

MEADOWLARK FARM SUBDIVISION

21 Litchfield Road
Kittery, Maine

Assessor's Parcel 46, Lot 6

Owner:

BRENDA HALEY
21 LITCHFIELD ROAD
KITTERY, ME 03904
(207) 475-5375

Plan Issue Date:

March 18, 2021 Preliminary Submission
April 22, 2021 Re-Submission
May 19, 2021 Final Approval

Applicant:

CHINBURG DEVELOPMENT, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
(603) 868-5995



Civil Engineer:



Surveyor:

North
W EASTERLY
SURVEYING, Inc.
191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904

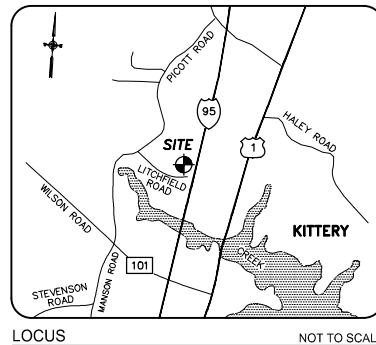
Landscape Architect:

g2+1LLC

Landscape Architecture Site Planning Graphics
70 New Road Salisbury New Hampshire 03268
p/f 603 648 6434 dgreiner@g2plus1.com

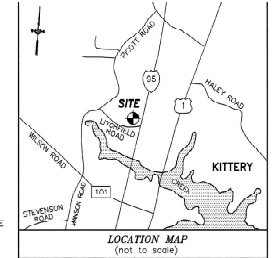
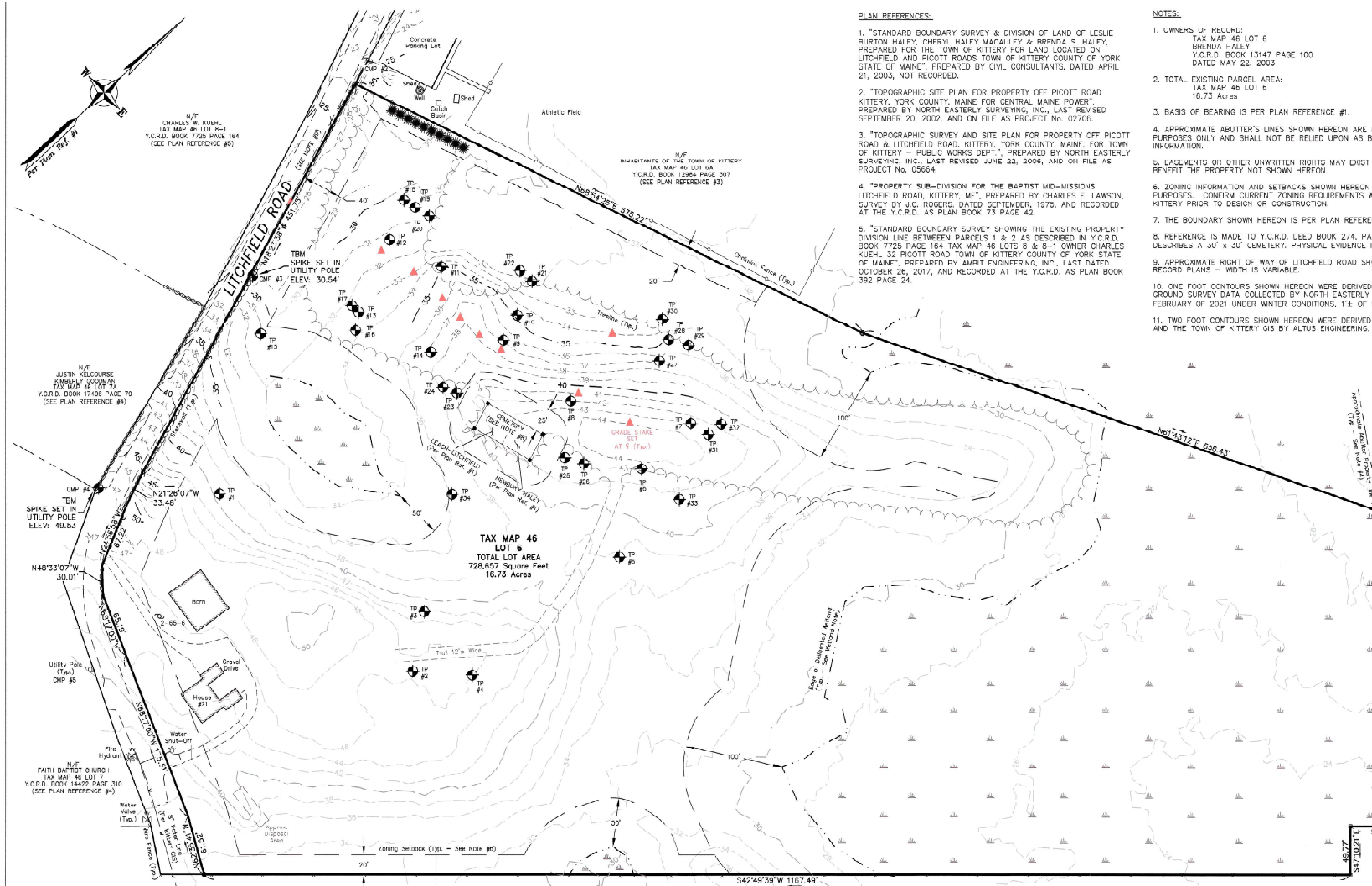
Soils/Wetlands Scientist:

JOSEPH W. NOEL, CPSS
P.O. Box 174
South Berwick, ME 03908
(207) 384-5587



**Sheet Index
Title**

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ZONING DATA PER KITTERY ZONING ORDINANCE
(CODE ONLINE 12/03/2020):

R-1 ZONE: Residential-Rural (R-1)

REQUIREMENTS:

MINIMUM LAND AREA PER DWELLING UNIT:	40,000 sq ft
MINIMUM LOT SIZE:	40,000 sq ft
MINIMUM STREET FRONTAGE:	150 ft
MAXIMUM BUILDING COVERAGE:	10%
MINIMUM FRONT YARD:	40 ft
MINIMUM REAR AND SIDE YARDS:	20 ft
MAXIMUM BUILDING HEIGHT:	35 ft

LEGEND:

- HIGHWAY MONUMENT FOUND
- IRON ROD W/ CAP FOUND
- IRON ROD W/ CAP #2599 SET
- TP TEST PIT

CENTRAL MAINE POWER COMPANY
TAX MAP 46 LOT 6
Y.C.R.D. BOOK 12100 PAGE 91
(SEE PLAN REFERENCE #4)

EXISTING CONDITIONS PLAN

FOR PROPERTY AT
21 Litchfield Road
Kittery, York County, Maine
OWNED BY
Brenda Haley
PREPARED FOR
Chinburg Builders
c/o Paul Kerrigan
3 Penstock Way, Newmarket, NH 03857

EASTERLY
SURVEYING, Inc.

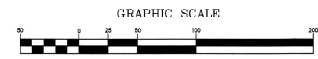
SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
(207) 439-6353 KITTERY, MAINE 03904

SCALE	PROJECT NO.	DATE	SHEET	DRAWN BY	CHECKED BY
1" = 50'	2006	04/16/21	51.0	A.S.P.	P.J.A.
DRAWING NO.	2006 EXISTING CONDITIONS	FIELD BOOK NO.	"KITTERY 430"	Tax Map 46 Lot 6	

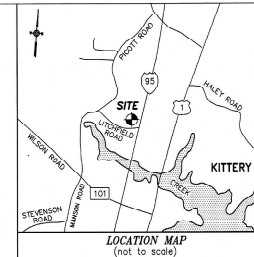
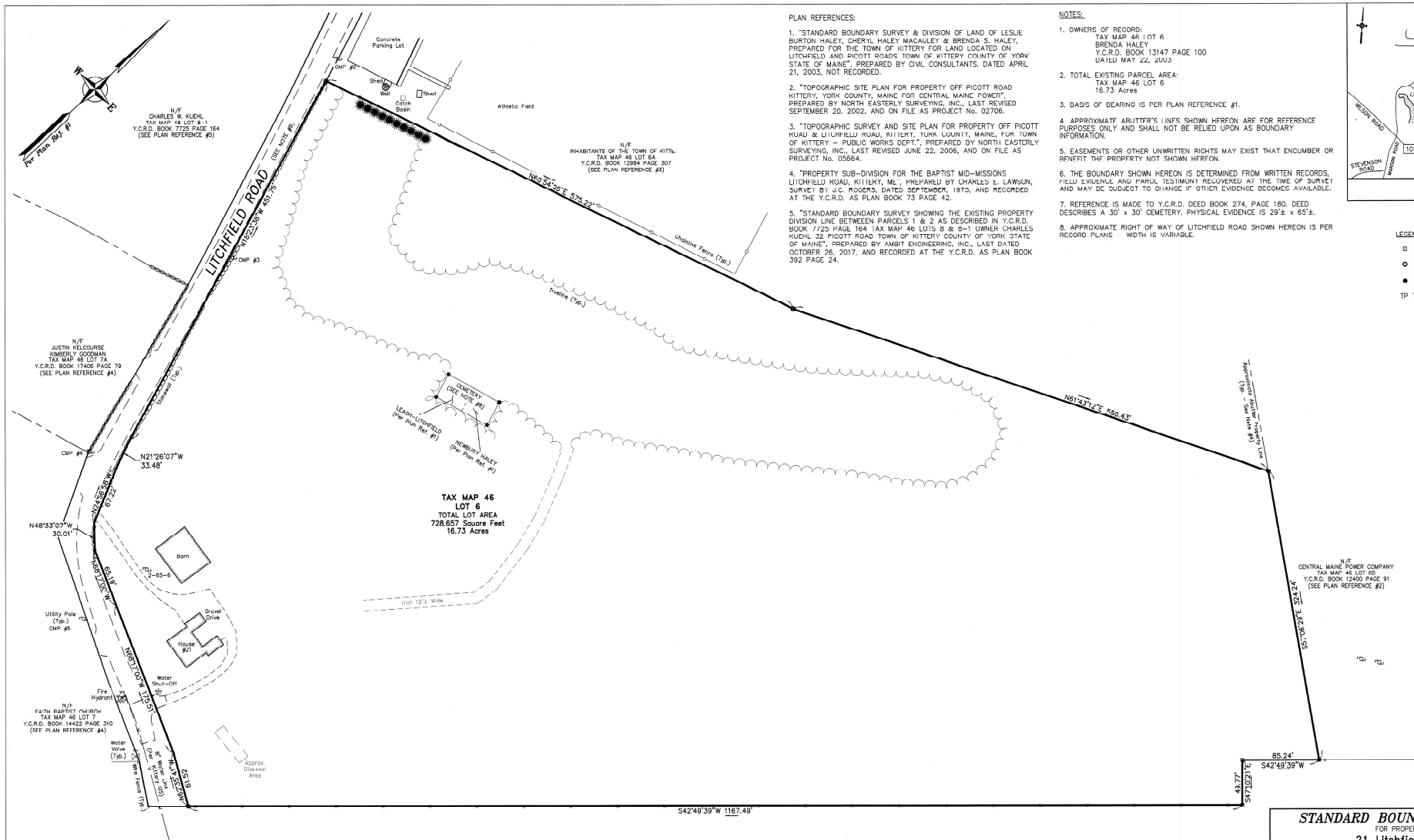


PURPOSE OF PLAN:

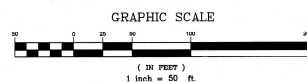
THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.



VERTICAL DATUM - NAD83
(SEE NOTES #10 & #11)



INTERSTATE 95 MAINE TURNPIKE



CERTIFICATION

This survey conforms to the standards of practice as set forth in Chapter 90 of the Rules of the Board of Licensure for Professional Land Surveyors, April 2001, except that a separate written report has not been prepared.

Peter L. Agrodina
Peter L. Agrodina, P.L.S. #2599

4/14/2021
Date



STANDARD BOUNDARY SURVEY

FOR PROPERTY AT
21 Litchfield Road
Kittery, York County, Maine

OWNED BY
Brenda Haley

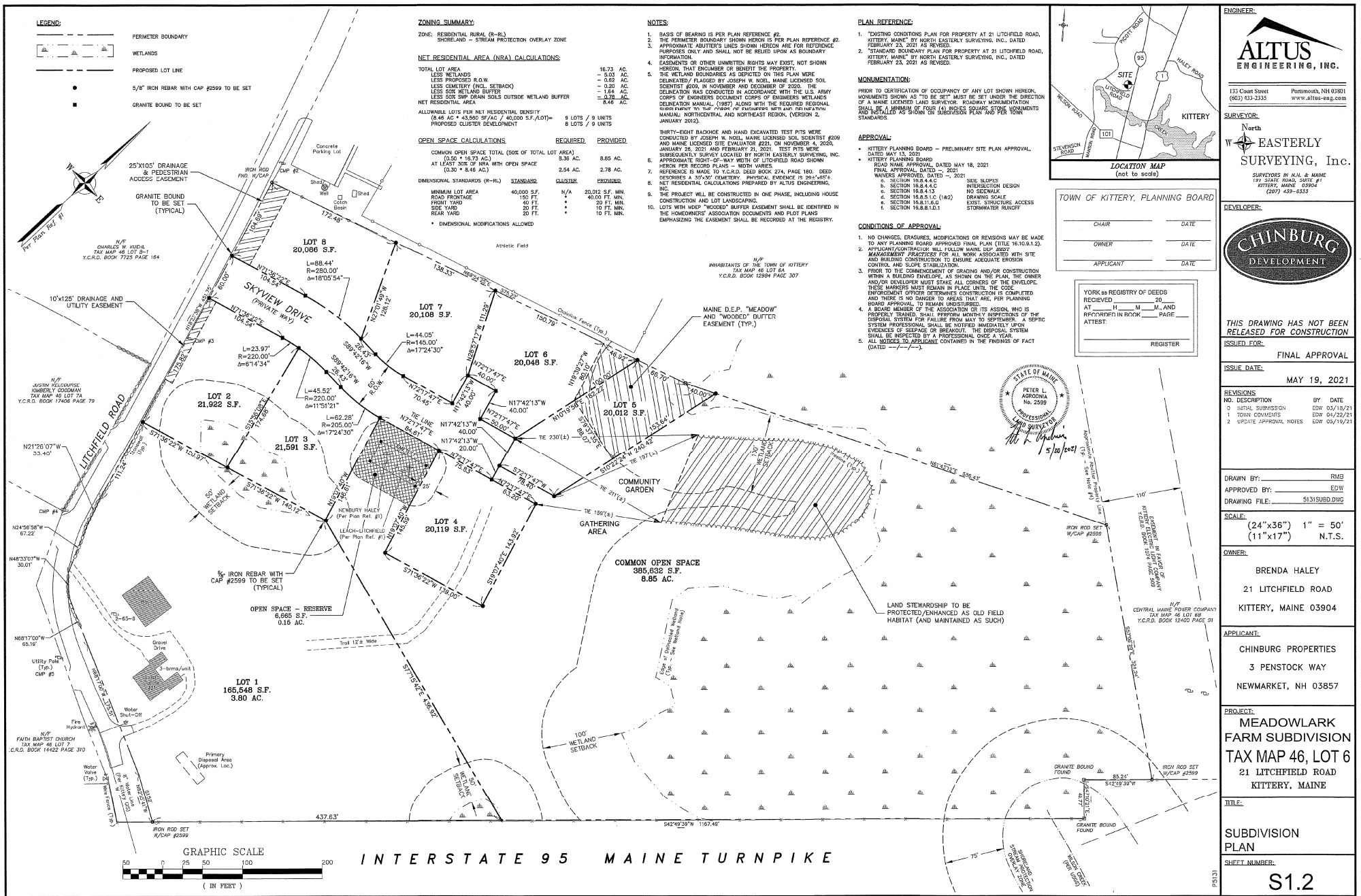
PREPARED FOR
Chinburg Builders

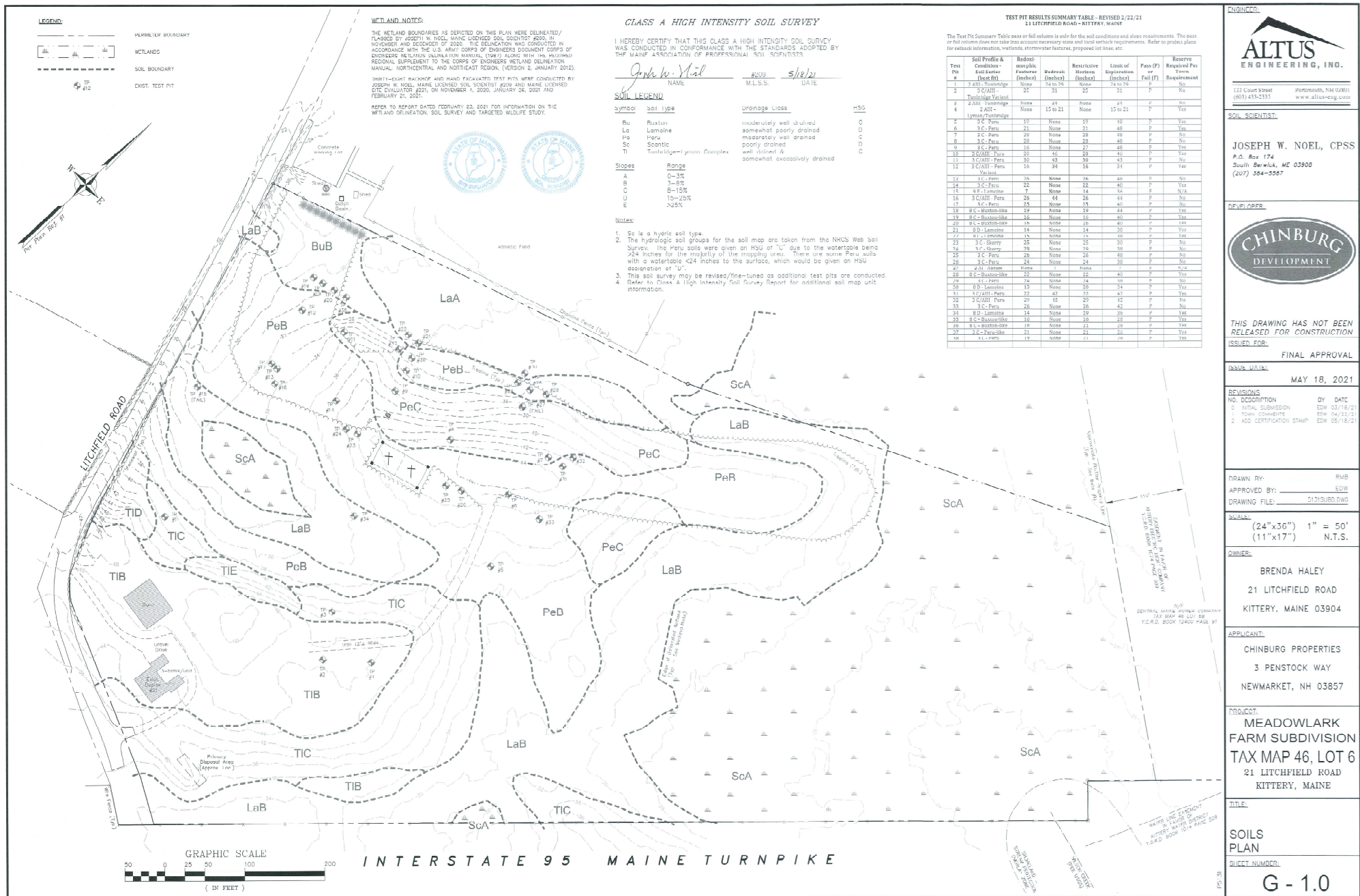
c/o Paul Kerrigan
3 Penatook Way, Newmarket, NH 03857

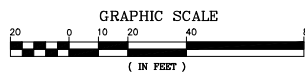
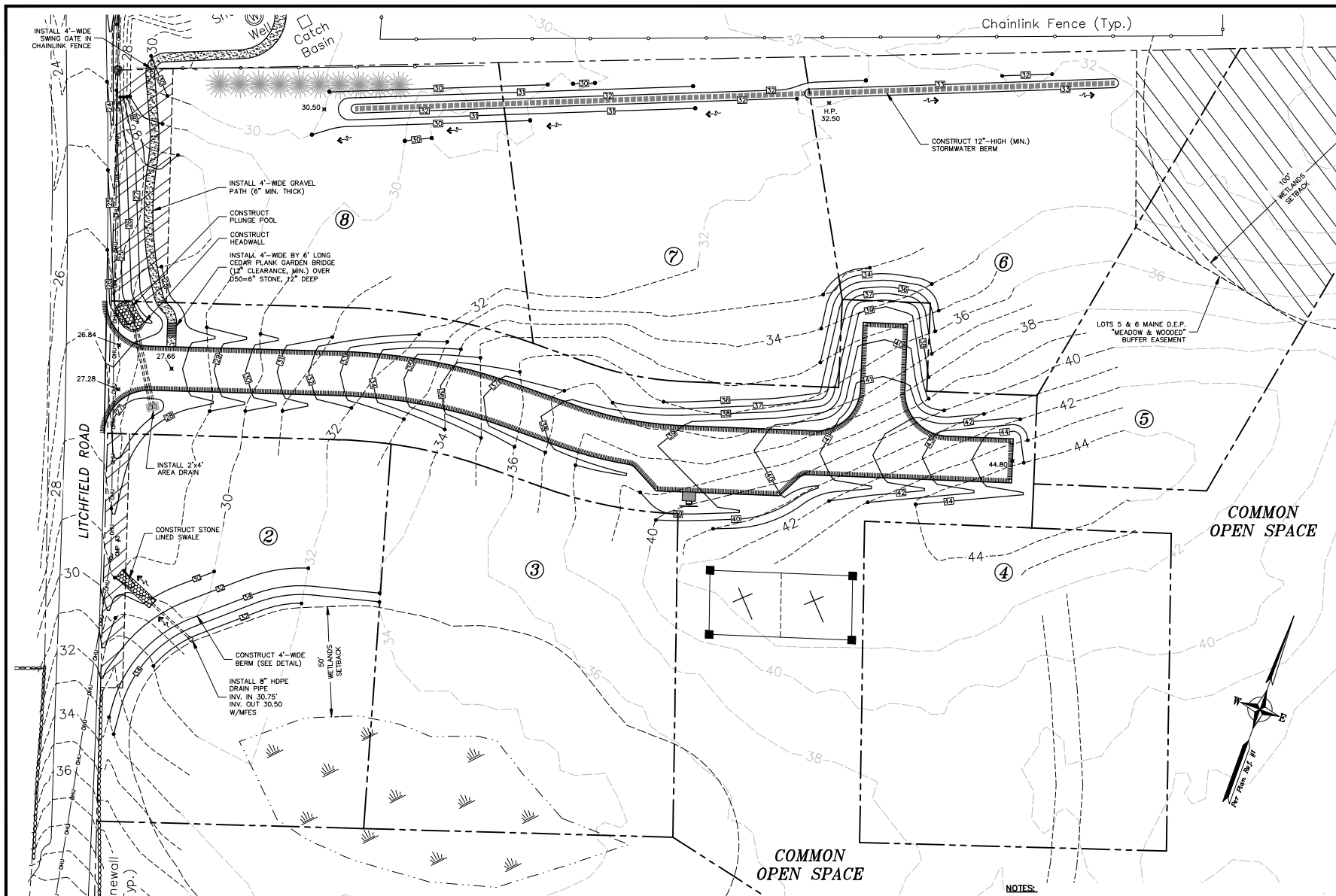
NORTH
EASTERLY
SURVEYING, Inc.

SURVEYORS IN N.H. & MAINE
(207) 438-0003
101 STATE ROAD, SUITE #1
KITTERY, MAINE 03904

SCALE:	PROJECT NO.:	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 50'	20806	04/16/21	S1.1	A.H.P.	P.L.A.
DRAWING NO.:	20806 BOUNDARY	FIELD BOOK NO.:	"KITTERY #38"	Tax Map 46 Lot 6	
REV:	DATE:	STATUS:	BY:	CHKD:	APPD:







NOTES:

- ONE FOOT CONTOURS SHOWN HEREON WERE DERIVED FROM GROUND SURVEY DATA COLLECTED BY NORTH EASTERLY SURVEYING, INC. IN FEBRUARY 2021 UNDER WINTER CONDITIONS, 1" OF SNOW.
- TWO FOOT CONTOURS SHOWN HEREON IS LIDAR DATA DERIVED FROM THE TOWN OF KITTERY GIS BY ALTUS ENGINEERING, INC.
- 2"-3" OF COMPOST SHALL BE INSTALL ON ALL AREAS THAT IS LOADED AND SEED. SOIL FILTER MEDIA SOURCE: MDEP APPROVED FILTER MIX IS AVAILABLE FROM SHAW BROTHERS, GORHAM, MAINE AT [HTTP://SHAWBROTHERS.COM/](http://shawbrothers.com/) OR ENGINEERED APPROVED EQUAL.

ENGINEER:
ALTUS
 ENGINEERING, INC.
 133 Court Street Portsmouth, NH 03801
 (603) 433-2335 www.altus-eng.com

DEVELOPER:
CHINBURG
 DEVELOPMENT



THIS DRAWING HAS NOT BEEN
 RELEASED FOR CONSTRUCTION
 ISSUED FOR:

FINAL APPROVAL
 ISSUE DATE: MAY 19, 2021

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	03/18/21
1	TOWN COMMENTS	EDW	04/22/21
2	FINAL APPROVAL	EDW	05/19/21

DRAWN BY: RMB
 APPROVED BY: EDW
 DRAWING FILE: 5131SUBD.DWG

SCALE:
 (24"x36") 1" = 20'
 (11"x17") N.T.S.

OWNER:
 BRENDA HALEY
 21 LITCHFIELD ROAD
 KITTERY, MAINE 03904

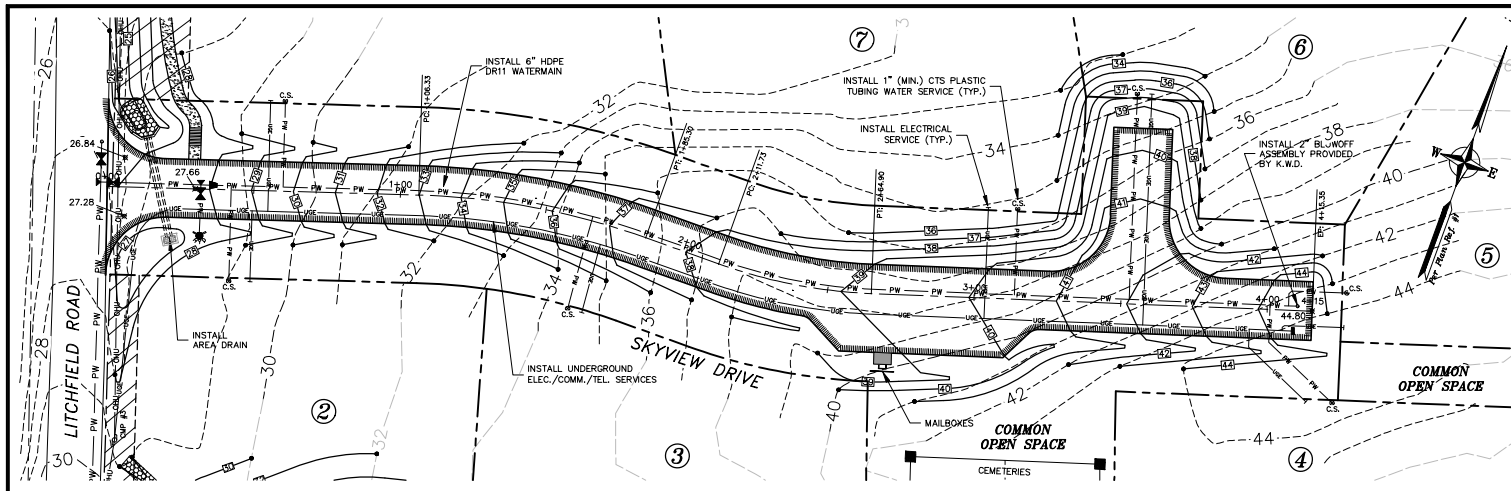
APPLICANT:
 CHINBURG PROPERTIES
 3 PENSTOCK WAY
 NEWMARKET, NH 03857

PROJECT:
 MEADOWLARK
 FARM SUBDIVISION
 TAX MAP 46, LOT 6
 21 LITCHFIELD ROAD
 KITTERY, MAINE

TITLE:
 GRADING &
 STORMWATER PLAN

SHEET NUMBER:

C - 1.1



ROAD LAYOUT TABLE

STATION		LENGTH	BEARING	RADIUS
FROM	TO			
0+00.00	1+06.33	106.33'	N71°36'22"E	250.00'
1+06.33	1+85.30	78.97'		
1+85.30	2+11.73	26.42'	N89°42'16"E	175.00'
2+11.73	2+64.90	53.17'		
2+64.90	4+15.35	150.45'	N72°17'46"E	

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 - TWO FOOT CONTOURS SHOWN HEREON IS LIDAR DATA DERIVED FROM THE TOWN OF KITTEERY GS BY ALTUS ENGINEERING, INC.
 - DEPENDENT ON LOCATION, A DRIVEWAY CULVERT MAY BE REQUIRED AT LOTS. CONTRACTOR/OWNER SHALL PRESENT DRIVEWAY LOCATION TO ENGINEER PRIOR TO ROADWAY CONSTRUCTION TO DETERMINE IF A CULVERT IS REQUIRED AT LOT.

ENGINEER:

ALTUS ENGINEERING, INC.

133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

DEVELOPER:

CHINBURG DEVELOPMENT



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21 LITCHFIELD ROAD
KITTEERY, MAINE 03904

APPLICANT:

CHINBURG PROPERTIES
3 PENSTOCK WAY
NEWMARKET, NH 03857

PROJECT:

MEADOWLARK FARM SUBDIVISION
TAX MAP 46, LOT 6
21 LITCHFIELD ROAD
KITTEERY, MAINE

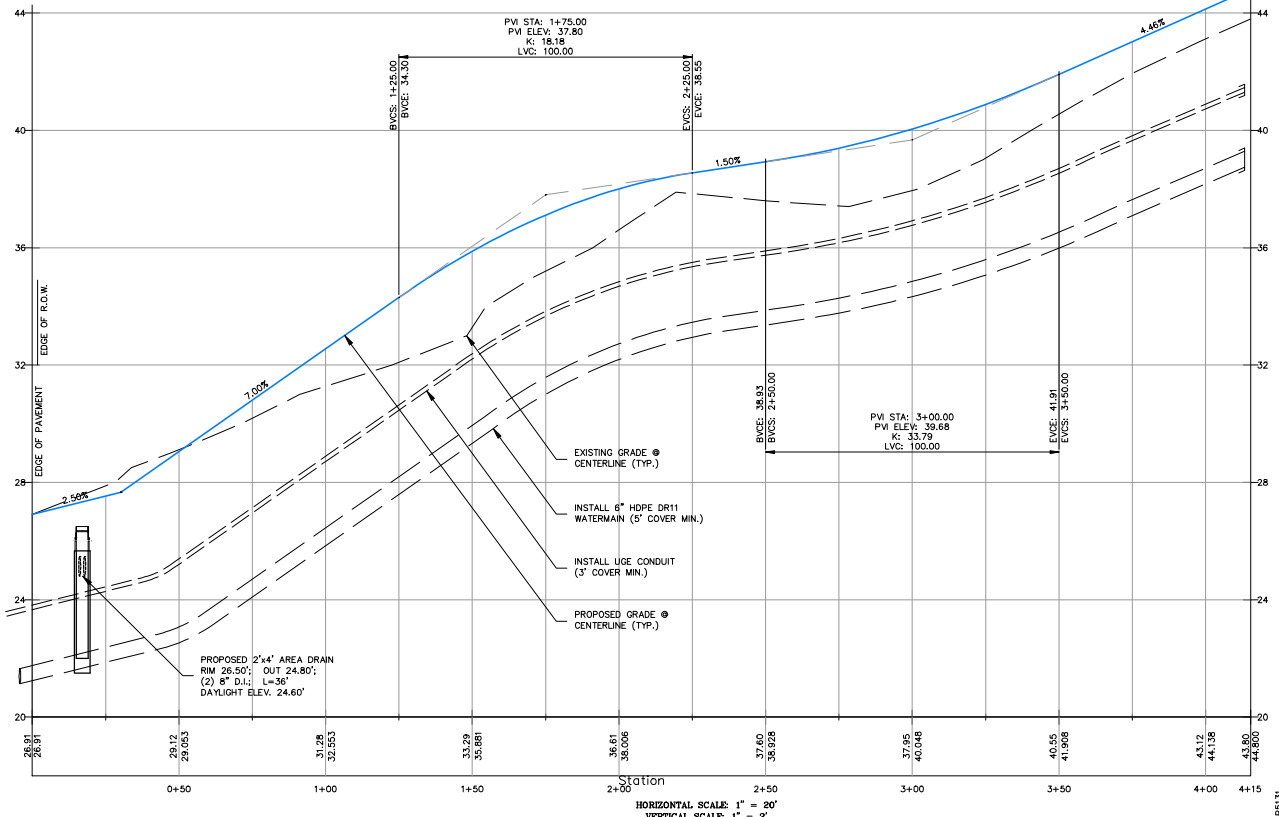
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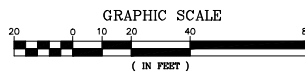
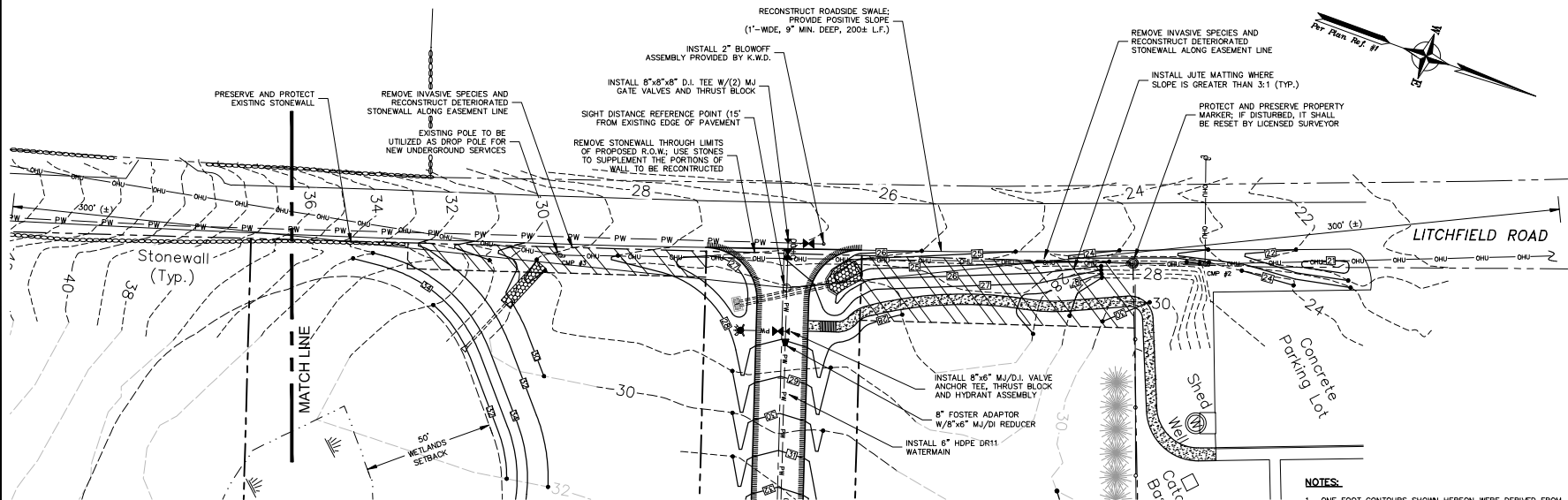
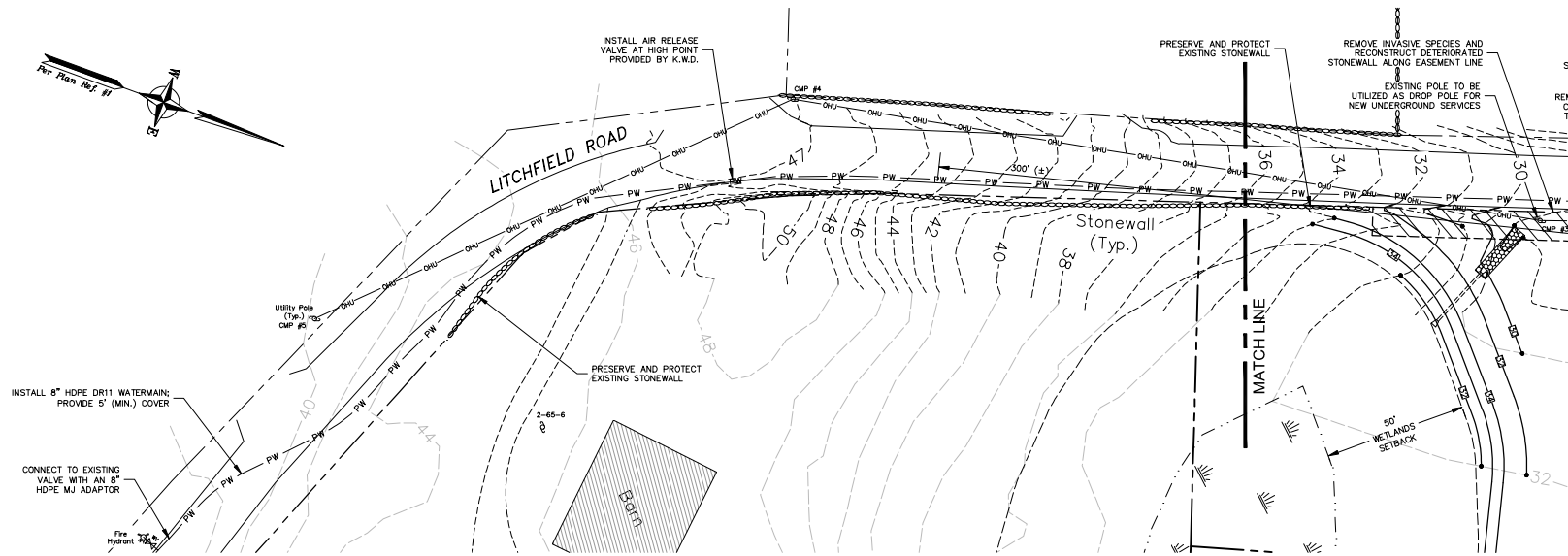
ROADWAY PLAN & PROFILE

SHEET NUMBER:

C - 1.2

- CONSTRUCTION NOTES:**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL PERMITS OBTAINED FOR THE PROJECT. DO NOT BEGIN CONSTRUCTION UNTIL ALL PERMITS HAVE BEEN OBTAINED.
 - CONTRACTOR SHALL OBTAIN A "DISSEASE NUMBER" AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND THE LOCATIONS OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER, SURVEYOR OR OWNER/DEVELOPER. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC., FROM THESE PLANS, BUT IN EXISTENCE IS NOT INTENDED OR IMPLIED. IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES AT NO ADDITIONAL COST TO THE DEVELOPER/OWNER.
 - ALL CONSTRUCTION SHALL CONFORM TO THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF KITTEERY AND THE M.D.O.T. STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION, LATEST EDITION.
 - ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ADA REQUIREMENTS AND THE MINIMUM REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", LATEST EDITION.
 - CULVERTS SHALL BE CORRUGATED POLYETHYLENE PIPE (CPE), TYPE ADS N-12 OR HANCOR H-10, WITH METAL FLARED END SECTIONS, UNLESS INDICATED OTHERWISE.
 - UPON COMPLETION OF THE ROADWAY CONSTRUCTION, THE DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT.
 - INSTALL UNDERGROUND TELEPHONE, ELECTRIC AND CABLE SERVICES AND CONDUITS TO THE REQUIREMENTS OF THE RESPECTIVE UTILITY. ALL UNDERGROUND CONDUIT SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING OF CABLES.
 - GRIND STUMPS AND REUSE GRINDINGS FOR EROSION CONTROL WHERE POSSIBLE. NO STUMPS WILL BE BURIED ON SITE.
 - IF ENCOUNTERED, DISPOSE OF EXCESS ROCK AND BOULDERS BY BLASTING, CRUSHING OR BURYING IN APPROVED UPLAND AREAS, OR OFF-SITE DISPOSAL AREAS.
 - CONTRACTOR TO ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS (TBMS) AND PERFORM CONSTRUCTION LAYOUT.
 - CONTRACTOR SHALL MAINTAIN AND PROVIDE RECORD DRAWINGS TO THE OWNER/DEVELOPER. CONTRACTOR SHALL PROVIDE TIES FROM PROPERTY BOUNDARIES TO UTILITY LOCATIONS.
 - STORMWATER AND EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INCORPORATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
 - ROADWAY CONSTRUCTION AND LOT DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE MAINE CONSTRUCTION GENERAL PERMIT. CONTRACTOR/OWNER SHALL FILE A "NOTICE OF INTENT" WITH MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - TEMPORARY EROSION CONTROL MEASURES TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF DOWN GRADIENT AREAS SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING ACTIVITIES.
 - ALL AREAS OF THE SITE WHICH ARE DISTURBED SHALL BE LOAMED AND SEEDING WITH A MINIMUM OF 6" DEPTH OF TOPSOIL, UNLESS NOTED OTHERWISE.
 - BLASTING OPERATIONS, IF USED, SHALL MEET THE AIR BLAST STANDARDS OF THE MDP RULES, CHAPTER 375.10(2)(4)(5). GROUND VIBRATION AT STRUCTURES NOT OWNED OR CONTROLLED BY THE DEVELOPER MUST BE NO GREATER THAN THE FREQUENCY-DEPENDENT LIMITS DEFINED IN FIGURE B-1 OF APPENDIX B, U.S. BUREAU OF MINES REEPLY, AND THAT FLYROCK MAY NOT LEAVE PROPERTY OWNED OR CONTROLLED BY THE DEVELOPER OR ENTER A PROTECTED RESOURCE.
 - THE LOCATION AND CONSTRUCTION OF EACH DRIVEWAY SHALL ENSURE THAT ADEQUATE DRAINAGE IS MAINTAINED. INSTALL 12" MIN. CULVERT WHERE NECESSARY.
 - PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DETAILED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE WATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL.
 - IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITY SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATION. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
 - EXCAVATED MATERIALS SHALL BE PLACED AS FILL MATERIALS WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN THE 100-YEAR FLOOD ZONE OR BUFFER EASEMENTS.
 - CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING ON-SITE STRUCTURES, BITUMINOUS CONCRETE, DEBRIS, AND CONSTRUCTION WASTE PRODUCTS WHICH ARE NOT AUTHORIZED TO BE USED AS PART OF CONSTRUCTION.
 - PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION. JOINTS BETWEEN STONES AND CLUMPS OF MATERIAL SHALL BE FILLED WITH FINE MATERIALS.
 - WORK HOURS FOR CONSTRUCTION WILL BE AS APPROVED BY TOWN OF KITTEERY. STANDARDS WORK HOURS SHALL BE 7AM TO 7PM (MONDAY - SATURDAY).





NOTES:

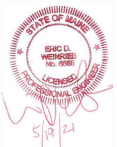
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ENGINEER:



133 Court Street
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Portsmouth, NH 03801
www.altus-eng.com

DEVELOPER:



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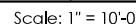
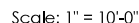
MEADOWLARK
FARM SUBDIVISION
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KITTERY, MAINE

TITLE:

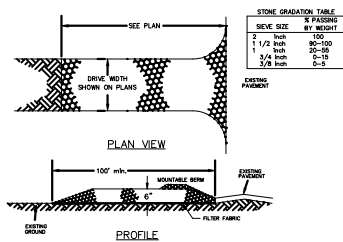
WATER MAIN
EXTENSION PLAN

SHEET NUMBER:

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95-

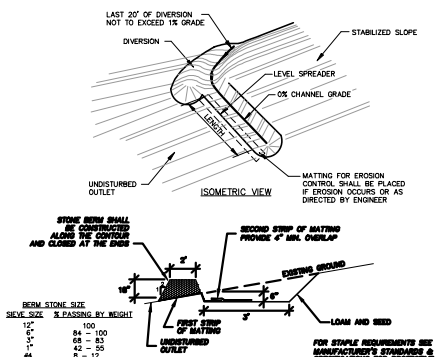


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - SEE GRADATION TABLE
2. LENGTH - DETAILED ON PLANS (75 FOOT MINIMUM)
3. THICKNESS - SIX (6) INCHES (MINIMUM)
4. WIDTH - FULL DRIVE WIDTH
5. FILTER FABRIC - HEAVY GROSS OR APPROVED EQUAL
6. SURFACE WATER CONTROL - ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION SHALL BE DIVERTED AWAY FROM THE SITE. IF DIVERSION IS IMPRACTICAL, A BERM WITH A SLOPE THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. MAINTENANCE - THE FIRST SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT BACKLOG OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, CROSSED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WEEDS SHALL BE CLEARED TO PREVENT AND PREPARE TO PREVENT PUBLIC RIGHTS-OF-WAY. WHEN WEEDING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

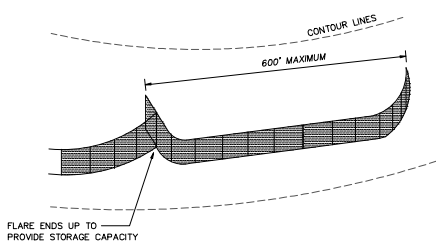
STABILIZED CONSTRUCTION EXIT

NOT TO SCALE



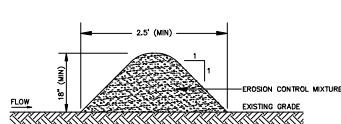
LEVEL SPREADER

NOT TO SCALE



SILT FENCE LAYOUT

NOT TO SCALE

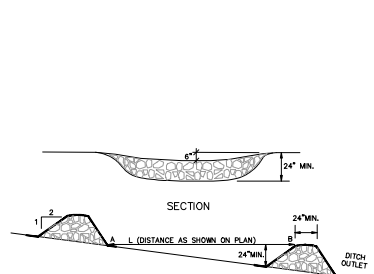


NOTES

1. ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SALT FENCE OR OTHER SEGMENT BARRIERS.
2. THE EROSION CONTROL MIXTURE USED IN FILTER BERMS SHALL BE A WELL-GRADED MIX OF PARTICLE SIZES THAT MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDS OF COMPOSTED BARK, AND/OR ACCEPTABLE MANUFACTURED PRODUCTS AND SHALL BE FREE OF PETROLEUM, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH. EROSION CONTROL MIXTURE SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - a) THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
 - b) PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A #4 SCREEN, AND 70-85% PASSING A #20 SCREEN.
 - c) THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
 - d) LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
 - e) SOLUBLE SALTS CONTENT SHALL BE <4.0 meq/100g.
 - f) THE pH SHALL BE BETWEEN 5.0 AND 8.0.
3. ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR ROOTS WITH A SHOVEL TO AVOID CREATING VOIDS AND WEEDS THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
4. ON SLOPES LESS THAN ONE OR AT THE BOTTOM OF SLOPES NO STEEPER THAN 3:1 AND UP TO 30° LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPRILL SIDE) AND A MINIMUM OF 36" WIDE. ON LONGER AND/OR STEEPER SLOPES, THE BERM SHALL BE TALLER AND WIDER TO ACCOMMODATE THE POTENTIAL FOR ADDITIONAL RUNOFF (MAXIMUM HEIGHT SHALL NOT EXCEED 2').
5. PROXIMITY TO, OUTCROPPING OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BARRIERS, INCLUDING CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER BERMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BERM.
7. ORGANIC FILTER BERMS MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED PROVIDED ANY SEDIMENT DEPOSITS TRAPPED BY THEM ARE REMOVED AND DISPOSED OF PROPERLY.

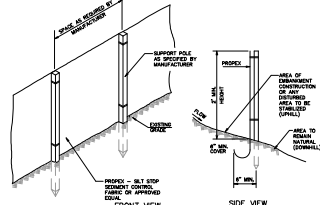
ORGANIC FILTER BERM

NOT TO SCALE



STONE CHECK DAM DETAIL

NOT TO SCALE

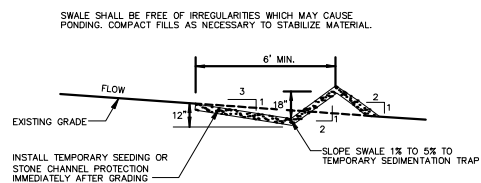


SILT FENCE DETAIL

NOT TO SCALE

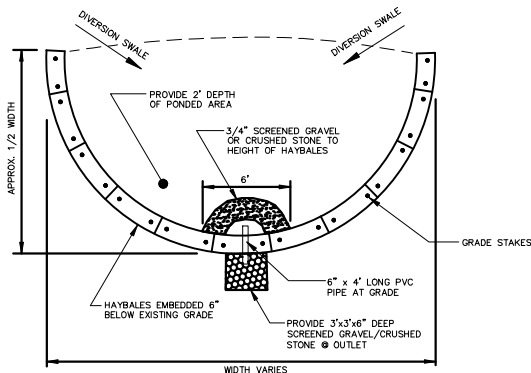
TEMPORARY EROSION CONTROL BMP's

(USE TO CONTROL SEDIMENT AND EROSION AT TEMPORARY CONSTRUCTION LAYOUT AND STOCKPILE AREAS, OR AS NEEDED TO COMPLY WITH MAINE CONSTRUCTION GENERAL PERMIT)



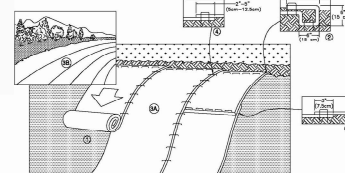
TEMPORARY DIVERSION SWALE

NOT TO SCALE



TYPICAL TEMPORARY SEDIMENT BASIN (TSB)

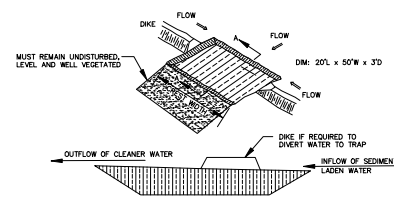
NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP), INCLUDING ANY NECESSARY APPLICATION OF LIQUID FERTILIZER AND SEED.
2. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN. SEED WITH APPROXIMATELY 12" (30cm) OF RECP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP WITH A JOINT OF STAPLES OR STAPLES TO THE BOTTOM OF THE TRENCH.
3. BROADCAST AND COMPACT THE TRENCH AFTER SEEDING. APPLY SEED TO COMPACTED SOIL AND FILL REMAINING 12" (30 CM) SECTION OF RECP WITH SOIL. RECP MUST BE COMPACTED AGAINST THE SOIL. RECP MUST BE COMPACTED AGAINST THE SOIL WITH A ROLL OF RECP.
4. THE STAPLES OF RECP MUST BE SEATED WITH APPROXIMATELY 90° - 45° (IN PLAN) - 15° (IN PROFILE) OVERLAP. OVERLAP MUST BE APPROXIMATELY 12" (30 CM) OVERLAP. STAPLES MUST BE PLACED AT APPROXIMATELY 12" (30 CM) SPACING. STAPLES MUST BE PLACED AT APPROXIMATELY 12" (30 CM) SPACING. STAPLES MUST BE PLACED AT APPROXIMATELY 12" (30 CM) SPACING.

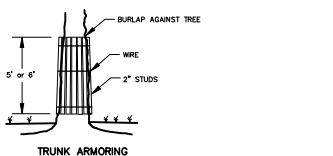
EROSION CONTROL BLANKET

NOT TO SCALE



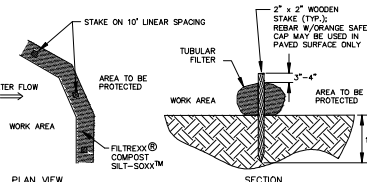
EXCAVATED GRASS OUTLET SEDIMENT TRAP

NOT TO SCALE



TREE PROTECTION

NOT TO SCALE



TUBULAR SEDIMENT BARRIER DETAIL

NOT TO SCALE

ENGINEER:



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(603) 433-2335
Portland, ME 04101
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DEVELOPER:



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REVISIONS

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DRAWN BY: RMB

APPROVED BY: EDW

DRAWING FILE: 5131SUB.DWG

SCALE:

(24"x36") N.T.S.

OWNER:

BRENDA HALEY

21 LITCHFIELD ROAD

KITTERY, MAINE 03904

APPLICANT:

CHINBURG PROPERTIES

3 PENSTOCK WAY

NEWMARKET, NH 03857

PROJECT:

MEADOWLARK FARM SUBDIVISION

TAX MAP 46, LOT 6

21 LITCHFIELD ROAD

KITTERY, MAINE

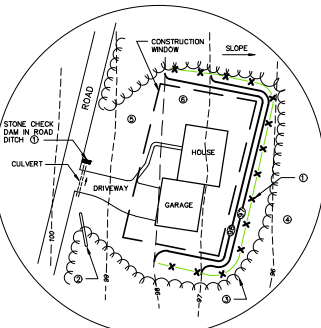
TITLE:

EROSION CONTROL

DETAILS

SHEET NUMBER:

C - 2.1



HOUSE LOT BMP
NOT TO SCALE

CONSTRUCTION OVERSIGHT

The applicant will retain the services of a professional engineer to inspect the construction and stabilization of all stormwater management structures. If necessary, the inspecting engineer will interpret the pond's construction plan for the contractor. Once all stormwater management structures are constructed and stabilized, the inspecting engineer will notify the department in writing within 10 days to state that the pond has been completed. Accompanying the engineer's notification must be 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, and include any testing data or sieve analysis data of every mineral soil and soil media specified in the plans and used on site.

UNDERDRAINED FILTER BASIN

Construction Sequence: The soil filter media and vegetation must not be installed until the area that drains to the filter has been permanently stabilized with pavement or other structure, 90% vegetation cover, or other permanent stabilization unless the runoff from the contributing drainage area is diverted around the filter until stabilization is completed.

Composition of Soil Filter: Filter soil media and underdrain bedding material must be compacted to between 90% and 92% standard proctor. The bed should be installed in at least 1 lifts of 9 inches to prevent pockets of loose media.

Construction Oversight: Inspection by a professional engineer will occur at a minimum:

- After the preliminary construction of the filter grades and once the underdrain pipes are installed but not backfilled,
- After the drainage layer is constructed and prior to the installation of the filter media,
- After the filter media has been installed and seeded. Bio-retention cells must be stabilized per the provided planting scheme and density for the canopy coverage of 30 and 50%.
- After one year to inspect health of the vegetation and make corrections, and
- All the material used for the construction of the filter basin must be confirmed as suitable by the design engineer. Testing must be done by a certified laboratory to show that they are passing DEP specifications.

Testing and Submittals: The contractor shall identify the location of the source of each component of the filter media. All results of field and laboratory testing shall be submitted to the project engineer for confirmation. The contractor shall:

- Select samples for sampling of each type of material to be blended for the mixed filter media and samples of the underdrain bedding material. Samples must be a composite of three different locations (grabs) from the stockpile or pit face. Sample size required will be determined by the testing laboratory.
- Perform a sieve analysis conforming to STM C136 (Standard Test Method for Sieve Analysis of fine and Course Aggregates 1996A) on each type of the sample material. The resulting soil filter media mixture must have 85 to 125 by weight passing the #600 sieve, a clay content of less than 2% (determined hydrometer grain size analysis) and have 10% dry weight of organic matter.
- Perform a permeability test on the soil filter media mixture conforming to ASTM D2434 with the mixture compacted to 90-92% of maximum dry density based on ASTM D698.

LOT GRADING AND DRIVEWAY LOCATION

Inspections a professional engineer will consist of a visit to the site prior to construction to consult with the earthwork contractor and a post construction meeting to confirm grading on lots and for all driveways to ensure runoff is directed according to plans and to oversee the re-stabilization of the lot into a vegetated cover.

BUFFERS - GENERAL

General forest use means that the land must be maintained with a forest cover and undisturbed soil, duff layer ground cover vegetation, and understory vegetation. Timber may be harvested on a selective basis provided that no more than 40% of the volume is harvested within any 10 year period.

ROAD DITCH TURNOUT

Inspections by a professional engineer shall consist of weekly visits to the site to inspect each turnout construction, turnout's stone berm material and placement, from initial ground disturbance to final stabilization of the level spreader.

DEWATERING

A dewatering plan is needed to address excavation de-watering following heavy rainfall events or where the excavation may interact the groundwater table during construction. The collected water needs treatment and a discharge point that will not cause downstream erosion and/or sedimentation or within a resource. Please follow the details of such a plan.

BASIC STANDARDS - EROSION CONTROL MEASURES

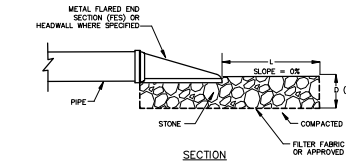
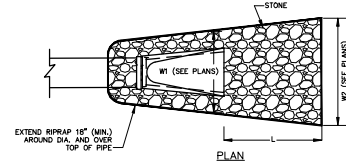
Minimum erosion control measures will need to be implemented and the applicant will be responsible to maintain all components of the erosion control plan until the site is fully stabilized. However, based on site and weather conditions during construction, additional erosion control measures may need to be implemented. All areas of instability and erosion must be repaired immediately during construction and need to be maintained until the site is fully stabilized or vegetation is established. A construction log must be maintained for the erosion and sedimentation control inspections and maintenance

INSTALLATION

- INSTALL SEDIMENT BARRIERS ON THE SITE BEFORE DISTURBING SOILS. SEE THE "SEDIMENT BARRIER" MEASURE FOR DETAILS ON INSTALLATION AND MAINTENANCE.
- CONSTRUCT A DIVERSION DITCH TO KEEP UPSTREAM RUNOFF OUT OF WORK AREA.
- MAINTAIN CLEARING LIMITS ON THE SITE TO KEEP EROSION OUT OF AREAS WITH STEEP SLOPES, CHANNELIZED FLOW, OR ADJACENT SURFACE WATERS AND WETLANDS.
- PRESERVE BUFFERS BETWEEN THE WORK AREA AND ANY DOWNSTREAM SURFACE WATERS AND WETLANDS. SEE THE "BUFFERS" MEASURE FOR PRESERVATION.
- USE TEMPORARY MULCH AND RYE-SEED TO PROTECT DISTURBED SOILS OUTSIDE THE ACTIVE CONSTRUCTION AREA. SEE THE "MULCHING" MEASURE AND "VEGETATION" MEASURE FOR DETAILS AND SPECIFICATIONS FOR THESE CONTROLS.
- PERMANENTLY SEED AREAS NOT TO BE PAVED WITHIN SEVEN DAYS OF COMPLETING FINAL GRADING. SEE "VEGETATION" MEASURE FOR INFORMATION ON PROPER SEEDING.

MAINTENANCE

EVERY MONTH THE FIRST YEAR AFTER CONSTRUCTION AND YEARLY THEREAFTER, INSPECT FOR AREAS SHOWING EROSION OR POOR VEGETATION GROWTH. FIX THESE PROBLEMS AS SOON AS POSSIBLE. EACH SPRING REMOVE ANY ACCUMULATION OF DEBRIS OR WINTER SAND THAT WOULD IMPED RUNOFF FROM ENTERING A BUFFER OR DITCH.



MAINTENANCE

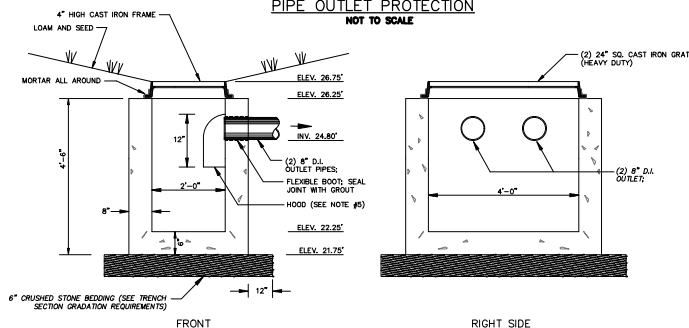
THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION AREA.

CONSTRUCTION SPECIFICATIONS

- THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

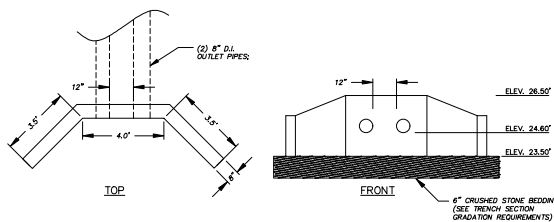
PIPE OUTLET PROTECTION

NOT TO SCALE



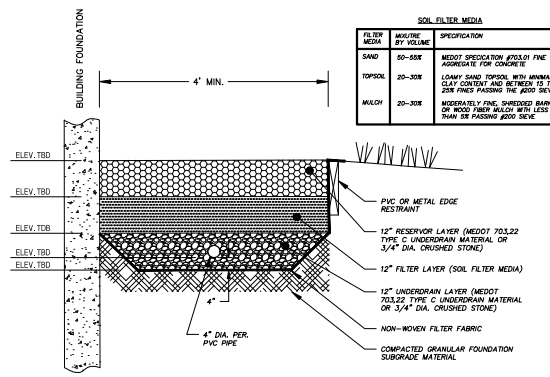
DROP INLET #1 (PDI #1)

NOT TO SCALE



OUTFALL HEADWALL

NOT TO SCALE



Testing and Submittals: The contractor shall identify the location of the source of each component of the soil filter media. All results of field and laboratory testing shall be submitted to the project engineer for confirmation. The contractor shall:

- Select samples for sampling of each type of material to be blended for the mixed filter media and samples of the underdrain bedding material. Samples must be a composite of three different locations (grabs) from the stockpile or pit face. Sample size required will be determined by the testing laboratory.
- Perform a sieve analysis conforming to STM C136 (Standard Test Method for Sieve Analysis of fine and Course Aggregates 1996A) on each type of the sample material. The resulting soil filter media mixture must have 85 to 125 by weight passing the #600 sieve, a clay content of less than 2% (determined hydrometer grain size analysis) and have 10% dry weight of organic matter.
- Perform a permeability test on the soil filter media mixture conforming to ASTM D2434 with the mixture compacted to 90-92% of maximum dry density based on ASTM D698.

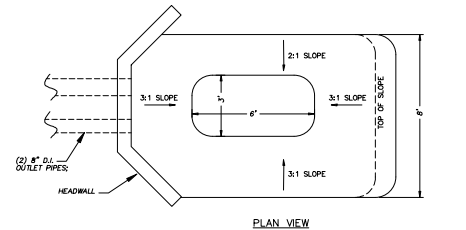
Alternative soil filter media source: MDEP approved filter mix is available from Shaw Brothers, Gorham, Maine at <http://www.shawbrothers.com/> or engineered approved equal.

Inspections: Inspections by a professional engineer shall consist of weekly visits to the site during construction to inspect each the roof drip edge filter's underdrain construction, filter material placement, and overflow from initial ground disturbance to final stabilization of the filter.

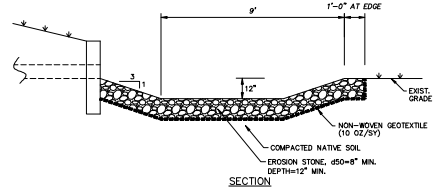
ROOF DRIP EDGE FILTER

NOT TO SCALE

- NOTES:
- CONSTRUCT PLUNGE POOL TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.
 - THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
 - EROSION STONE USED FOR THE PLUNGE POOL SHALL MEET THE FOLLOWING GRADATION.
 - GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18 INCHES.
 - THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.



PLAN VIEW



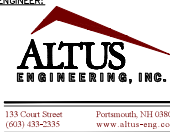
SECTION

PLUNGE POOL DETAIL

NOT TO SCALE

SOIL FILTER MEDIA		
FILTER MEDIA	MAXIMUM SIZE (LINE)	SPECIFICATION
SAND	20-30#	NEED SPECIFICATION #20# FINE AGGREGATE FOR CONCRETE
TOPSOIL	20-30#	LOAMY SAND TOPSOIL WITH MINIMAL CLAY CONTENT AND RETAINED 15 TO 20% FINES PASSING THE #20# SIEVE
MULCH	20-30#	DECIDUOUS FINE, SHEDDING PINE OR WOOD FIBER MULCH WITH LESS THAN 10% PASSING #20# SIEVE

ENGINEER:



DEVELOPER:



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APPROVED BY: EDW

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(24"x36") N.T.S.

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BRENDA HALEY
21 LITCHFIELD ROAD
KITTERY, MAINE 03904

APPLICANT:

CHINBURG PROPERTIES
3 PENSTOCK WAY
NEWMARKET, NH 03857

PROJECT:

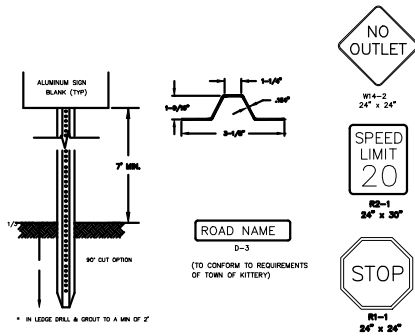
MEADOWLARK
FARM SUBDIVISION
TAX MAP 46, LOT 6
21 LITCHFIELD ROAD
KITTERY, MAINE

TITLE:

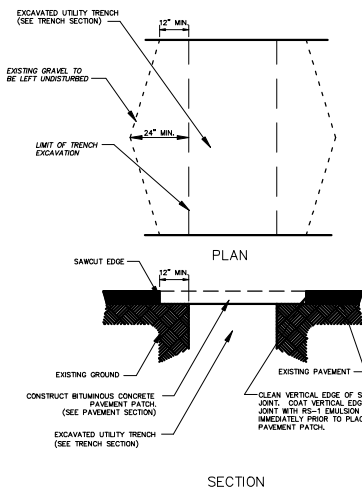
EROSION CONTROL
DETAILS

SHEET NUMBER:

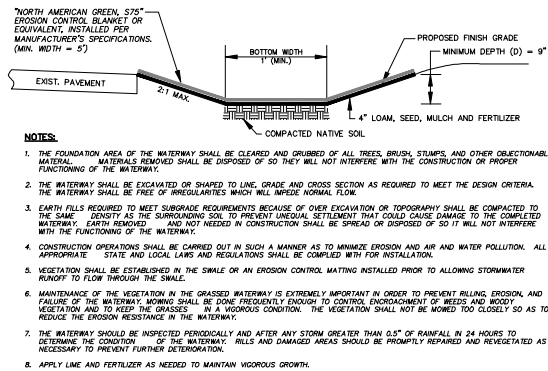
C - 2.2



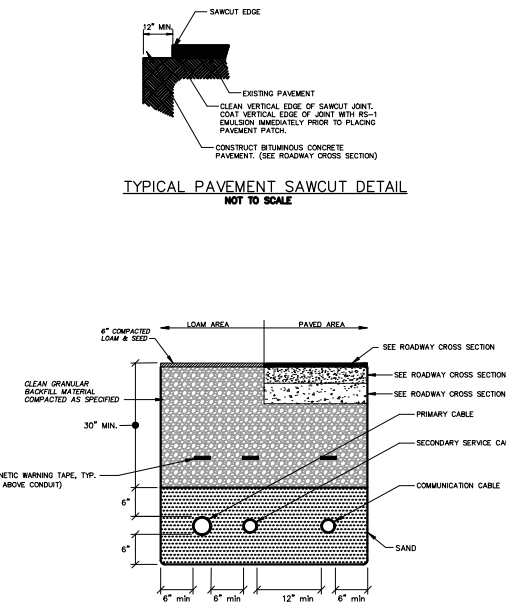
SIGN POST DETAIL
NOT TO SCALE



TYPICAL TRENCH PATCH
NOT TO SCALE

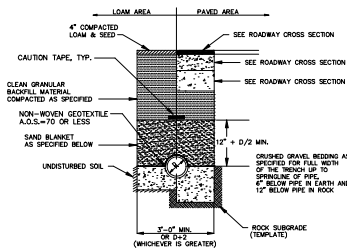
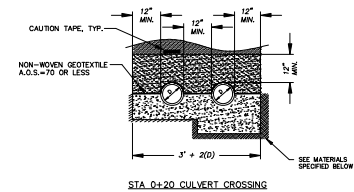


ROADSIDE SWALE
NOT TO SCALE



- NOTES:**
1. ELECTRICAL AND COMMUNICATION CONDUIT SIZE, MATERIALS AND SPACING SHALL BE IN ACCORDANCE WITH THE APPLICABLE UTILITY COMPANY STANDARDS.
 2. SELECTING CONDUIT WITH HULL STRING SHALL MEET THE REQUIREMENTS OF BUILDING CODE AND NATIONAL ELECTRICAL CODE. QUANTITIES AND SIZES.
 3. CONDUIT SHALL CROSS PAVED AREAS AT 90°.
 4. BACKFILL NOTES:
 - A. SELECTED SAND BACKFILL SHALL CONSIST OF A FINE GRANULAR MATERIAL OF WHICH 100% SHALL PASS THROUGH A 1/4\"
 - B. EXCEPTIONS: NATURALLY OCCURRING SMOOTH ROUND PEBBLES NO GREATER THAN 3/4\"
 - C. THE SAND SHALL BE COMPLETELY FREE OF FROZEN LUMPS, ROCKS, STONES, DEBRIS AND RUBBISH.

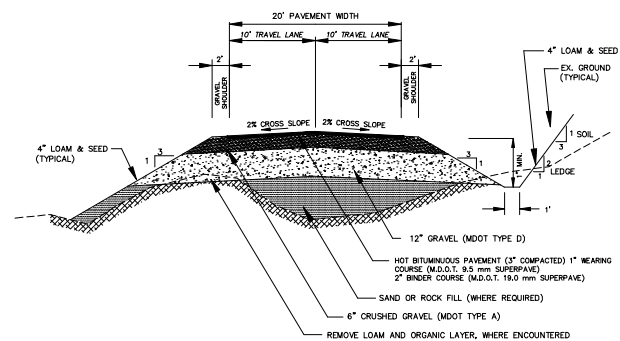
UNDERGROUND CONDUIT BANK DETAIL
NOT TO SCALE



SAND BLANKET		CRUSHED GRAVEL BEDDING	
SIZE SIZE	% FINER BY WEIGHT	SIZE SIZE	% FINER BY WEIGHT
1/2"	90 - 100	3"	100
200	0 - 15	3"	95 - 100
		1"	55 - 85
		3"	27 - 52
		# 4	0 - 12

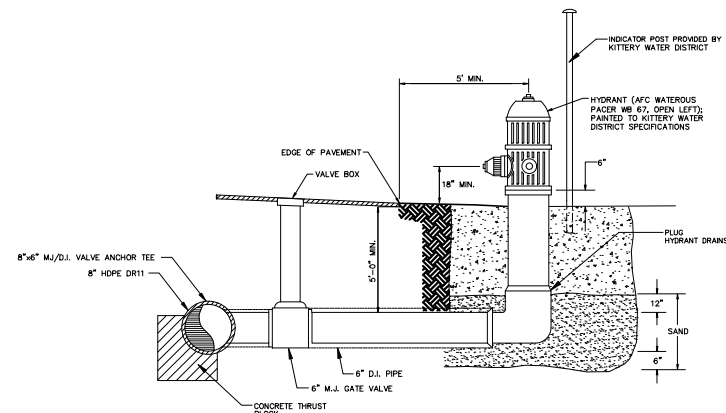
MDOT TYPE A, CRUSHED GRAVEL
* (IN SAND PORTION) FRACTION PASSING THE #4 SIEVE.

BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHO T 99, METHOD C, SUITABLE BACKFILL MATERIAL. BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHO T 99, METHOD C.



- NOTES:**
1. ALL EXISTING FILL, BURIED ORGANIC MATERIAL, LOAM, AND/OR OTHER QUESTIONABLE MATERIAL SHALL BE REMOVED FROM BELOW ALL PAVEMENT, SHOULDERS AND UNDERGROUND PIPING/UTILITIES TO DEPTHS RECOMMENDED IN GEOTECHNICAL REPORT.
 2. SUBGRADE SHALL BE PROFILESOL A MINIMUM OF 6 PASSES WITH A VIBRATORY COMPACTOR OPERATING AT PEAK RATED FREQUENCY OR BY MEANS APPROVED BY THE ENGINEER.
 3. FILL BELOW PAVEMENT GRADIES SHALL BE GRANULAR BEDDING COMPACTED PER MDOT REQUIREMENTS.
 4. SITEWORK CONTRACTOR SHALL COORDINATE GEOTECHNICAL ENGINEERING INSPECTIONS WITH THE CONSTRUCTION MANAGER PRIOR TO PLACING GRAVELS.
 5. TACK COAT SHALL BE APPLIED BETWEEN SUCCESSIVE LIFTS OF ASPHALT.
 6. THE BITUMINOUS PAVEMENT SHALL BE COMPACTED TO 92 TO 97 PERCENT OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041. THE BASE AND SUBBASE MATERIALS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THEIR MAXIMUM DRY DENSITIES AS DETERMINED BY ASTM D-1557.
 7. SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED DUMP TRUCK PRIOR TO PLACEMENT OR GRAVELS. PROOF ROLLING SHALL BE VIEWED AND APPROVED BY REGISTERED GEOTECHNICAL ENGINEER.

TYPICAL ROADWAY CROSS SECTION
NOT TO SCALE

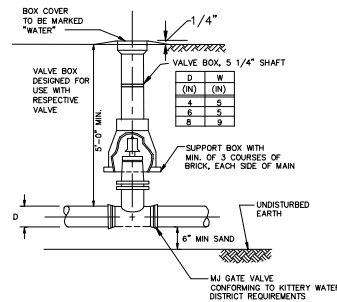


WATER MAIN NOTES:

1. OPERATION OF HYDRANTS AND VALVES SHALL BE AS DETERMINED BY KITTERY WATER DISTRICT AND KITTERY FIRE DEPARTMENT.
2. ALL WORK SHALL CONFORM TO KITTERY WATER DISTRICT "WATER MAIN MATERIAL AND INSTALLATION SPECIFICATIONS, MARCH 2009". CONTRACTOR SHALL OBTAIN A COPY OF SAID SPECIFICATIONS AND MEET WITH THE KITTERY WATER DISTRICT PRIOR TO PURCHASING MATERIALS OR COMMENCING CONSTRUCTION.
3. MECHANICAL JOINT FITTINGS ARE TO BE CLASS 350 AND HAVE ROMAC "GRIP RING" RETAINER GLANDS WITH CORTEN LOW ALLOY STEEL NUTS AND BOLTS OR MEGALUG RETAINER GLANDS.

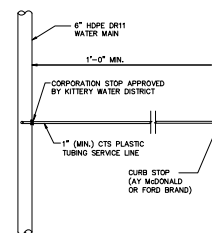
FIRE HYDRANT

NOT TO SCALE



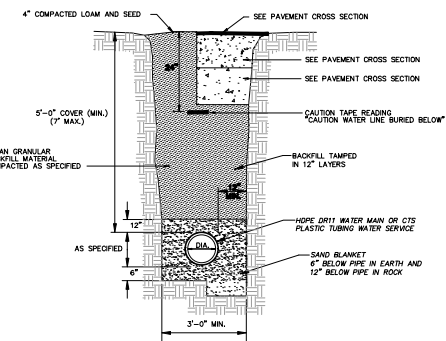
WATER VALVE DETAIL

NOT TO SCALE



TYPICAL SERVICE CONNECTION

NOT TO SCALE



WATER MAIN AND SERVICE TRENCH DETAIL

NOT TO SCALE

ENGINEER:

ALTUS
ENGINEERING, INC.

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Portsmouth, NH 03801
www.altus-eng.com

DEVELOPER:

CHINBURG
DEVELOPMENT

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DRAWN BY:

RMB

APPROVED BY:

EDW

DRAWING FILE:

5131SUBD.DWG

SCALE:

(24"x36") N.T.S.

OWNER:

BRENDA HALEY
21 LITCHFIELD ROAD
KITTERY, MAINE 03904

APPLICANT:

CHINBURG PROPERTIES
3 PENSTOCK WAY
NEWMARKET, NH 03857

PROJECT:

MEADOWLARK
FARM SUBDIVISION
TAX MAP 46, LOT 6
21 LITCHFIELD ROAD
KITTERY, MAINE

TITLE:

DETAIL SHEET

SHEET NUMBER:

C - 3.1

10/13/21