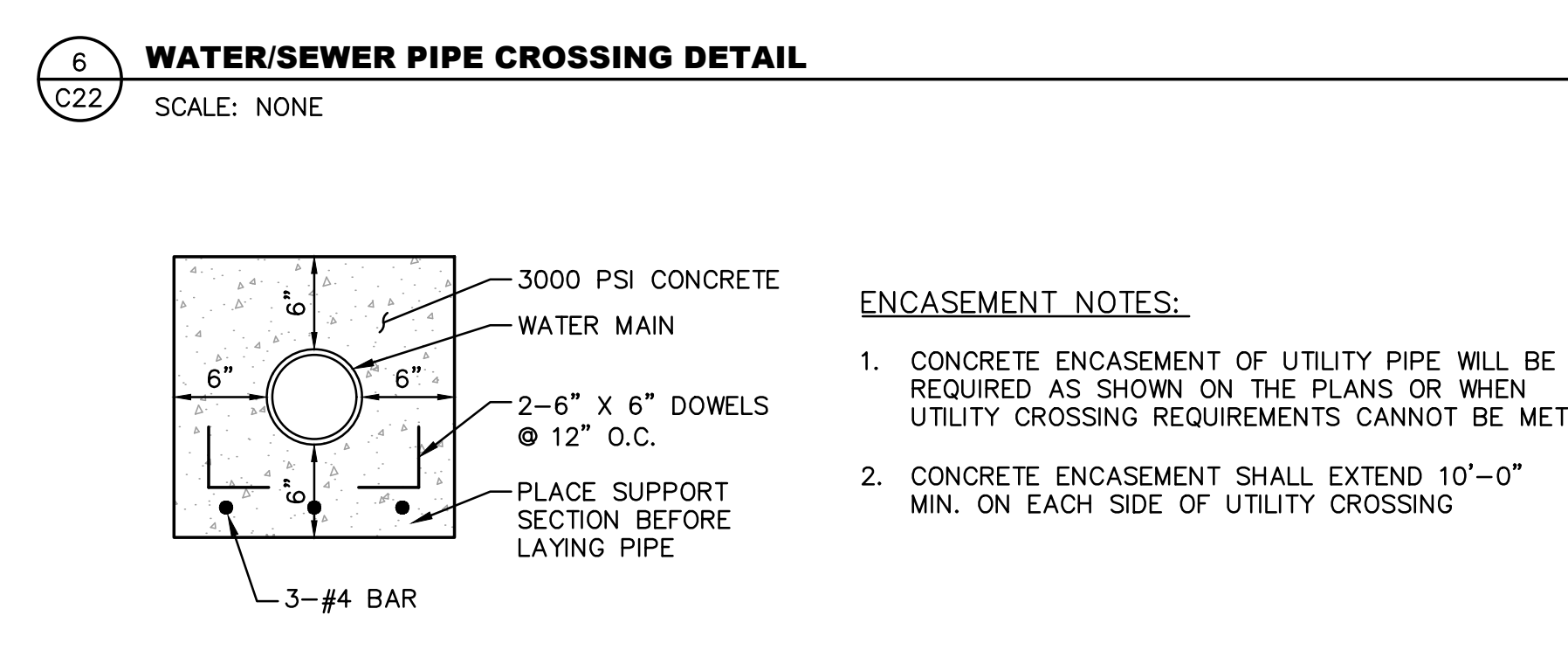


**3 STANDARD SANITARY SEWER MANHOLE DETAIL**  
SCALE: NONE

**6 WATER/SEWER PIPE CROSSING DETAIL**  
SCALE: NONE

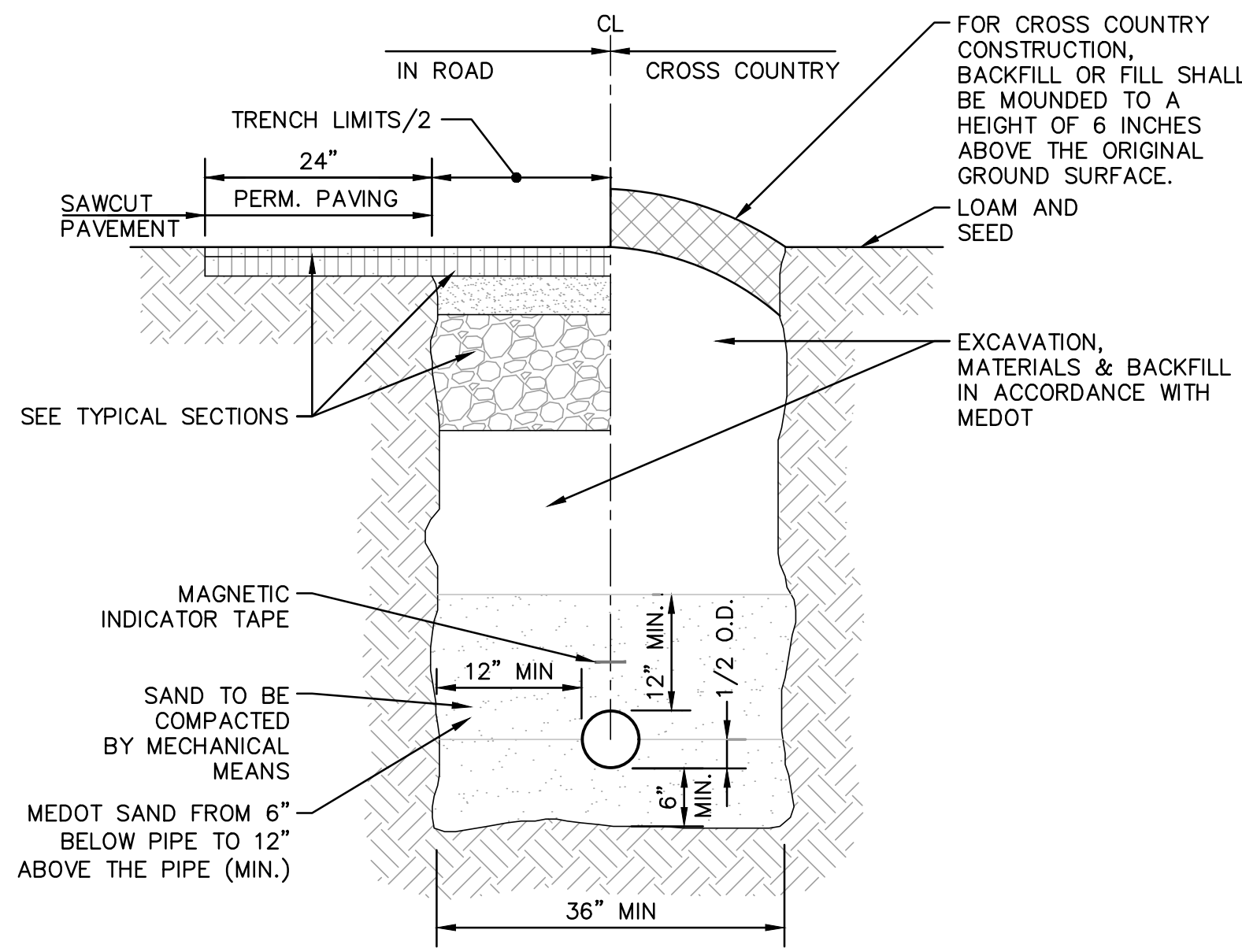
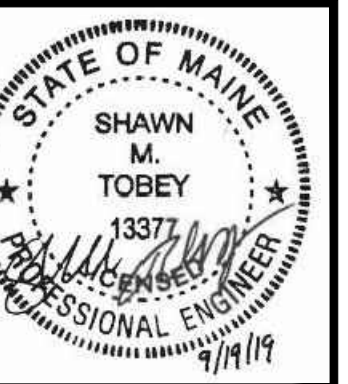


- CROSSING NOTES:**
- SEE PLAN AND PROFILE FOR CROSSING LOCATIONS.
  - IF A CONTINUOUS LENGTH OF PIPE CANNOT BE CENTERED AT THE CROSSING OR IF 18" VERTICAL SEPARATION CANNOT BE ACHIEVED, THE LOWER PIPE SHALL BE INCASED IN CONCRETE 10'-0" IN EACH DIRECTION (SEE DETAIL). THE CONCRETE IS SUBSIDIARY TO THE PIPE INSTALLATION. CONTACT ENGINEER FOR DIRECTION BEFORE PROCEEDING IF THIS SITUATION IS ENCOUNTERED.



**7 CONCRETE ENCASEMENT DETAIL**  
SCALE: NONE

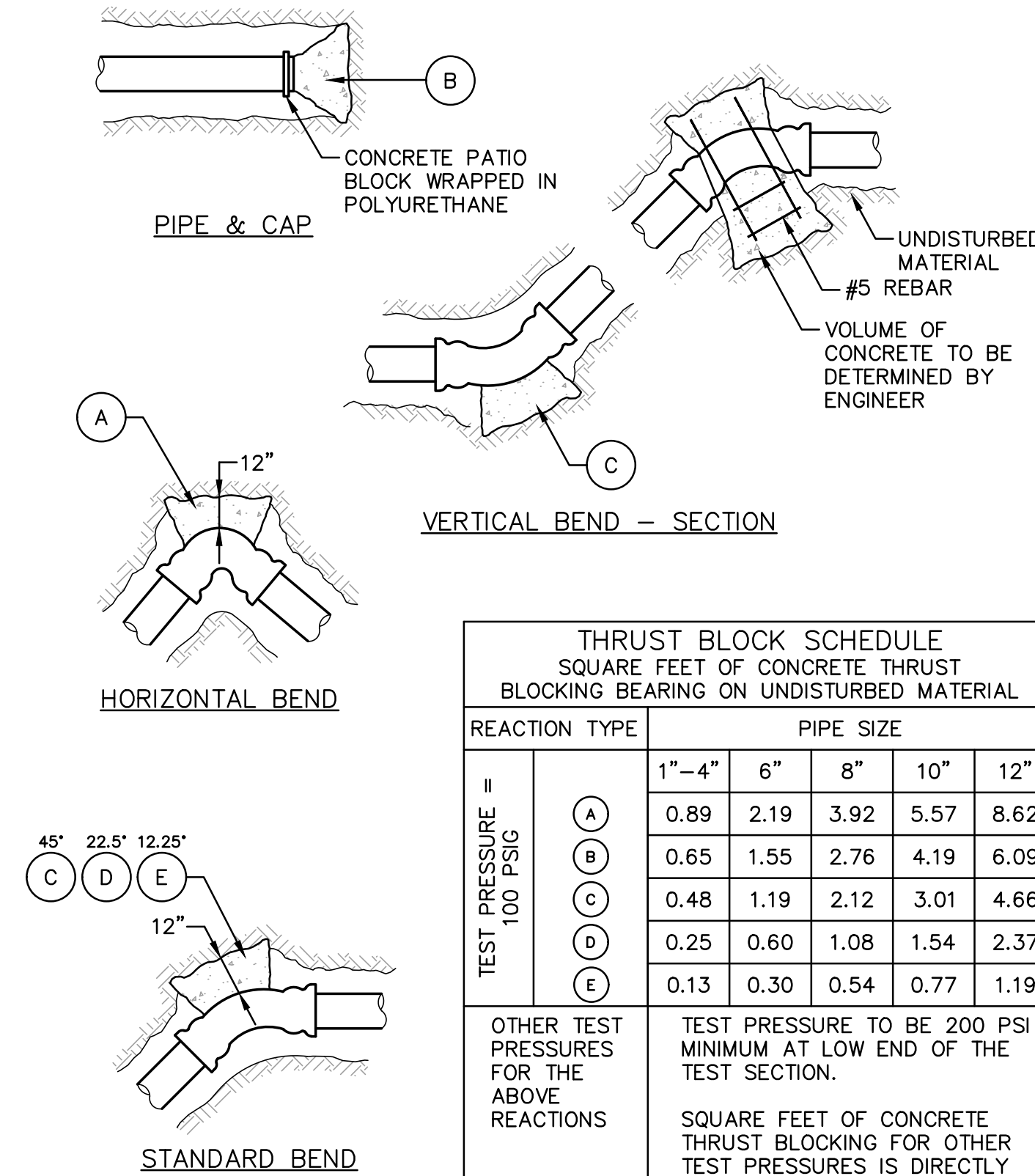
09/19/19	REVISED ENTRANCE & MISCELLANEOUS REVISIONS PER PLANNING BOARD	08/22/19	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL	08/07/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT	07/24/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN APPROVAL	07/02/19	ISSUED FOR MAINE DOT TRAFFIC MOVEMENT PERMIT (TMP)	06/20/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN	DATE
6	THIS DOCUMENT IS PREPARED AS AN INSTRUMENT OF SERVICE AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HOYLE, TANNER & ASSOCIATES, INC.	5	DESIGNED BY	SMT	CHECKED BY	WRD	DRAWN BY	SMT	REVISION DESCRIPTION	1	REVISION	
<p><b>Hoyle, Tanner &amp; Associates, Inc.</b> 100 International Dr., #360, Portsmouth, NH 03801 Tel (603) 431-2520 Fax (603) 431-8067 Web: www.hoyletanner.com © Copyright 2019 Hoyle, Tanner &amp; Associates, Inc.</p>												
<p>APPLICANT: AZTEC, LLC 62 PORTLAND ROAD, SUITE 25 KENNEBUNK, ME 04043</p> <p>PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT TAX MAP LOTS 6-15B, 6-16A &amp; 13-4 76 DENNETT ROAD, KITTERY, ME 03904</p>												
<p>CONSTRUCTION DETAILS 4 <b>C22</b> PROJECT NO. 569200 SHEET 22 OF 25</p>												



**WATERLINE TRENCH NOTES:**

- APPROVED MATERIAL: SHALL BE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOPSOIL, CLUMPS MORE THAN 3" DIA., ALL EXCAVATED LEDGE ROCK, STUMPS OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.
- SEWER AND WATER PIPING RUNNING APPROXIMATELY PARALLEL MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF TEN FEET MINIMUM.
- WATER MAINS ARE TO HAVE A MINIMUM COVER OF 5'-0" FT.

**1 WATER LINE TRENCH DETAIL**  
SCALE: NONE



**THRUST BLOCK SCHEDULE**  
SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL

REACTION TYPE	PIPE SIZE					
	1"-4"	6"	8"	10"	12"	
TEST PRESSURE = 100 PSIG	(A)	0.89	2.19	3.92	5.57	8.62
	(B)	0.65	1.55	2.76	4.19	6.09
	(C)	0.48	1.19	2.12	3.01	4.66
	(D)	0.25	0.60	1.08	1.54	2.37
	(E)	0.13	0.30	0.54	0.77	1.19

OTHER TEST PRESSURES FOR THE ABOVE REACTIONS

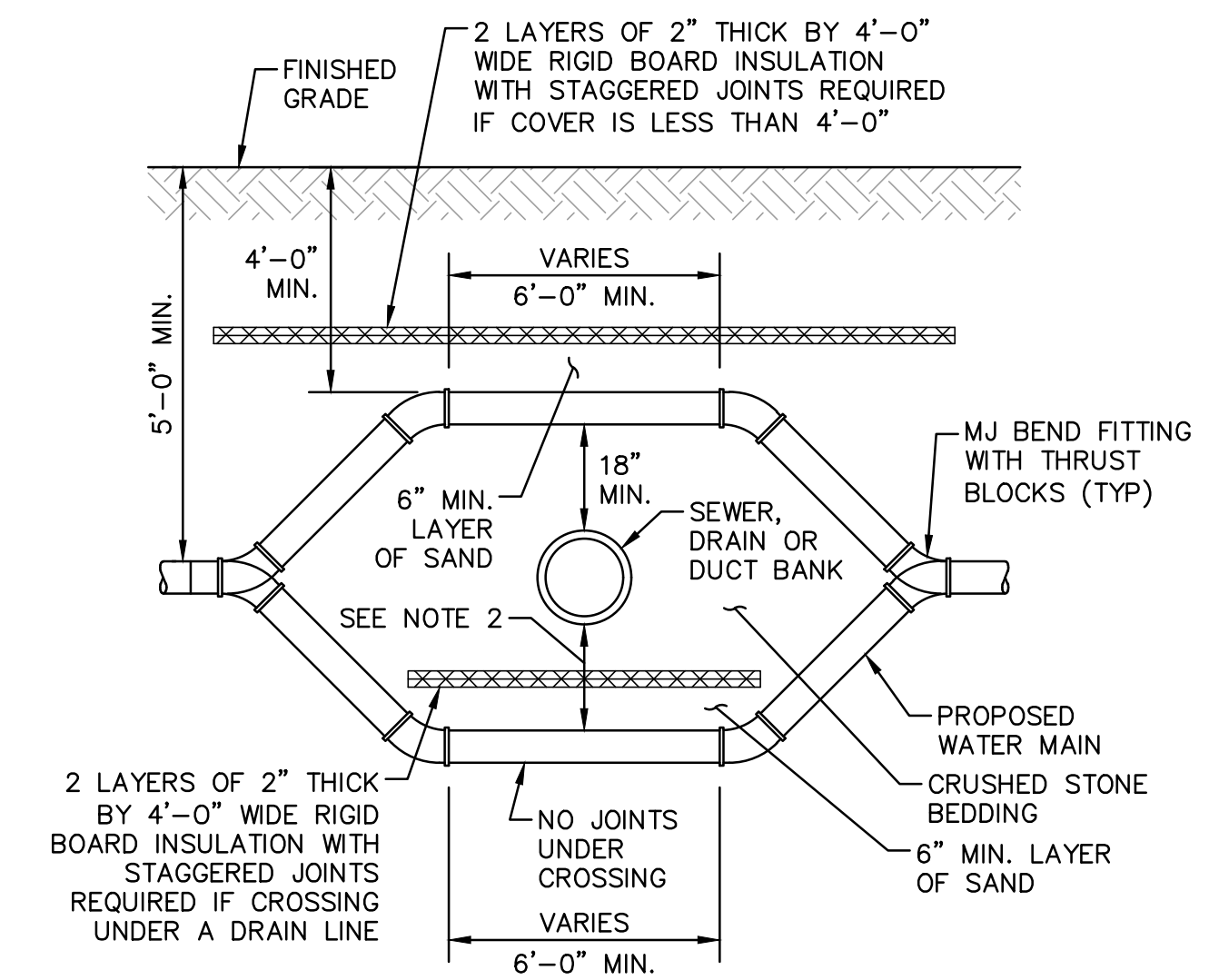
TEST PRESSURE TO BE 200 PSI MINIMUM AT LOW END OF THE TEST SECTION.

SQUARE FEET OF CONCRETE THRUST BLOCKING FOR OTHER TEST PRESSURES IS DIRECTLY PROPORTIONAL TO THE ABOVE TABLE.

**2 WATER LINE THRUST BLOCK DETAILS**  
SCALE: NONE

**THRUST BLOCK NOTES:**

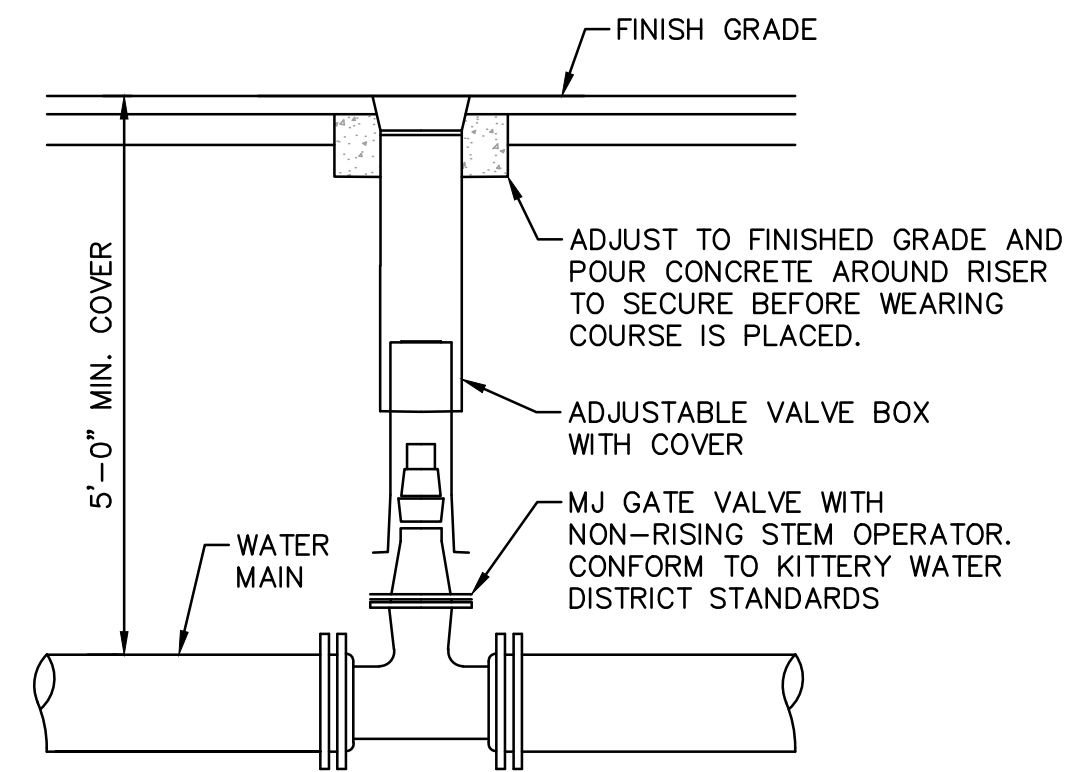
- POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
- ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
- PLACE CONCRETE PATIO BLOCKS IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCK.
- REQUIREMENTS OF THE ABOVE TABLE PRESUME MINIMUM SOIL BEARING OF 1 TON PER SQUARE FOOT AND MAY BE VARIED BY THE ENGINEER TO MEET OTHER CONDITIONS ENCOUNTERED.
- RETAINER GLANDS ARE REQUIRED FOR ALL MECHANICAL JOINTS. THESE GLANDS DO NOT REDUCE THE REQUIREMENTS FOR THRUST RESTRAINT.
- ALL FITTINGS SHALL BE WRAPPED IN POLYETHYLENE OR BUILDING PAPER PRIOR TO INSTALLATION OF CONCRETE RESTRAINT.
- THREADED RODS SHALL BE ANSI A242 FYSO PIPE RESTRAINT NUTS TO MATCH AIAW C111. THREADED RODS AND NUTS TO BE FIELD COATED WITH BITUMINOUS PAINT.
- THRUST RESTRAINT IS REQUIRED FOR ALL TEES, BENDS, REDUCERS, CAPS PLUGS, OR CROSSES.
- INSTALL LIFT HOOKS INTO THRUST BLOCKS AT END CAPS AND PLUGS.
- ALL WATERLINE CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH THE KITTERY WATER DISTRICT SPECIFICATIONS



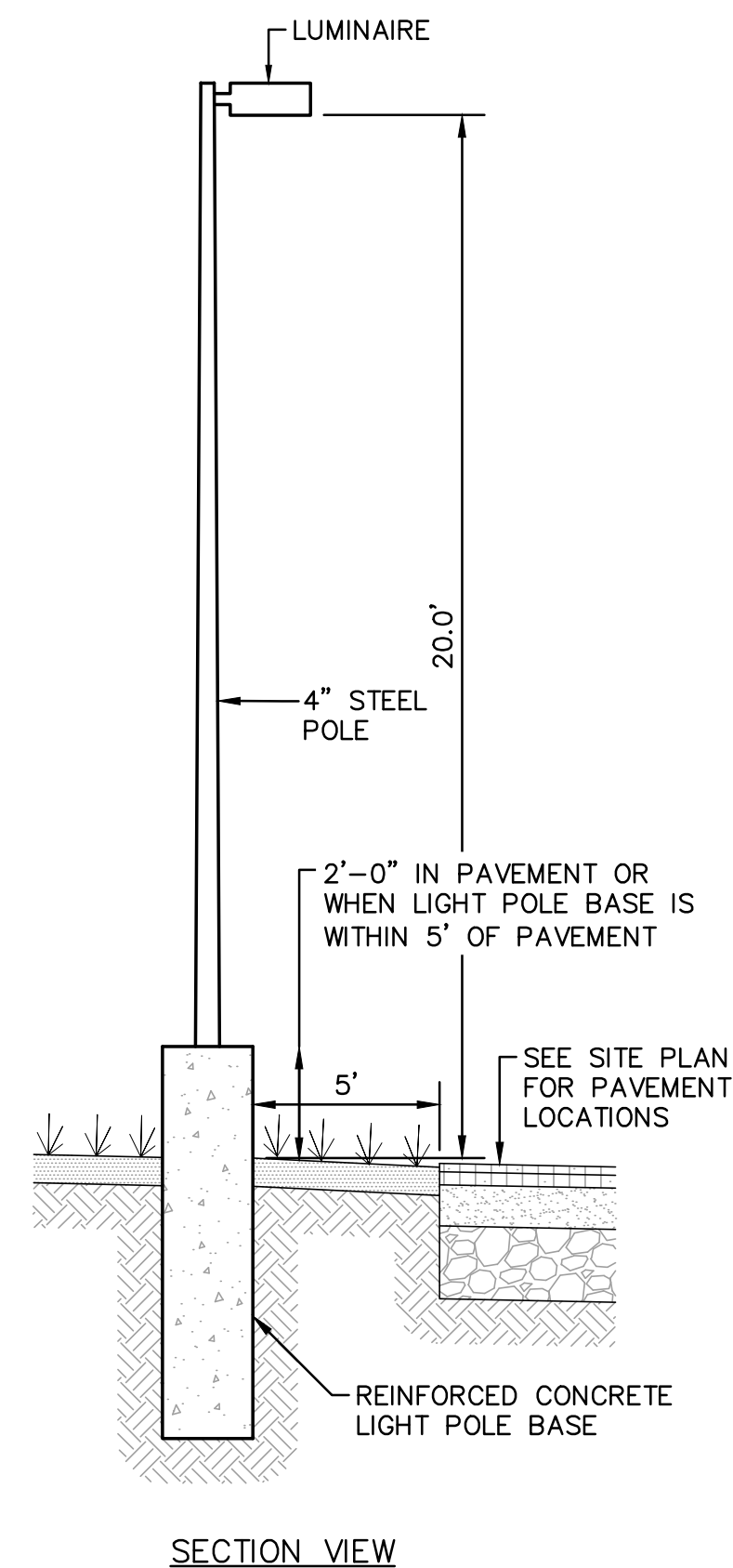
**CROSSING NOTES:**

- SEE PLAN AND PROFILE FOR CROSSING LOCATIONS.
- DROP WATER LINE BELOW UTILITY CONFLICT WITH 4 MJ BEND FITTINGS.
- VERTICAL SEPARATION BETWEEN WATER LINES, SEWER LINES AND ALL OTHER UTILITIES SHALL BE A MINIMUM OF 18".

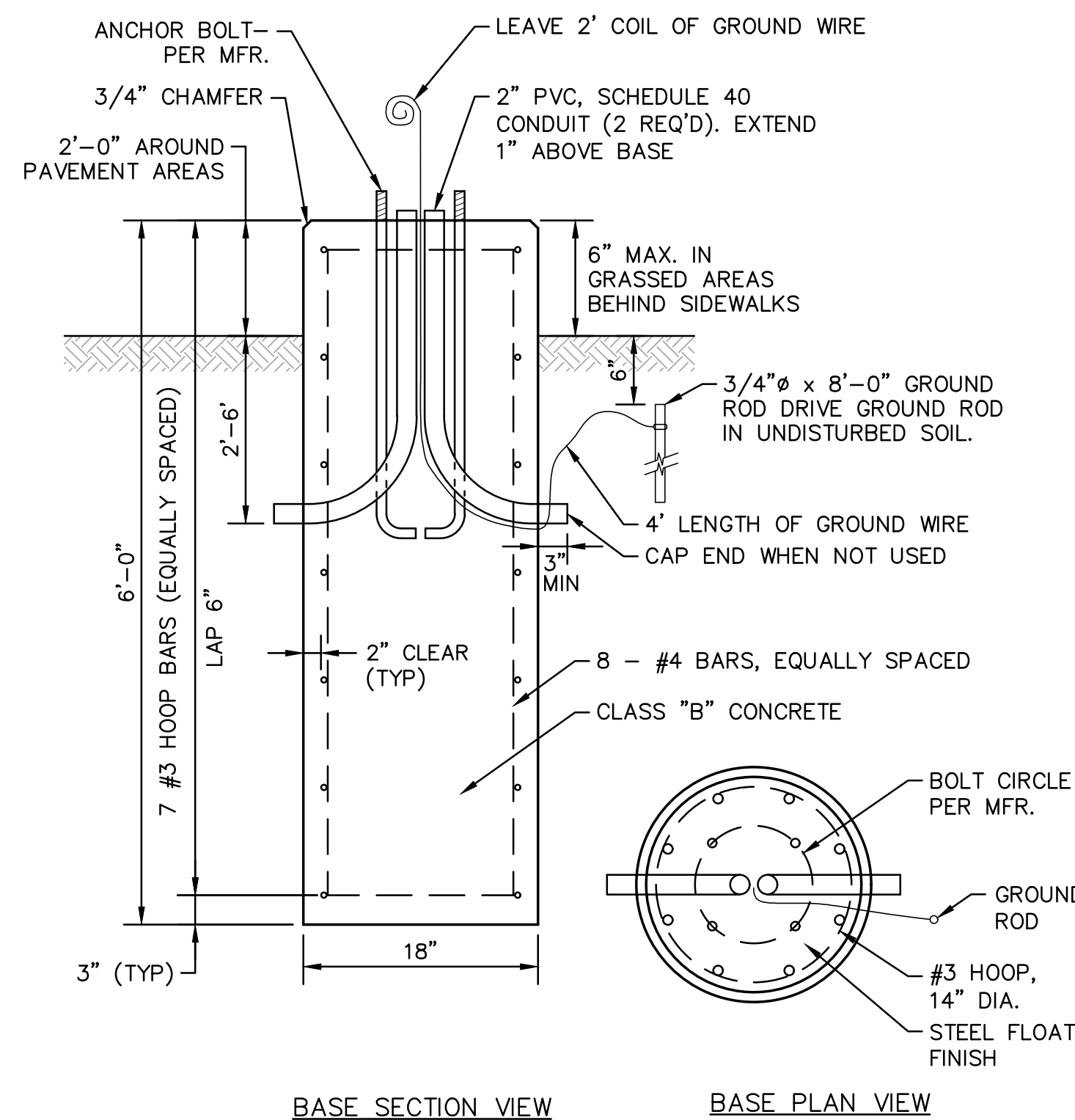
**3 WATER UTILITY CONFLICT CROSSING DETAIL**  
SCALE: NONE



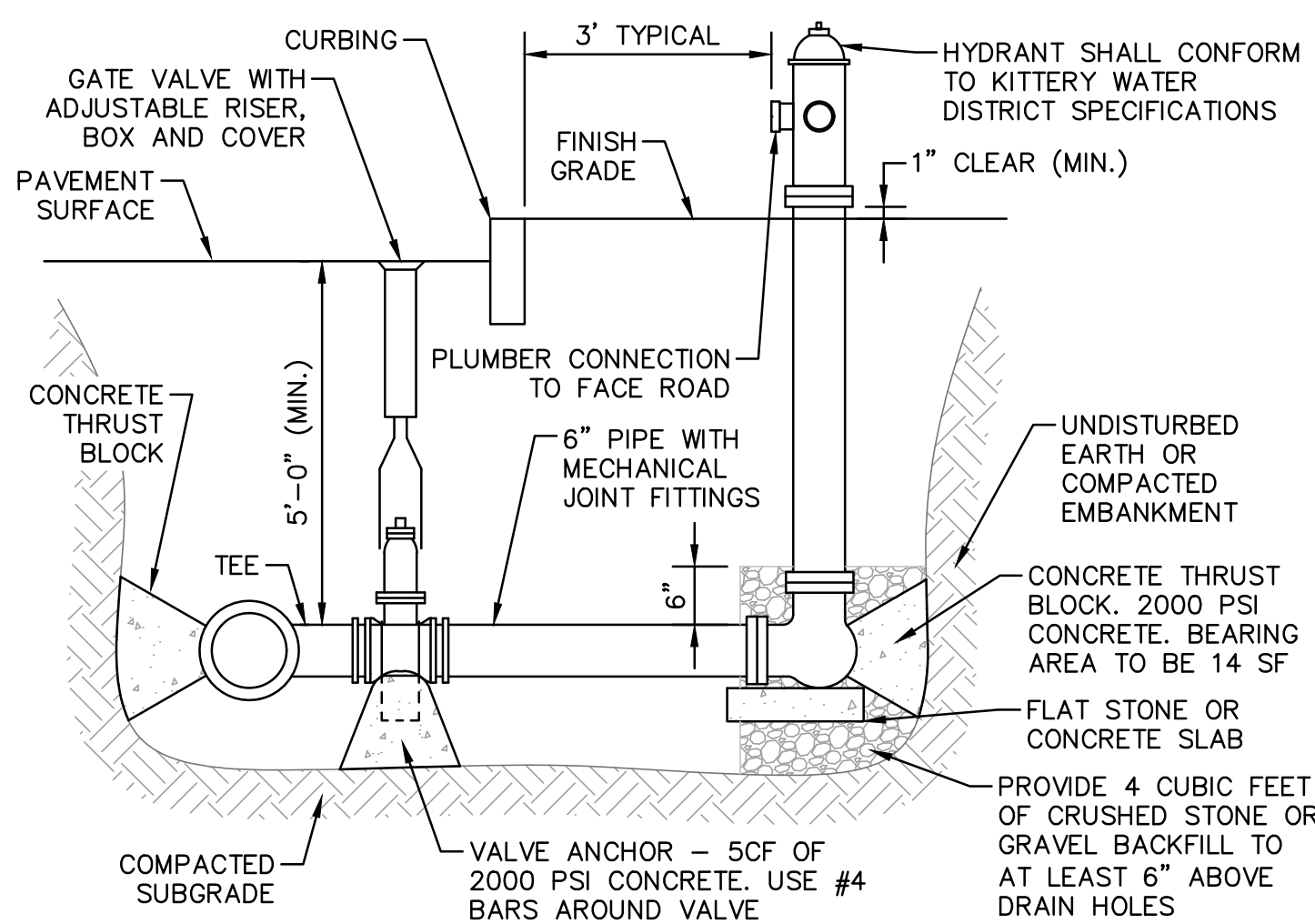
**4 GATE VALVE DETAIL**  
SCALE: NONE



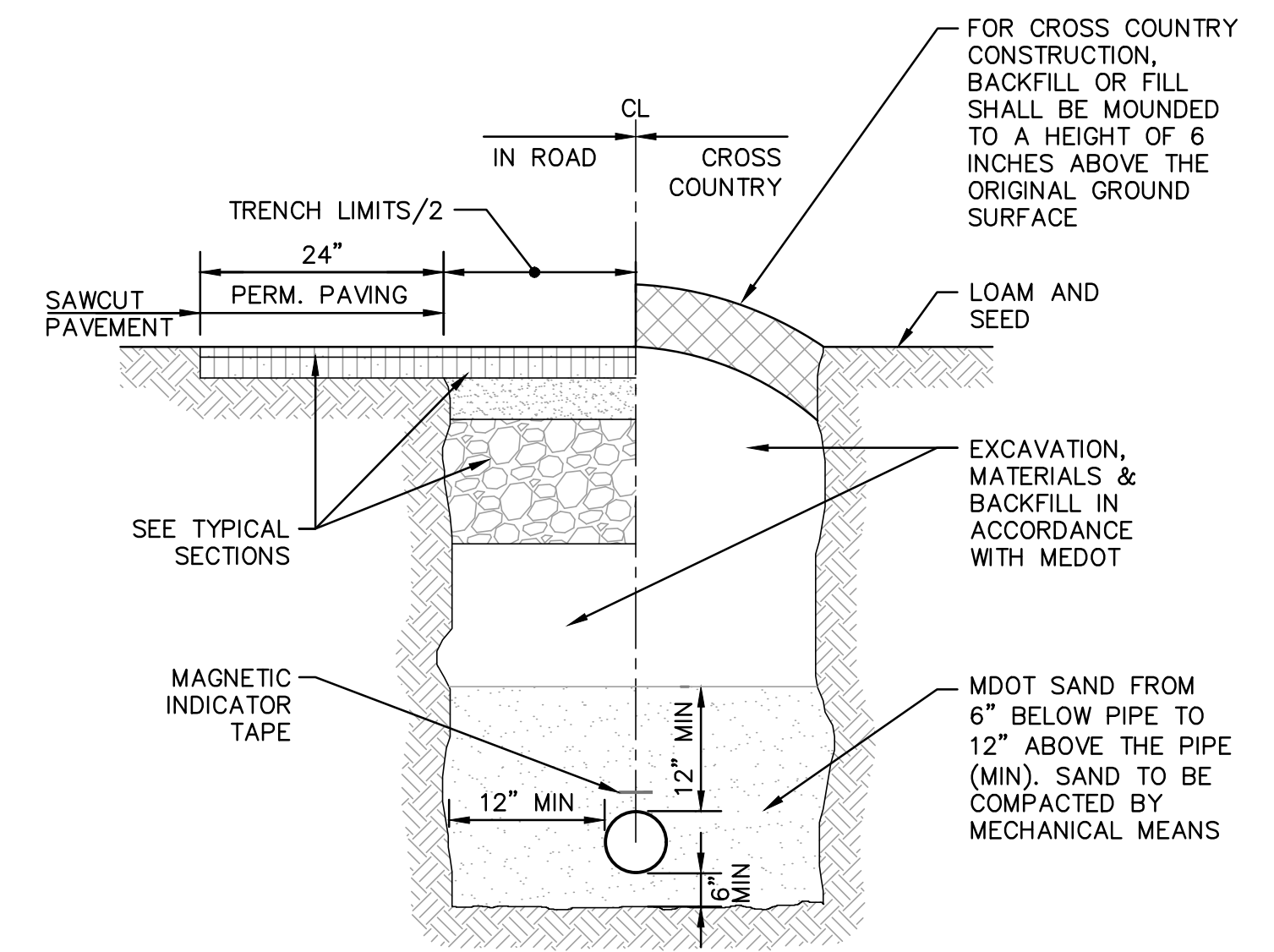
**6 TYPICAL LIGHT POLE DETAILS**  
SCALE: NONE



**7 TYPICAL LIGHT BASE POLE DETAILS**  
SCALE: NONE



**5 FIRE HYDRANT ASSEMBLY DETAIL**  
SCALE: NONE



**TRENCH NOTES:**

- ELECTRICAL CONDUIT SHALL BE SCHEDULE 40 PVC AND SHALL CONFORM TO THE APPLICABLE SECTIONS OF NEMA TC-2-1990 AND BE UL LISTED.
- ALL PVC CONDUIT JOINTS SHALL BE CEMENTED.
- A SUITABLE PULL CABLE, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE ELECTRICAL CONDUIT.
- COORDINATE SIZE OF CONDUIT WITH OWNER.
- DEPTH OF CONDUIT SHALL BE 36" TO INVERT.

**8 ELECTRICAL/GAS TRENCH DETAIL**  
SCALE: NONE

NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN	06/20/19
2	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN	07/02/19
3	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN APPROVAL	07/24/19
4	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT	08/07/19
5	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL	08/22/19
6	REVISED ENTRANCE & MISCELLANEOUS REVISIONS PER PLANNING BOARD	09/19/19

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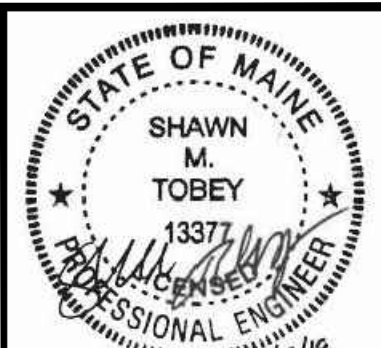
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DESIGNED BY: SMT  
 CHECKED BY: WRD  
 DRAWN BY: SMT  
 ORIGINAL DATE: JUNE 20, 2019  
 SCALE: AS SHOWN

APPLICANT: AZTEC, LLC  
 62 PORTLAND ROAD, SUITE 25  
 KENNEBUNK, ME 04043

PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT  
 TAX MAP LOTS 6-15B, 6-16A & 13-4  
 76 DENNETT ROAD, KITTERY, ME 03904

CONSTRUCTION DETAILS 5  
**C23**  
 PROJECT NO. 569200  
 SHEET 23 OF 25



NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN	06/20/19
2	ISSUED FOR MANEOT TRAFFIC MOVEMENT PERMIT (TMP)	07/24/19
3	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT	08/07/19
4	REV. PER PUBLIC HEARING/PLANNING BOARD COMMENTS - ISSUED FOR APPROVAL	08/22/19
5	REVISED ENTRANCE & MISCELLANEOUS REVISIONS PER PLANNING BOARD	09/19/19

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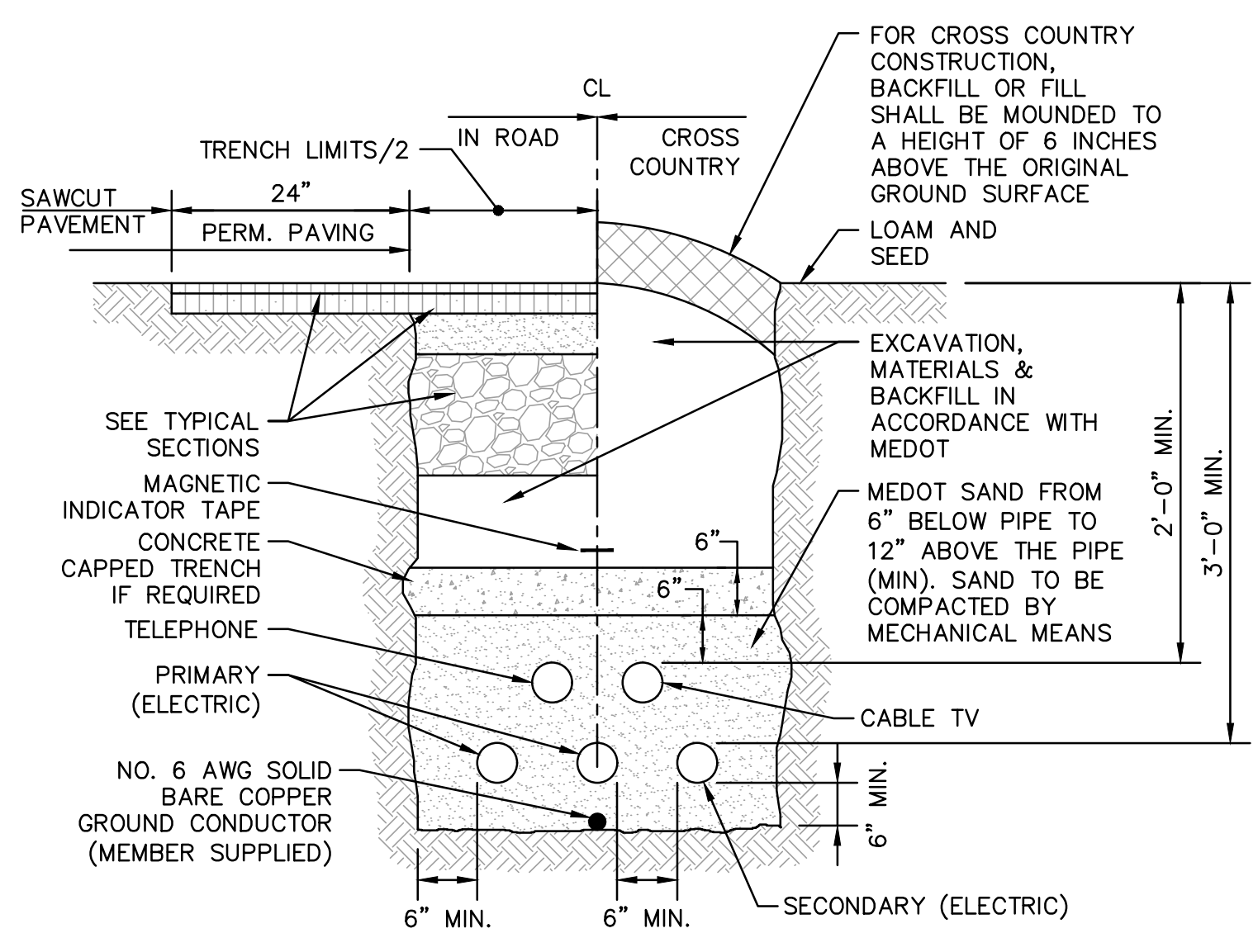
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SCALE: AS SHOWN  
 ORIGINAL DATE: JUNE 20, 2019  
 DESIGNED BY: SMT  
 DRAWN BY: SMT  
 CHECKED BY: WRD

APPLICANT: AZTEC, LLC  
 62 PORTLAND ROAD, SUITE 25  
 KENNEBUNK, ME 04043

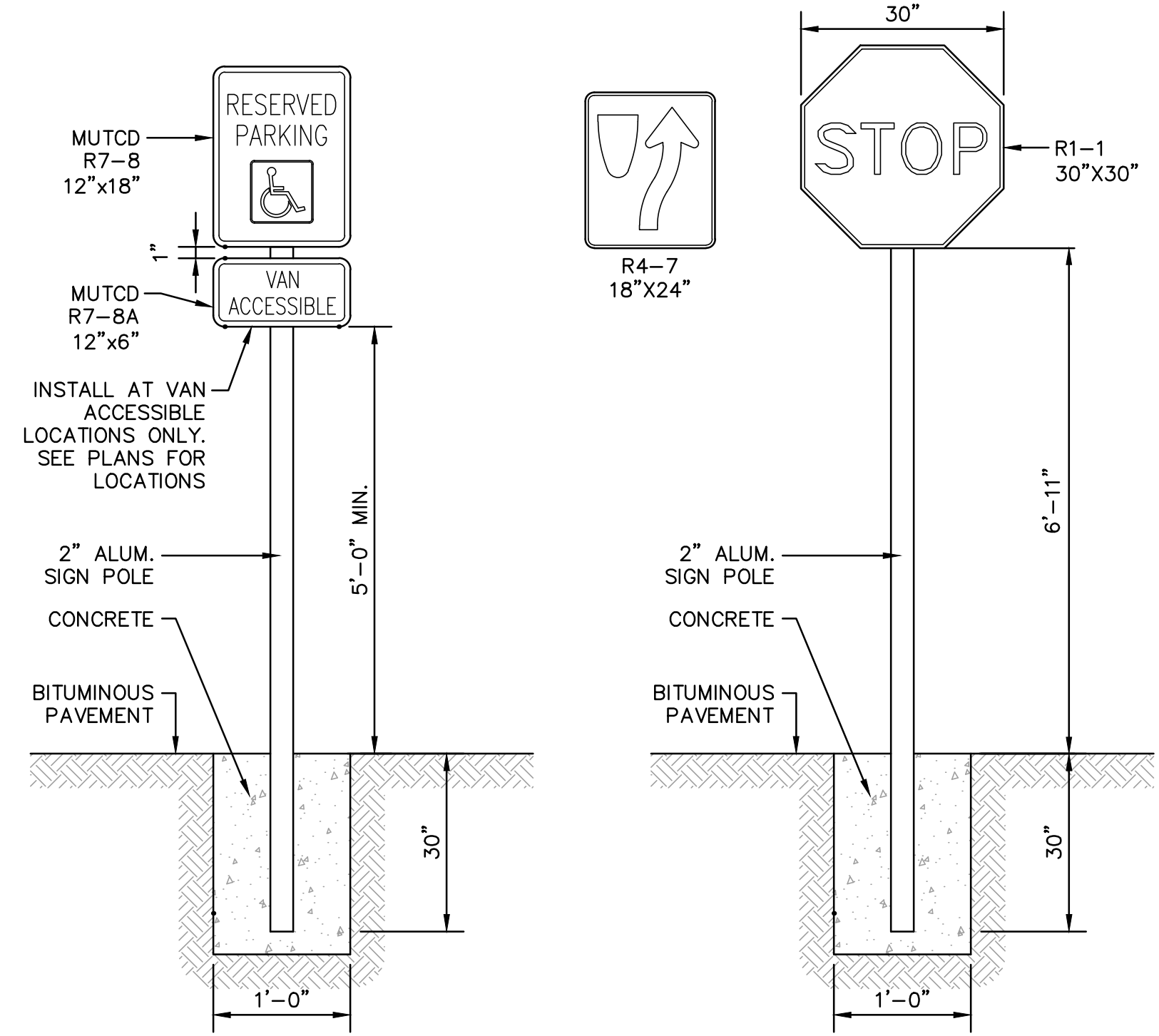
PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT  
 TAX MAP LOTS 6-15B, 6-16A & 13-4  
 76 DENNETT ROAD, KITTERY, ME 03904

CONSTRUCTION DETAILS 6  
**C24**  
 PROJECT NO. 569200  
 SHEET 24 OF 25



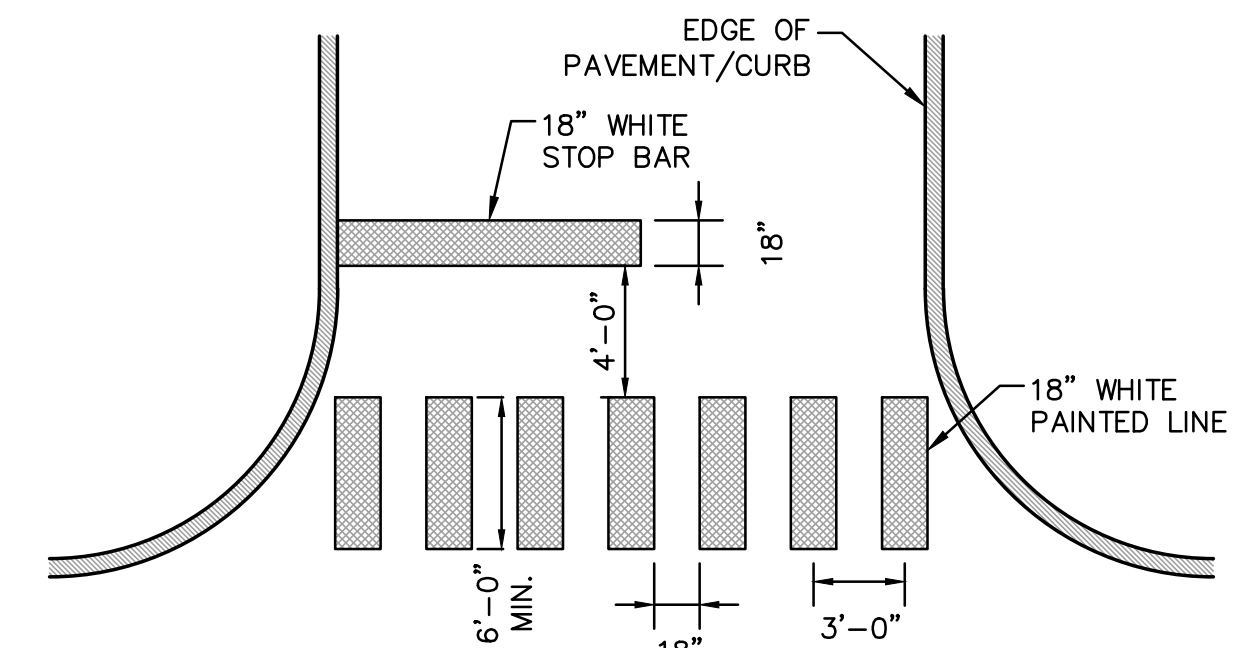
- TRENCH NOTES:**
- COORDINATE TRENCH DETAIL WITH ALL UTILITY OWNERS.
  - ELECTRICAL CONDUIT SHALL BE SCHEDULE 40 PVC
  - ALL PVC CONDUIT JOINTS SHALL BE CEMENTED.
  - A SUITABLE PULL CABLE, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE ELECTRICAL CONDUIT.
  - COORDINATE SIZE AND NUMBER OF CONDUIT WITH UTILITY OWNER.
  - DEPTH OF CONDUIT SHALL BE 36" TO INVERT.
  - TRENCH WIDTH AS REQUIRED TO MAINTAIN 6" MINIMUM SPACING BETWEEN ALL CONDUITS AND TRENCH SIDEWALLS.

**1 PRIMARY CIRCUIT W/ TELEPHONE AND/OR CABLE TV ELEC. TRENCH**  
 SCALE: NONE



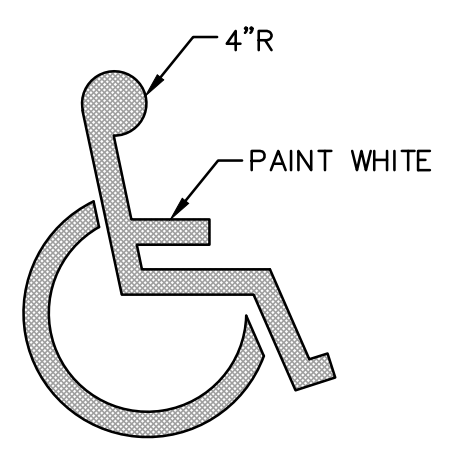
- SIGN NOTES:**
- ALL SIGNAGE SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D.
  - ACCESSIBLE PARKING SIGN TO BE INSTALLED AT HEAD OF ALL DESIGNATED PARKING SPACES.
  - REFER TO SITE PLANS FOR TYPE OF SIGN AND SIGN INSTALLATION LOCATIONS.

**2 TYPICAL SIGN MOUNTING DETAILS**  
 SCALE: NONE

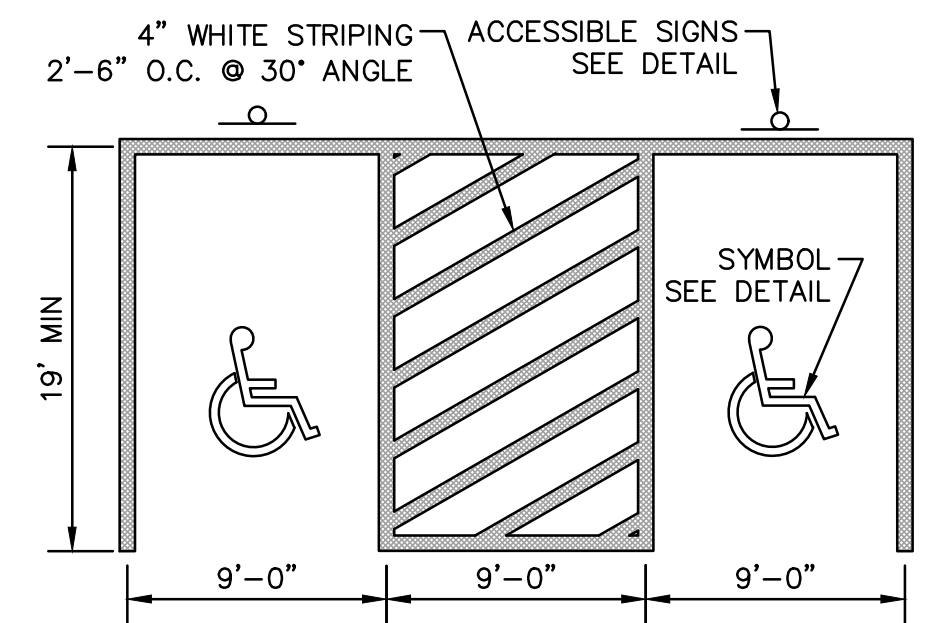


- CROSSWALK NOTES:**
- CROSSWALK LINES SHALL BE CENTERED TO AVOID WHEEL MARKS.
  - ALL CROSSWALK LINES TO BE SAME LENGTH AND PROPERLY ALIGNED.
  - SEE PLANS FOR THE CROSSWALK LOCATIONS.

**3 PAINTED CROSSWALK DETAIL**  
 SCALE: NONE

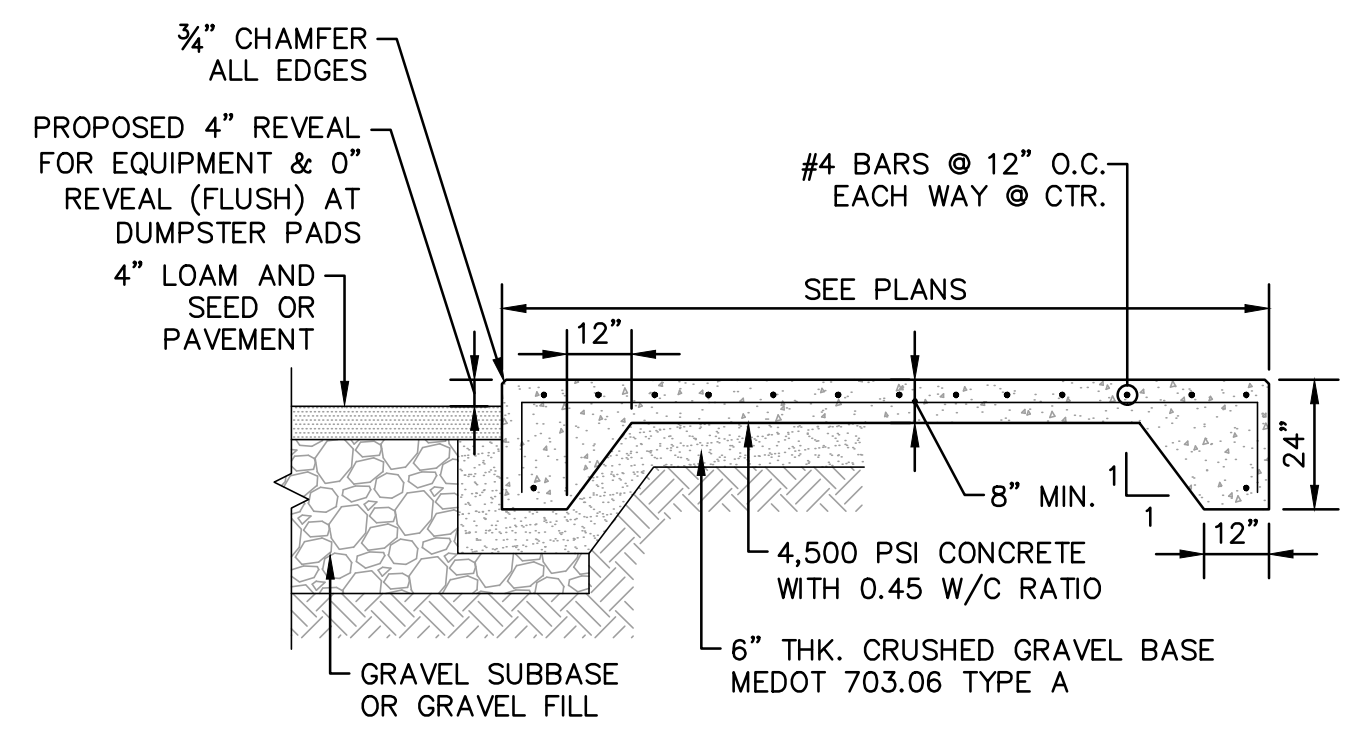


**SYMBOL DETAIL**

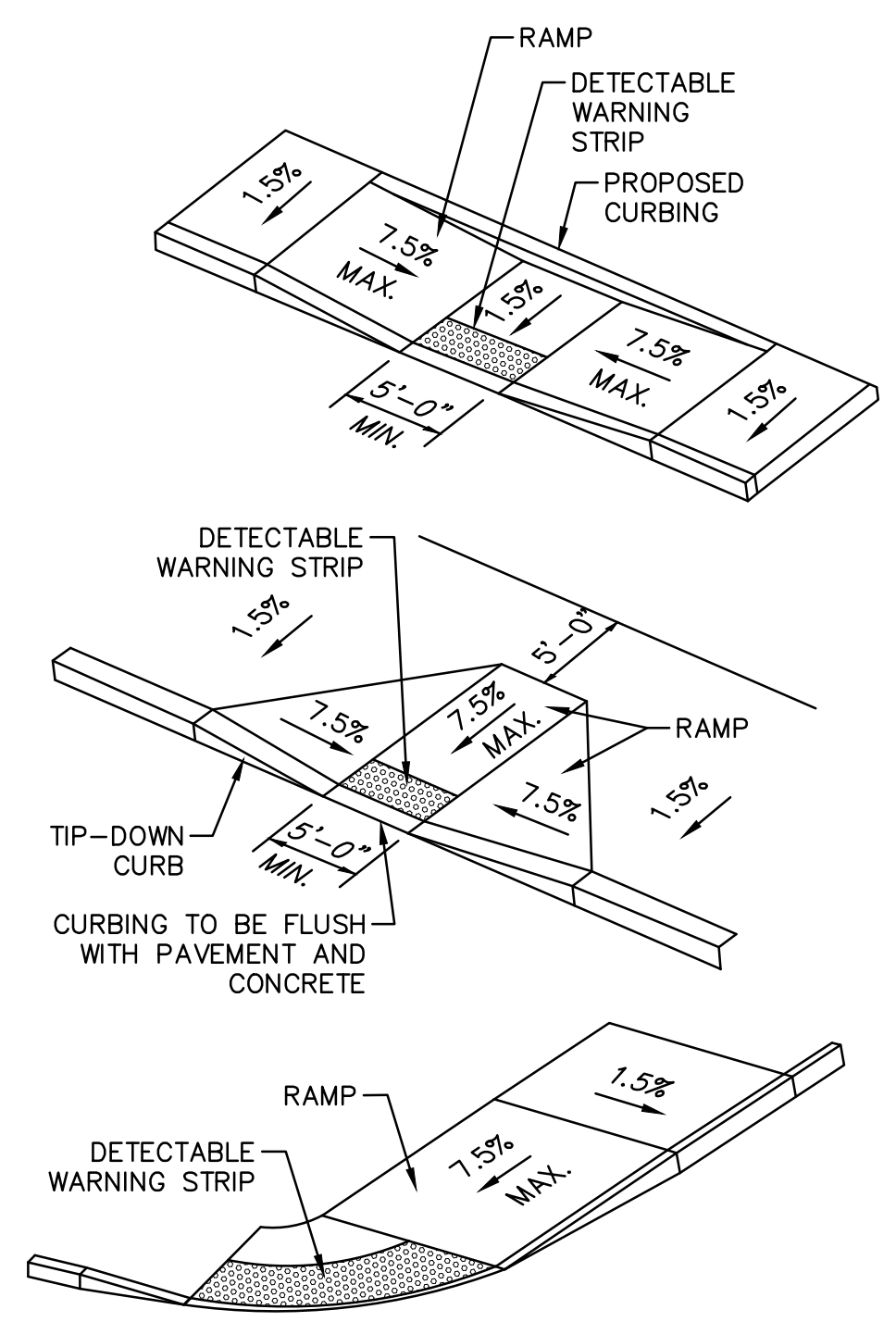


- STALL LAYOUT NOTES:**
- ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THESE STANDARDS AND THE CURRENT EDITION OF MUTCD.
  - WIDTH OF LINES SHALL VARY NO MORE THAN ± 1/4 INCH FROM THAT SPECIFIED.
  - THE WET FILM THICKNESS OF A PAINTED LINE SHALL BE A MINIMUM OF 20 MILS THROUGHOUT THE ENTIRE WIDTH AND LENGTH OF LINE SPECIFIED. OVERSPRAY SHALL BE KEPT TO AN ABSOLUTE MINIMUM.
  - BROKEN LINES SHALL BEGIN AND END WITH THE NEAREST FULL CYCLE OF BROKEN LINE.
  - SOLID LONGITUDINAL LINES SHALL BEGIN AND END WITHIN ± 2 INCHES OFF A LAYOUT SYMBOL INDICATING THE END OF THE LINE, OR WITH A FULL CYCLE OF BROKEN LINE (IF APPROPRIATE).

**4 ACCESSIBLE PARKING STALL LAYOUT**  
 SCALE: NONE

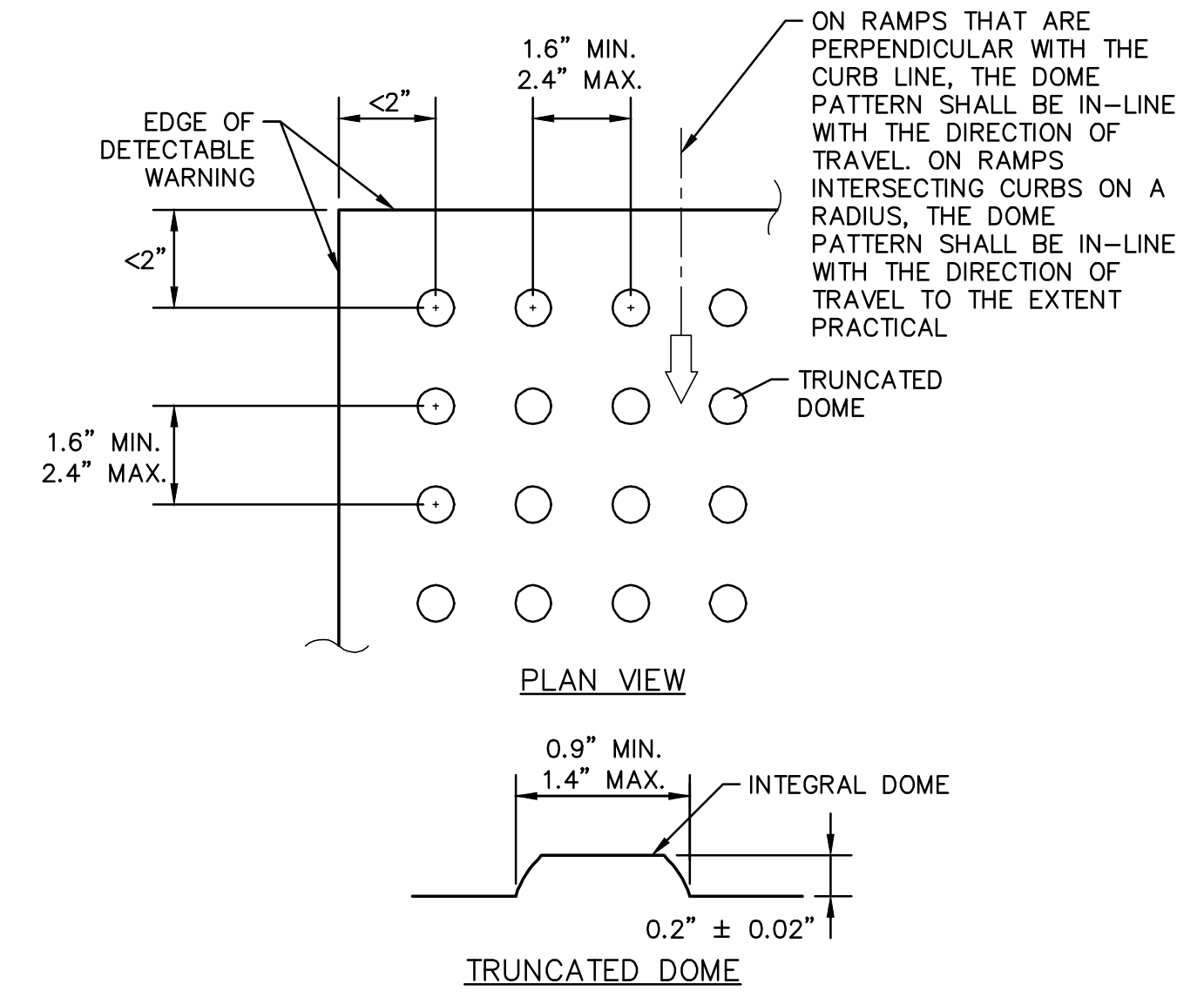


**5 TYPICAL EQUIPMENT PAD & DUMPSTER PAD DETAIL**  
 SCALE: NONE



- SIDEWALK RAMP NOTES:**
- THE MAXIMUM ALLOWABLE SIDEWALK AND TIP-DOWN RAMP CROSS SLOPE SHALL BE 1.5% (1% MIN.)
  - THE MAXIMUM ALLOWABLE SLOPE OF THE ACCESSIBLE ROUTE EXCLUDING TIP-DOWN RAMPS SHALL BE 5%.
  - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT TIP-DOWN RAMPS SHALL BE 7.5%.
  - A MINIMUM OF 3 FEET CLEARANCE SHALL BE PROVIDED BETWEEN ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE.
  - RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
  - AN ADA DETECTABLE WARNING TRUNCATED DOME PANEL SHALL FINISH TRANSVERSE THE SLOPE OF THE TIP-DOWN RAMP. DETECTABLE WARNING PANELS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
  - CURBING SHALL BE SET FLUSH WHERE TIP-DOWN RAMP ABUTS PAVEMENT.
  - MAINTAIN THE NORMAL GUTTER PROFILE THROUGHOUT THE RAMP AREA. INTERCEPT DRAINAGE ALONG THE CURB IN ADVANCE OF THE RAMP.

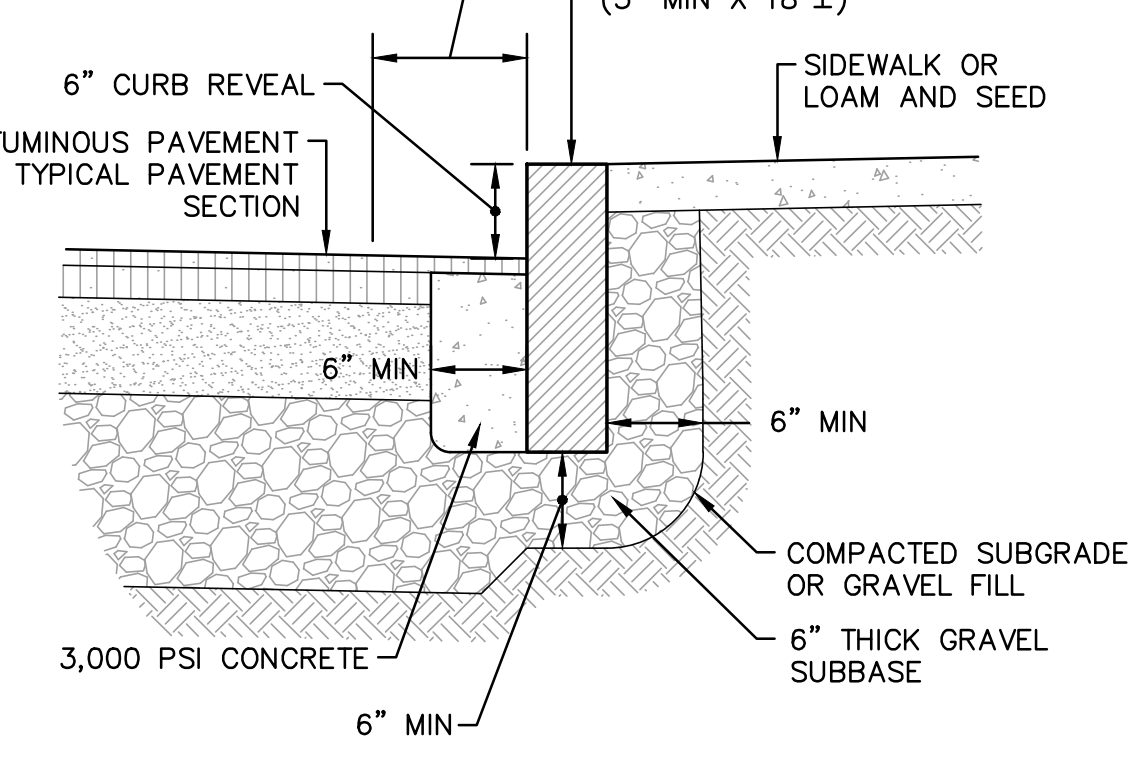
**6 ACCESSIBLE TIP-DOWN RAMPS**  
 SCALE: NONE



- DETECTABLE WARNING NOTES:**
- BASE-TO-BASE SPACING SHALL BE 0.65" MINIMUM BETWEEN DOMES.
  - ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES FROM THE BACK OF CURB.
  - THE TOP WIDTH OF THE DOME SHALL BE A MINIMUM OF 50% AND A MAXIMUM OF 65% OF THE BASE DIAMETER.
  - WARNING PANELS TO BE CAST IRON AND PAINTED YELLOW.

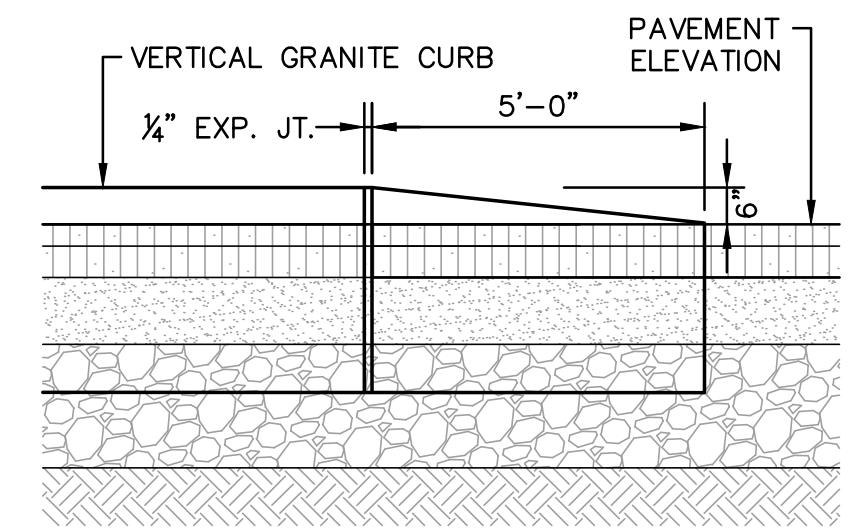
**7 TYPICAL DETECTABLE WARNING DETAILS**  
 SCALE: NONE

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'

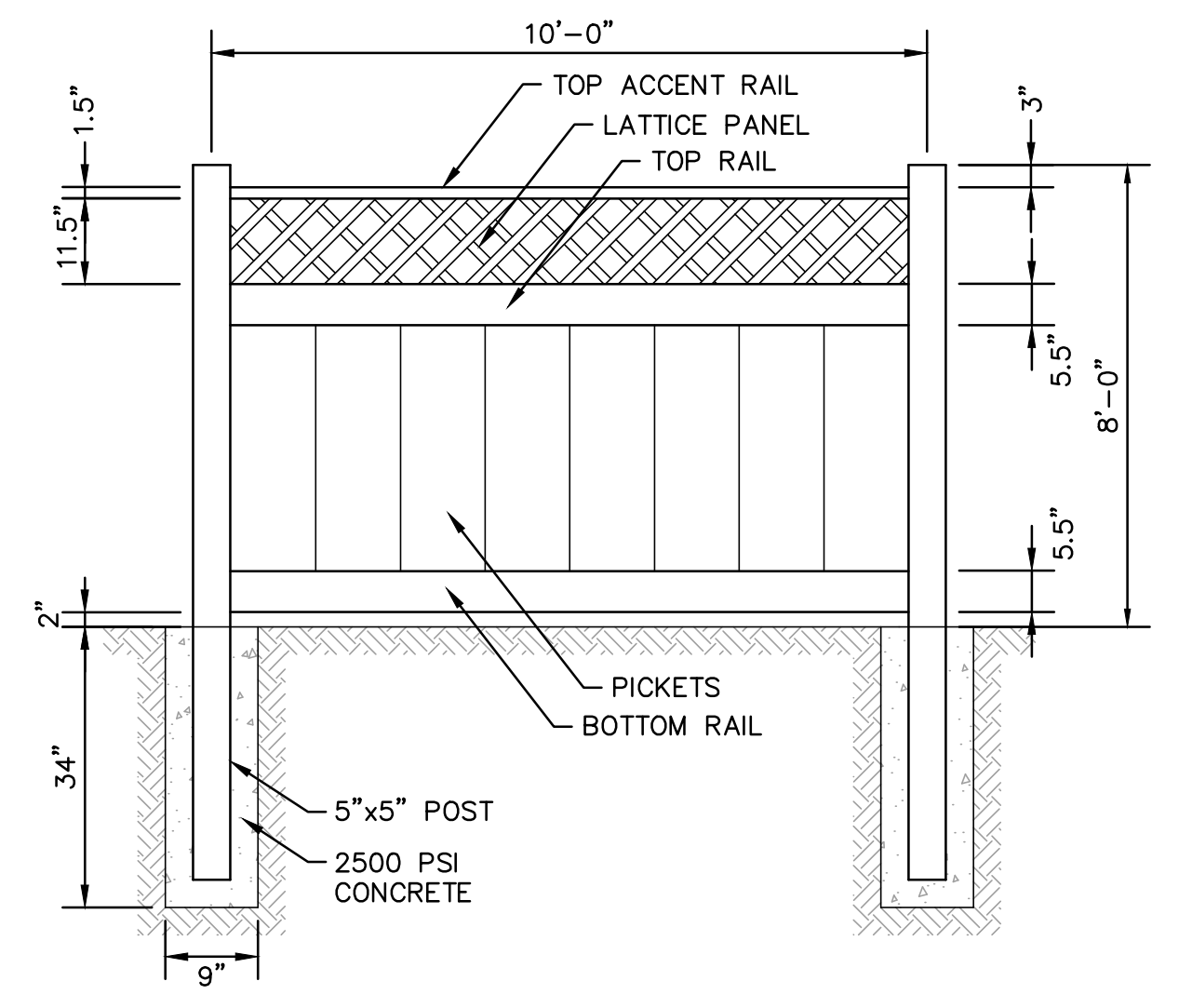


- VERTICAL GRANITE CURB NOTES:**
- MINIMUM LENGTH OF CURB STONES - 3'
  - MAXIMUM LENGTH OF CURB STONES - 10'
  - MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART.
  - ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
  - CURB ENDS TO BE TIPPED DOWN.

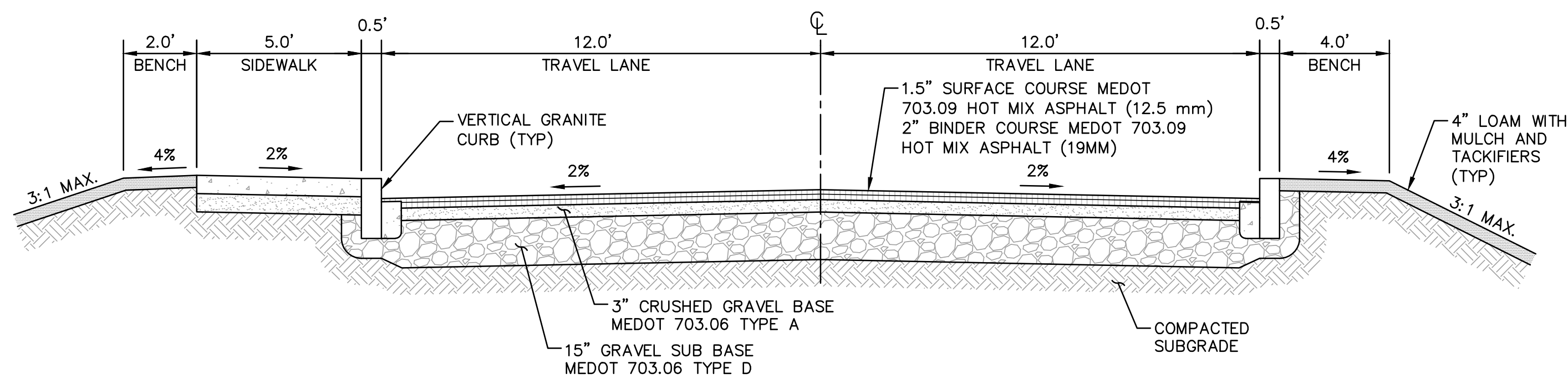
**8 VERTICAL GRANITE CURB DETAIL**  
 SCALE: NONE



**9 VERTICAL GRANITE TIP-DOWN DETAIL**  
 SCALE: NONE

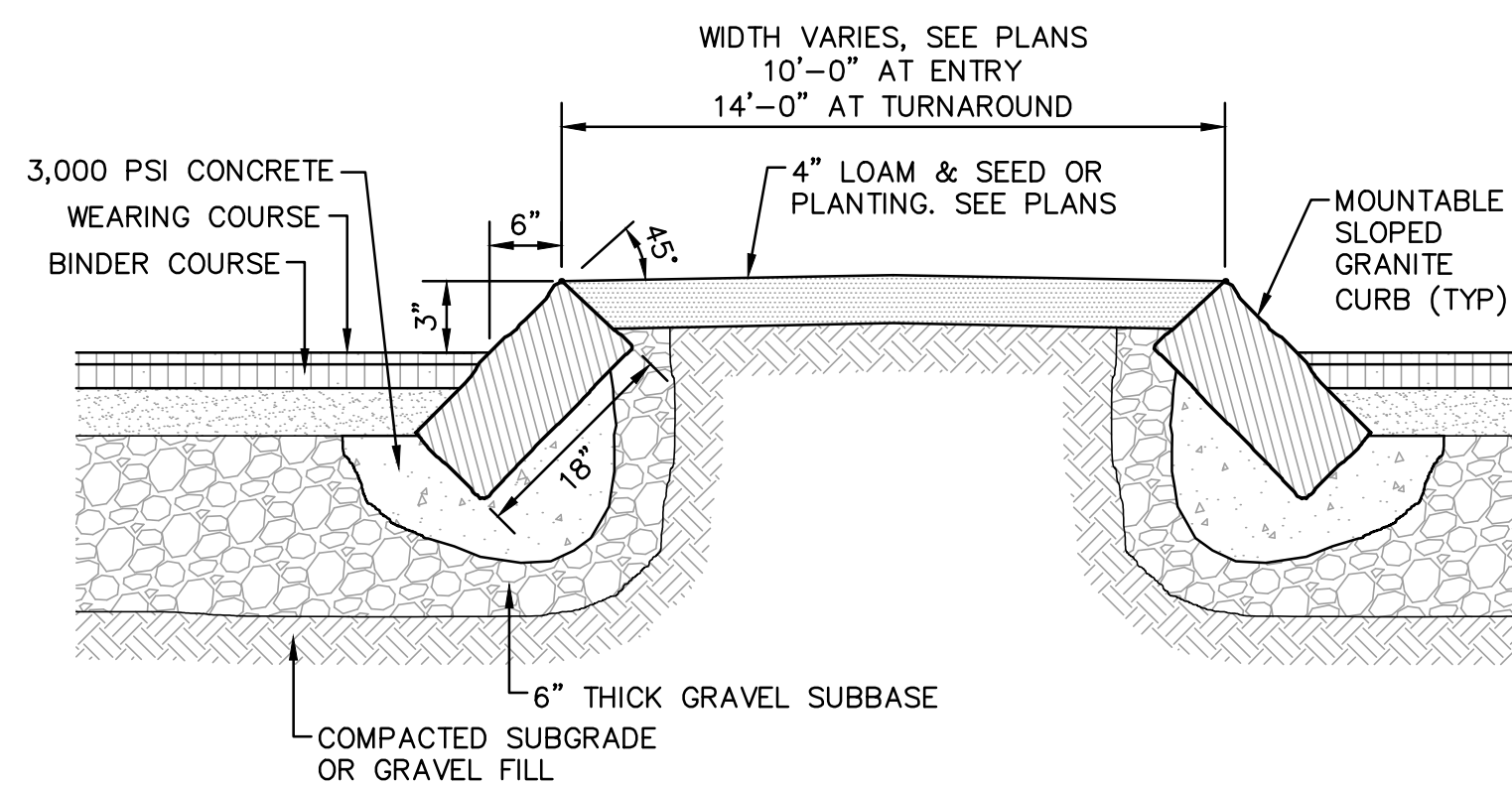


**10 DUMPSTER VINYL FENCE DETAIL**  
 SCALE: NONE



**1 TYPICAL ACCESS DRIVE SECTION**  
SCALE: NONE

- ACCESS DRIVE NOTES:**
- THE TRAVEL LANE WIDTHS WIDEN AT THE SIDE ENTRANCE. REFER TO SITE PLANS C8 & C9 FOR DETAILS.
  - THE PAVEMENT THICKNESS FOR THE SITE ACCESS DRIVE BETWEEN STATION 0+19.6 AND 9+67.4 SHALL BE 3.5" AS SHOWN IN DETAIL 1/C25.
  - ONSITE DRIVE AISLES, TURNAROUND AND PARKING SPACES SHALL BE 3.25" AS SHOWN IN DETAIL 4/C25.

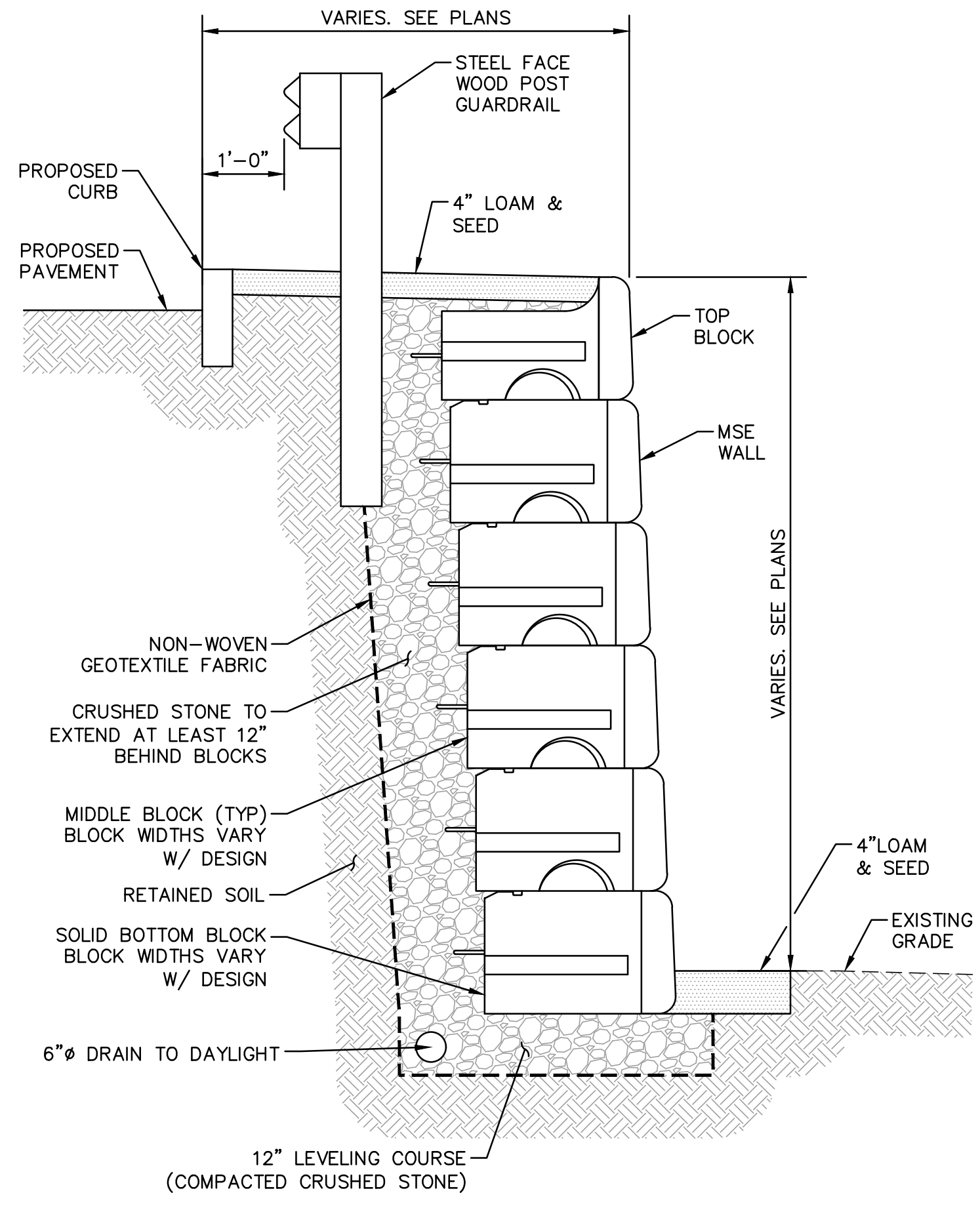


**2 SLOPED GRANITE CURB & ISLAND DETAIL**  
SCALE: NONE

**SLOPED GRANITE CURB NOTES:**

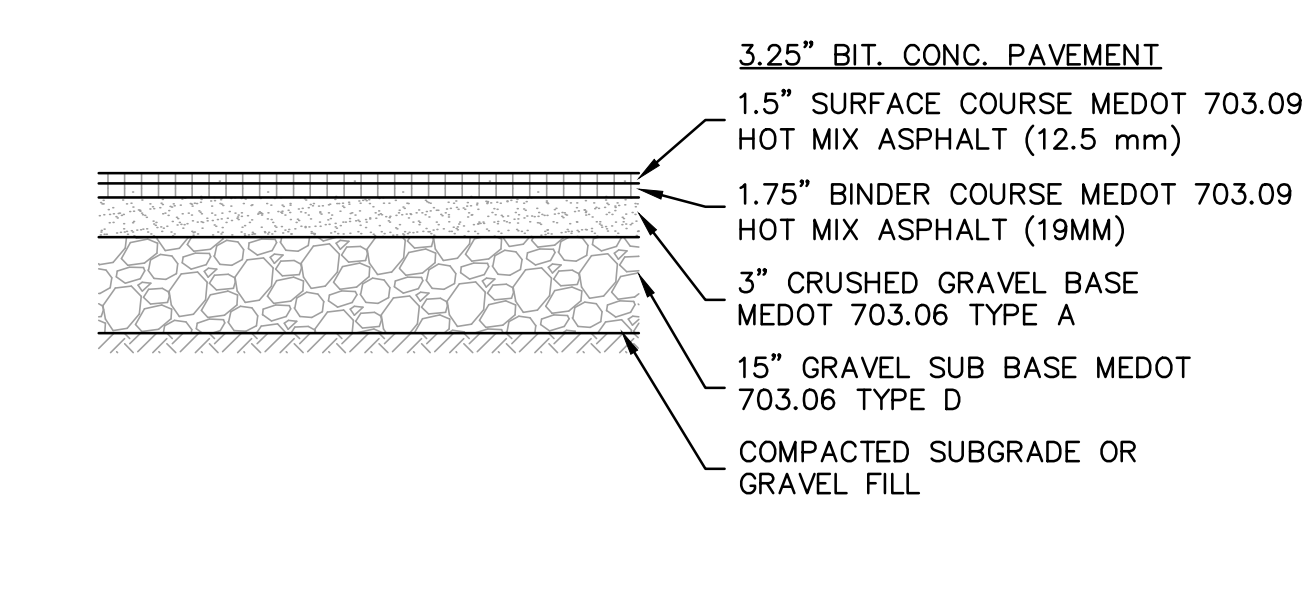
- MINIMUM LENGTH OF CURB STONES - 3'
- MAXIMUM LENGTH OF CURB STONES - 10'
- MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART.
- ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.

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'

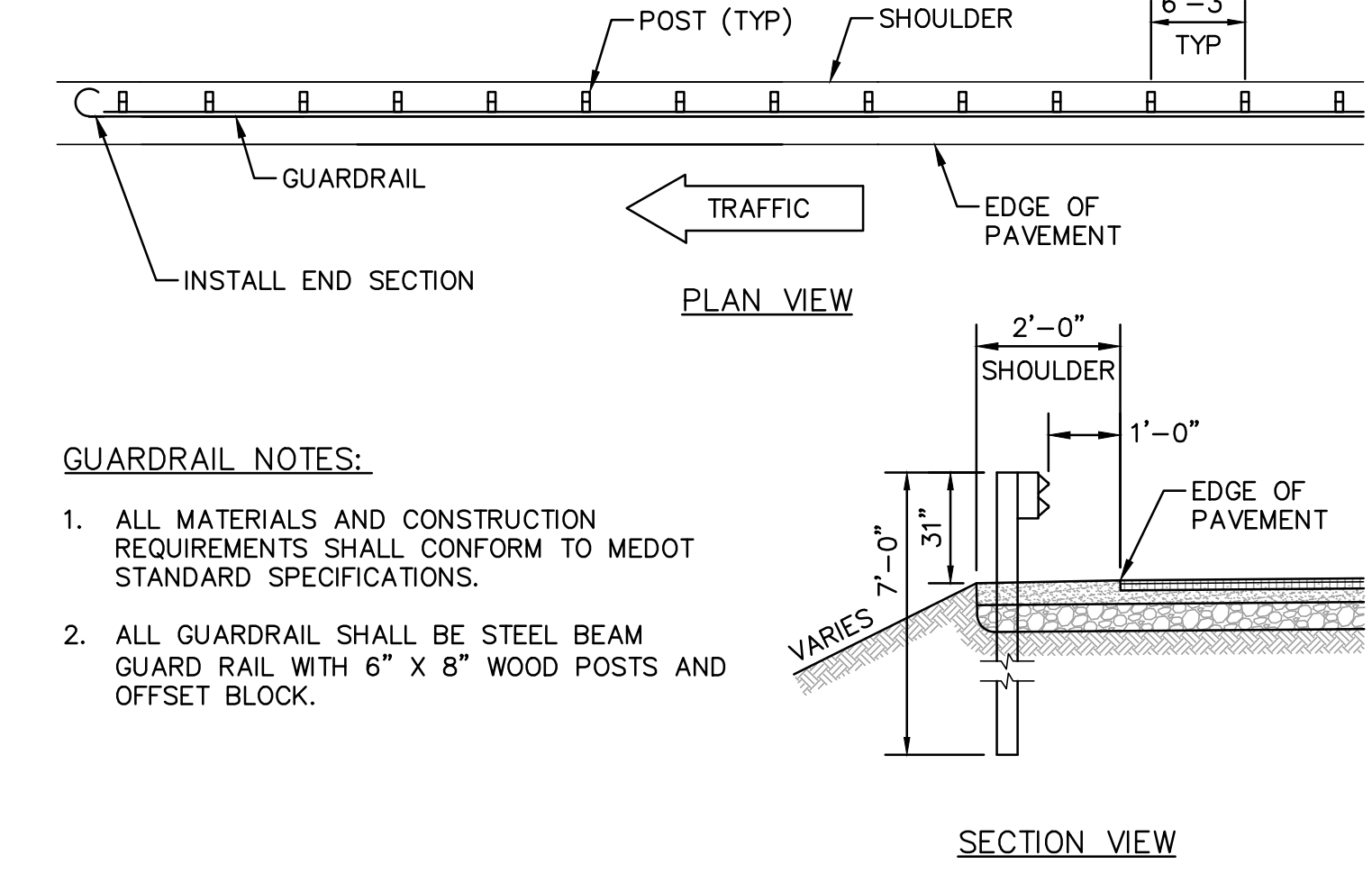


**3 TYPICAL MSE GRAVITY BLOCK RETAINING WALL SECTION**  
SCALE: NONE

- WALL NOTES:**
- THIS DETAIL IS FOR REFERENCE ONLY. DETERMINATION OF THE SUITABILITY AND/OR MANNER OF USE OF ANY DETAILS CONTAINED IN THIS DOCUMENT IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER OF RECORD. FINAL WALL DESIGNS, INCLUDING ALL CONSTRUCTION DETAILS, SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER USING THE ACTUAL CONDITIONS OF THE PROPOSED SITE.
  - SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL COORDINATE WITH GUARDRAIL MANUFACTURER FOR MINIMUM DISTANCE BETWEEN GUARDRAIL AND RETAINING WALL.

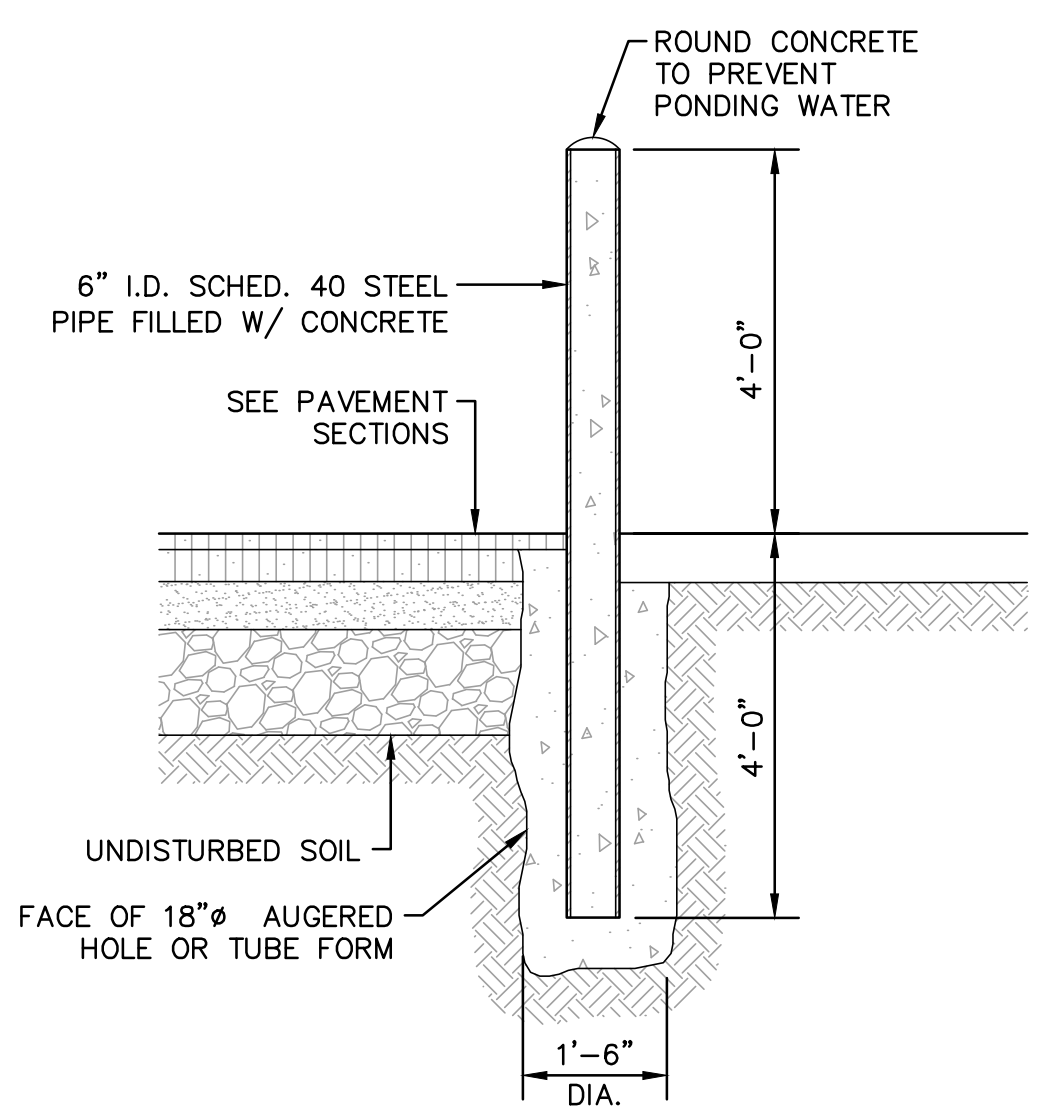


**5 TYPICAL PAVEMENT SECTION**  
SCALE: NONE

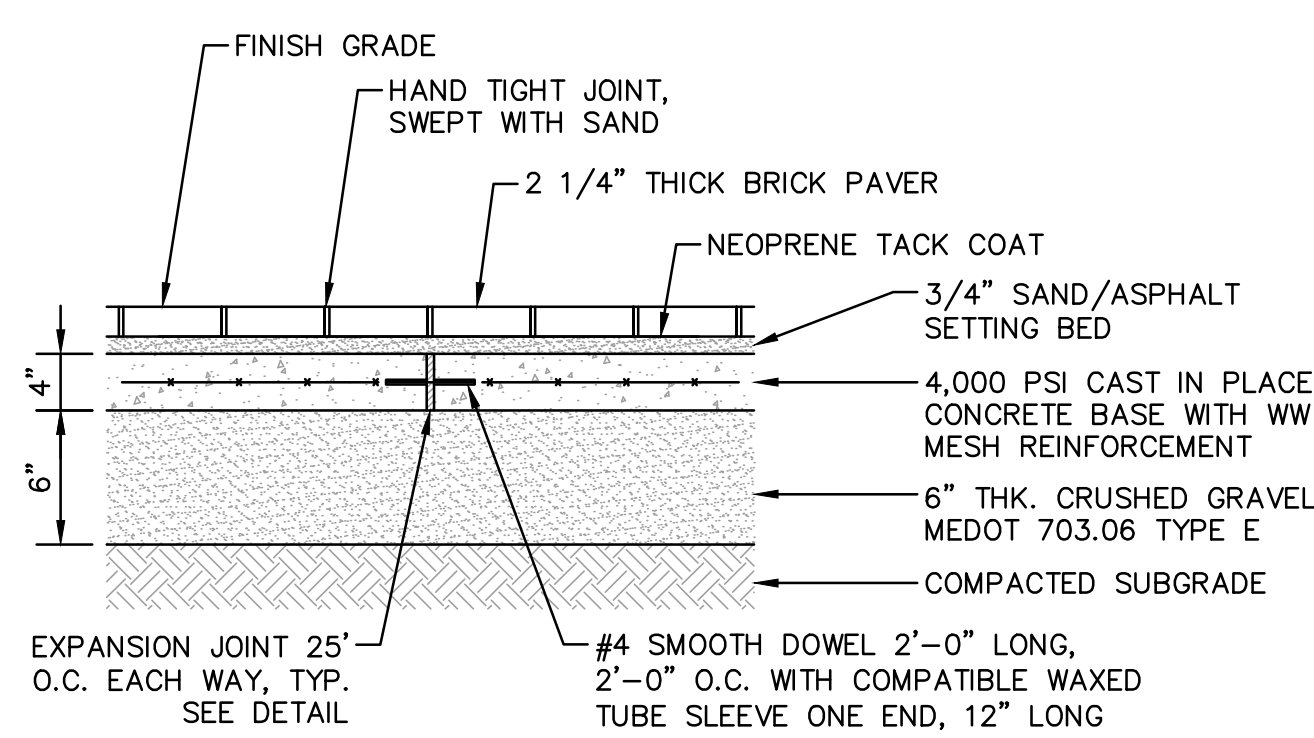


**8 STEEL FACE WOOD POST GUARDRAIL**  
SCALE: NONE

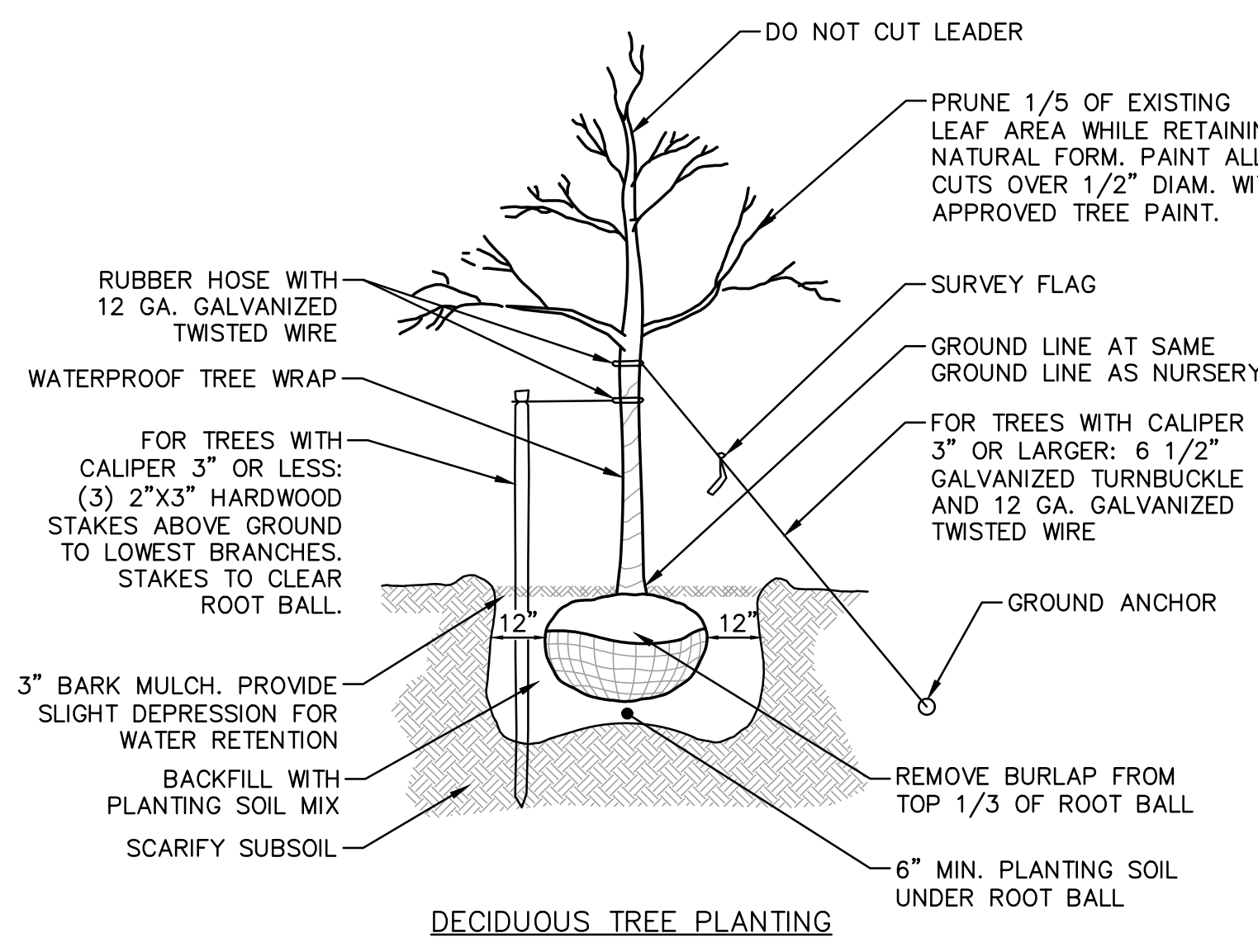
- GUARDRAIL NOTES:**
- ALL MATERIALS AND CONSTRUCTION REQUIREMENTS SHALL CONFORM TO MEDOT STANDARD SPECIFICATIONS.
  - ALL GUARDRAIL SHALL BE STEEL BEAM GUARD RAIL WITH 6" X 8" WOOD POSTS AND OFFSET BLOCK.



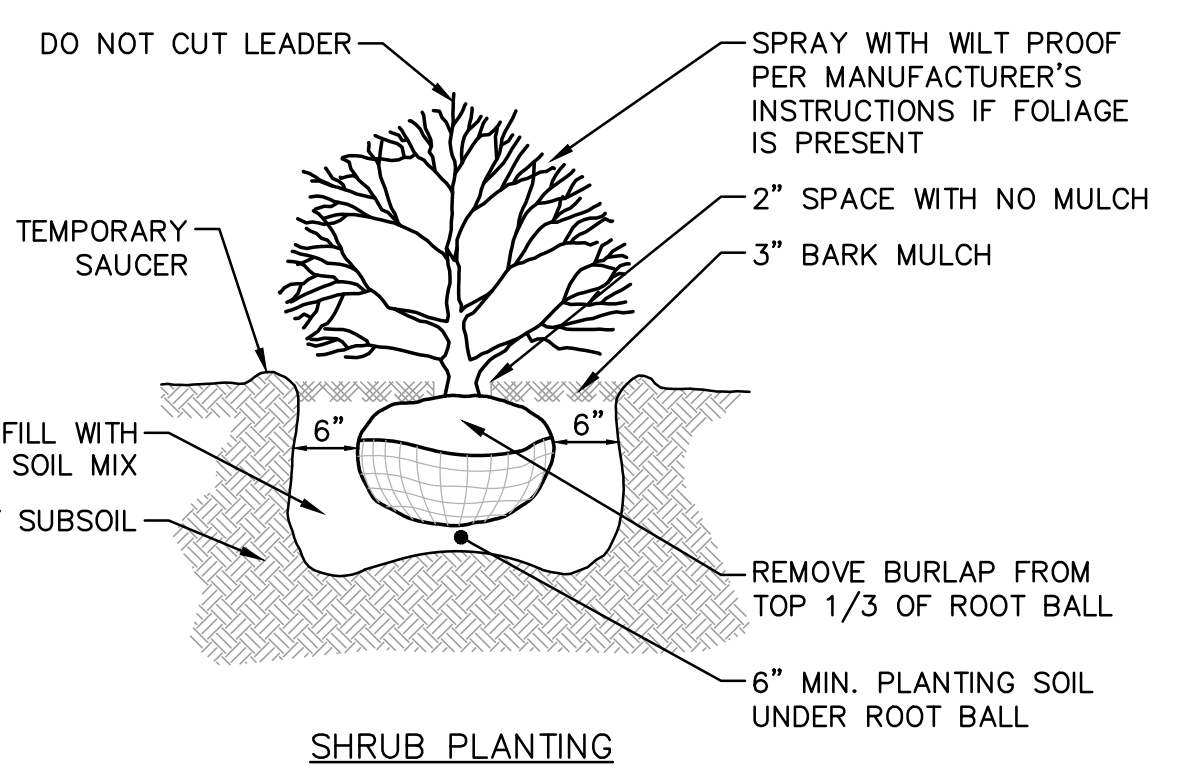
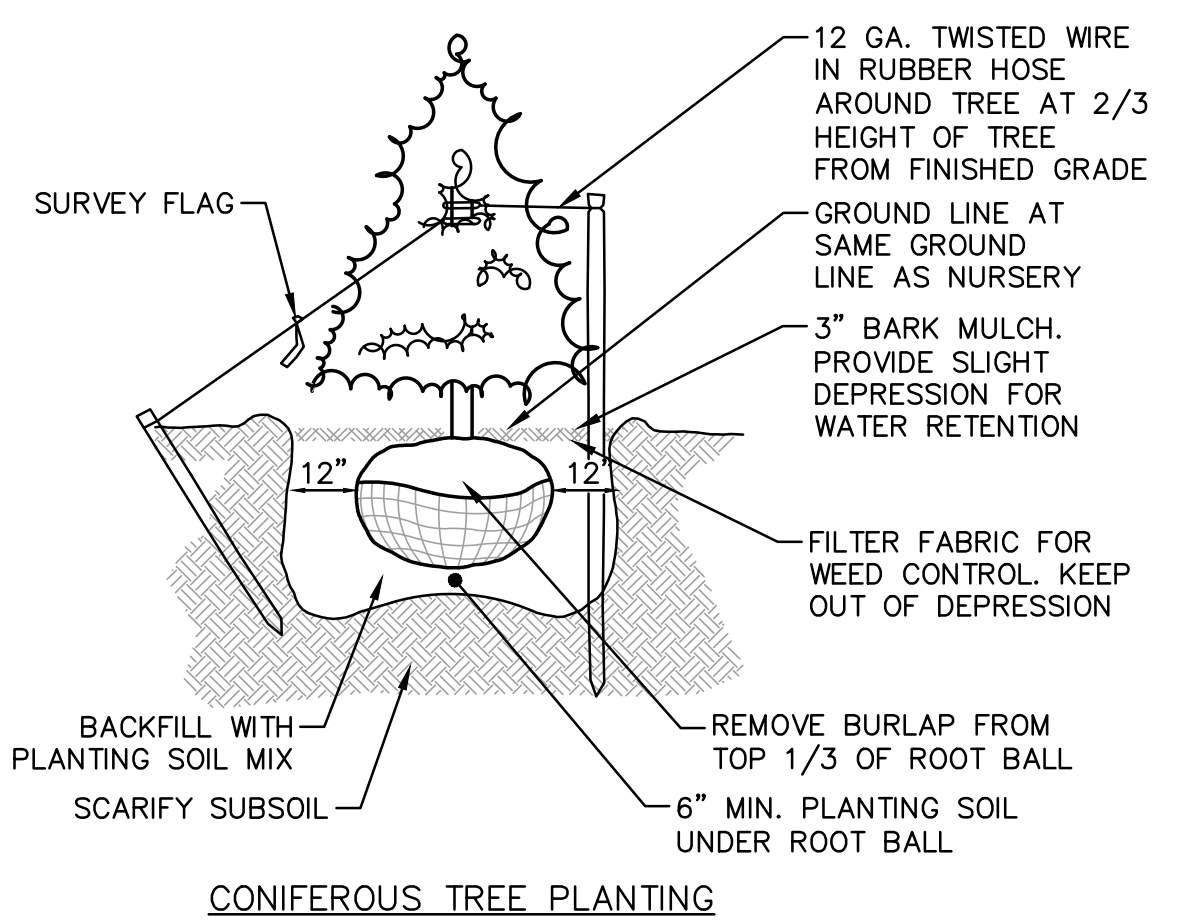
**9 STEEL PIPE BOLLARD DETAIL**  
SCALE: NONE



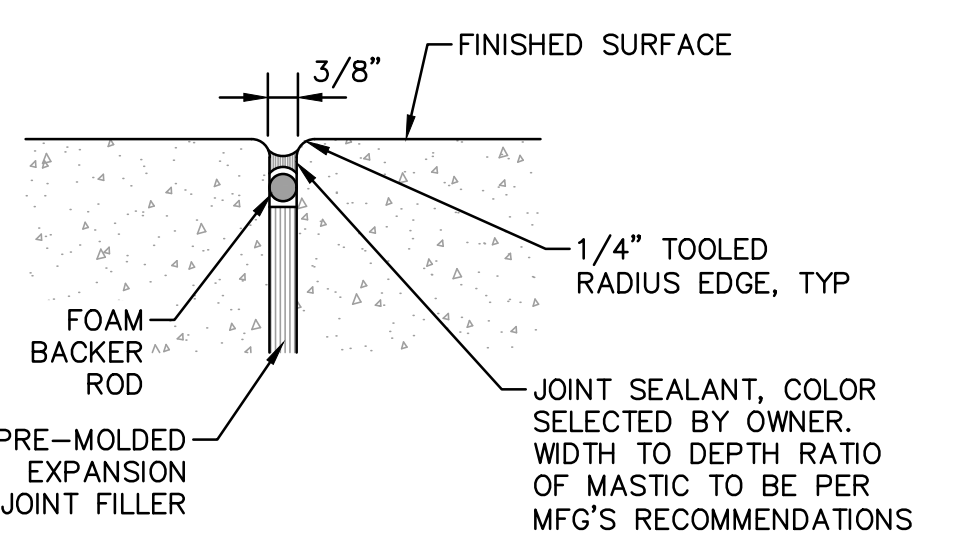
**6 PEDESTRIAN BRICK PAVEMENT DETAIL**  
SCALE: NONE



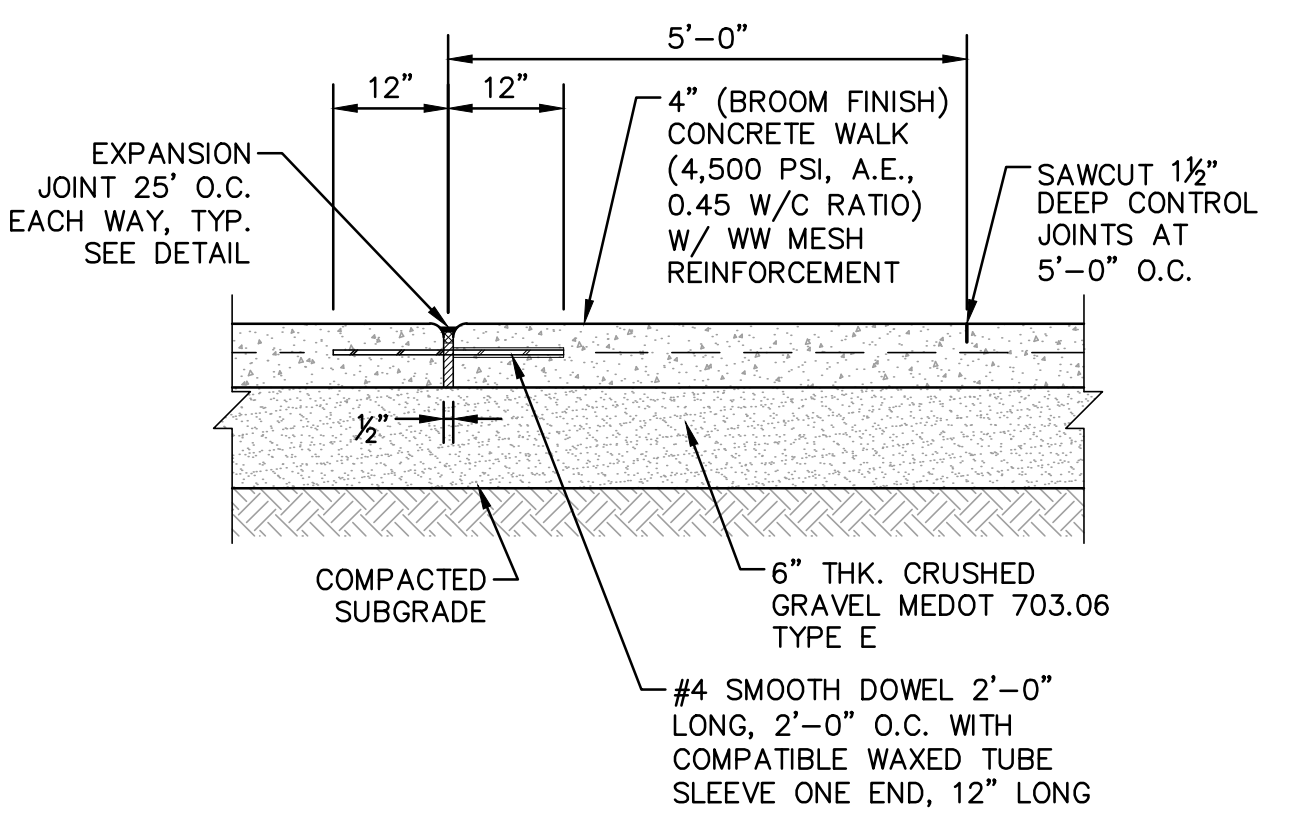
- FOR TREES 5' IN HEIGHT OR GREATER:**
- PROVIDE (3) 12 GA. GALVANIZED GUY WIRES @ 120 DEGREE SPACING WITH (6) 1/2" GALVANIZED TURNBUCKLE WIRE IN RUBBER HOSE AROUND TREE.
  - ATTACH TO TREE @ 1/2-2/3 HEIGHT OF TREE ABOVE GRADE.
  - ANCHOR WITH 2"x3" HARDWOOD STAKE BURIED BELOW GRADE AND CLEAR OF ROOT BALL.
- FOR TREES LESS THAN 5' IN HEIGHT:**
- PROVIDE (3) 2"x3" HARDWOOD STAKES @ 120 DEGREE SPACING, MIN. 36" IN GROUND AND CLEAR OF ROOT BALL.



**10 TYPICAL TREE PLANTING DETAILS**  
SCALE: NONE



**4 TYPICAL CONC. WALKWAY EXPANSION JOINT DETAIL**  
SCALE: NONE



**7 TYPICAL CONCRETE WALKWAY & JOINT DETAIL**  
SCALE: NONE

DATE	REVISION DESCRIPTION
09/19/19	ISSUED FOR MAINE DOT TRAFFIC MOVEMENT PERMIT (TMP)
08/22/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN
08/07/19	ISSUED FOR MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT
07/24/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN APPROVAL
07/02/19	ISSUED FOR MAINE DOT TRAFFIC MOVEMENT PERMIT (TMP)
06/20/19	ISSUED FOR KITTERY PLANNING BOARD - PRELIMINARY PLAN

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DESIGNED BY: SMT  
DRAWN BY: SMT  
CHECKED BY: WRD  
REV.:

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APPLICANT: AZTEC, LLC  
62 PORTLAND ROAD, SUITE 25  
KENNEBUNK, ME 04043

PROJECT: PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT  
TAX MAP LOTS 6-15B, 6-16A & 13-4  
76 DENNETT ROAD, KITTERY, ME 03904

CONSTRUCTION DETAILS 6  
**C25**  
PROJECT NO. 569200  
SHEET 25 OF 25