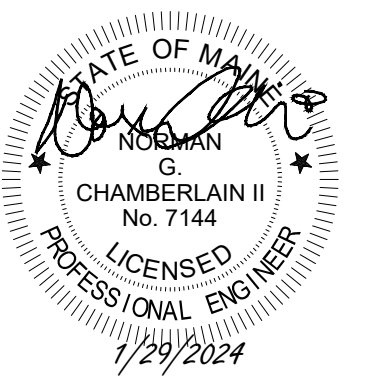


HEIGHT:	
AVERAGE ELEVATION: EL. 12.25 (NGVD29) = (NGVD29 FROM LOWER VILLAGE SURVEY CONVERTED TO NGVD88 BY WALSH ENGINEERING ASSOCIATES)	11.51 (NGVD88)
HEIGHT RESTRICTION: = +30.0 (KENNEBUNKPORT ARTICLE 240-6.2)	
MAXIMUM ELEVATION ALLOWED	= <u>41.51 (NGVD88)</u>
<u>FIRST FLOOR, EROSION HAZARD AREA:</u>	
DUNE HIGH POINT	= 13.0 (NGVD88)
HIGHEST NATURAL ELEVATION WITHIN 5 FEET OF THE BUILDING	= +3.0
WITHIN THE BUILDING (DEP CHAP. 355.6.G)	= +3.0
LOWEST HORIZONTAL STRUCTURAL MEMBER ELEVATION ALLOWED	= <u>16.0 (NGVD88)</u>
MINIMUM FIRST FLOOR ELEVATION ALLOWED ASSUMING 12" OF FRAMING & SUBBASE BASED ON TYP. CONST.	
	<u>17.0 (NGVD88)</u>

EXISTING AVERAGE GRADE	=	11.51
HIGHEST EXISTING ELEVATION WITHIN 5 FEET OF THE EX. FOUND.	=	11.66
MINIMUM ELEVATION OF STRUCTURAL MEMBER IN EROSION HAZARD AREA	=	14.66
MINIMUM FINISHED FLOOR ELEVATION	=	15.66

1. SEE SHEET C1.1 FOR PLAN REFERENCES AND ZONING RESTRICTIONS.

PROPERTY SETBACK
ALLOWABLE BUILDING HEIGHT
LIMIT OF EROSION HAZARD AREA
BUILDING



KENNEBUNKPORT, ME 04046

14 SPRUCE LANE
DRACUT, MASSACHUSETTS 01826

Rev.	Date	Description	Drawn	Check
1	02/16/24	DEP COMMENTS	KRM	NGC
2	02/22/24	FOR BUILDING PERMIT	KRM	NGC

Sheet Title:

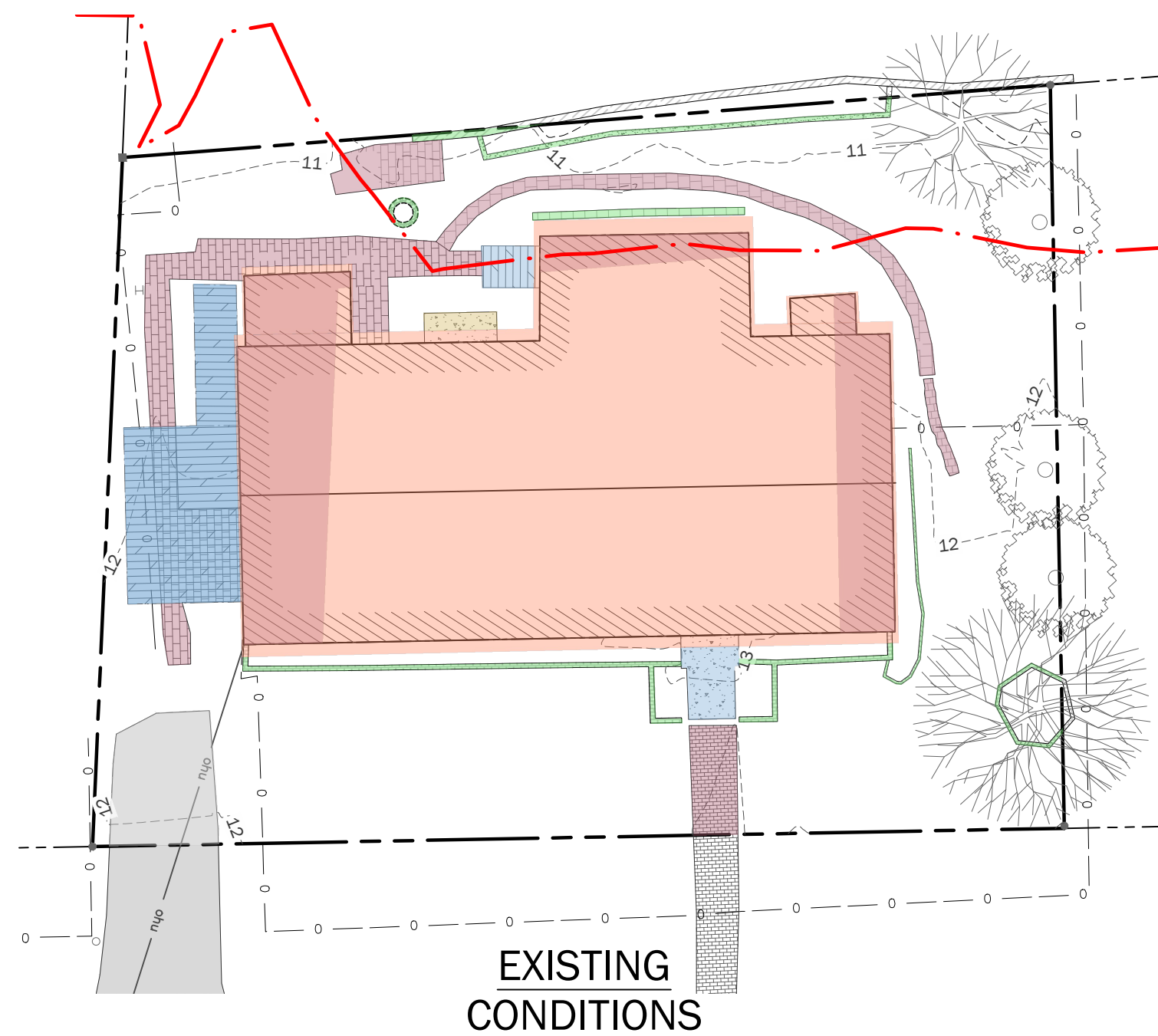
CROSS SECTIONS

Job No.: 860	Sheet No.:
Date: JAN. 26, 2024	C2.2
Scale: AS SHOWN	
Drawn: KEW	
Checked: NGC	

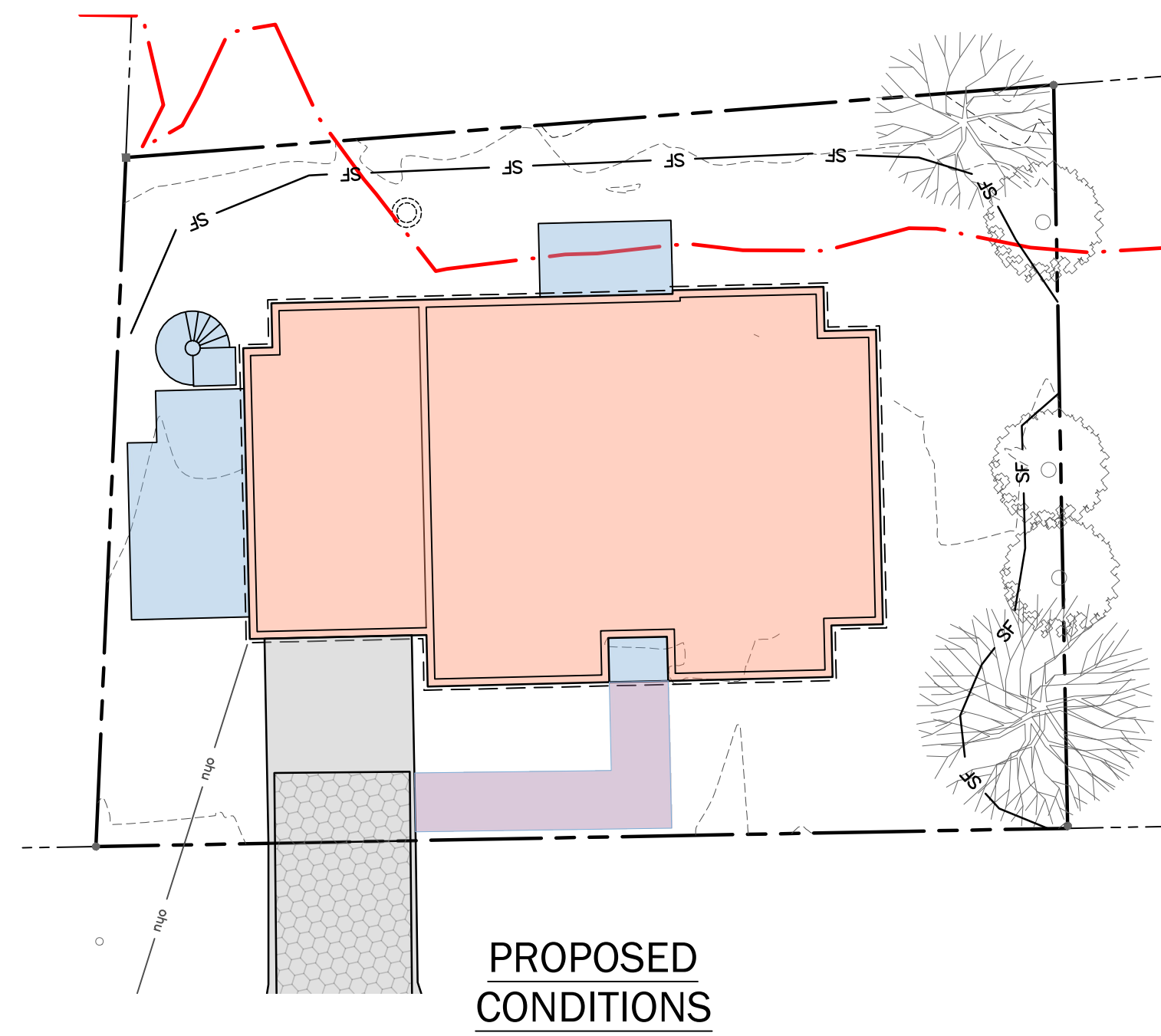
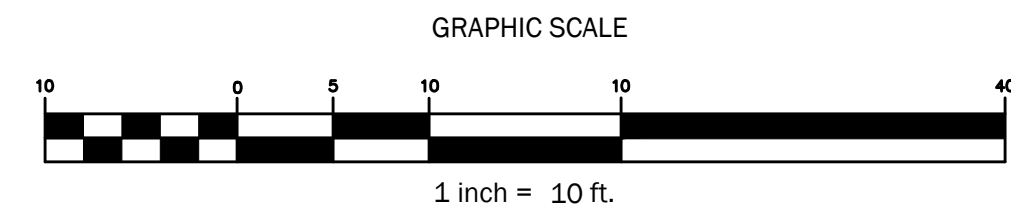
C2.2

PRELIMINARY - NOT FOR CONSTRUCTION

<u>EXISTING</u>	<u>PROPOSED</u>
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	



Area			
FEATURE	FEATURE COLOR	AREA	
		EXISTING	PROPOSED
House/Sheds to Overhangs		1,128 S.F.	1,050 S.F.
Driveway		60 S.F.	139 S.F.
Steps/Decks		145 S.F.	174 S.F.
Brick Walks/Pavers		172 S.F.	93 S.F.
Concrete Pad		6 S.F.	0 S.F.
Hardscape Borders		46 S.F.	0 S.F.
Total Impervious Area		1,557 S.F.	1,456 S.F.
Parcel Area		3,134 S.F.	3,134 S.F.
% of Impervious		49.68%	46.46%



SUMMARY OF BUILDING RESTRICTIONS

1. BUILDING FOOTPRINT

- THE BUILDING FOOTPRINT IS LIMITED TO 20% OF LOT AREA, OR THE EXISTING BUILDING AREA, WHICHEVER IS GREATER. THE EXISTING BUILDING EXCEEDS 20% OF LOT AREA SO A REPLACEMENT STRUCTURE WOULD BE LIMITED TO THE EXISTING FOOTPRINT AREA OF 1,128 S.F.
- DECK
- a. THE EXISTING DECK IS 121 SF. HOWEVER DEP ALLOWS FOR A DECK UP TO 200 SF IN A SAND DUNE SYSTEM. A DECK IS DEFINED AS HAVING NO HABITABLE SPACE ABOVE OR BELOW IT.
- BUILDING VOLUME
- a. A REPLACEMENT STRUCTURE CAN EXPANDED WITHIN THE NONCONFORMING BUILDING AREAS BY UP TO 30% OF THE NON-CONFORMING VOLUME. THE EXISTING NONCONFORMING VOLUME IS 4,584 C.F. AND COULD BE EXPANDED TO A TOTAL OF 5,959.2 C.F. WITHIN THE NON-CONFORMING AREAS.
- FIRST FLOOR ELEVATION
- a. SAND DUNE REQUIREMENTS
- i. WITHIN THE EROSION HAZARD AREA THE FOUNDATION MUST ALLOW FOR THE MOVEMENT OF SAND AND WATER AND HAVE AT LEAST THREE FEET FROM THE HIGHEST POINT ON THE DUNE UNDER THE STRUCTURE AND THE LOWEST HORIZONTAL STRUCTURAL MEMBER, OR ELEVATION 14.66.
- b. FLOOD ZONE REQUIREMENTS
- i. OUTSIDE THE EROSION HAZARD AREA THE STRUCTURE CAN HAVE A FULL FOUNDATION, BUT MUST MEET FLOOD ZONE REQUIREMENTS.
- ii. THE PROPERTY IS NOT IN A MAPPED FLOOD ZONE BASED ON THE EFFECTIVE FLOOD MAPS.
- iii. PRELIMINARY FLOOD MAPS INDICATE THAT A PORTION OF THIS PROPERTY WILL BE IN AN AE ZONE WITH AN ELEVATION OF 10.
- iv. IT IS ANTICIPATED THAT THE PRELIMINARY MAPS WILL BE IN EFFECT AS EARLY AS JUNE 2024.
- MAXIMUM BUILDING HEIGHT
- a. THE REPLACEMENT STRUCTURE CANNOT EXCEED 30 FEET ABOVE THE AVERAGE GRADE. LOWER VILLAGE SURVEY CALCULATED THE AVERAGE GRADE AT 12.25 (NGVD29), WHICH CONVERTS TO 11.51 (NAVD88). THIS WOULD SET THE MAXIMUM ROOF ELEVATION OF 41.51.
- LOT IMPERVIOUS COVERAGE
- a. NON-VEGETATED LOT COVERAGE CANNOT EXCEED 20% OF LOT AREA WHICH IS 626.8 SQ. FT., OR THAT WHICH CURRENTLY EXISTS, WHICH IS 1,273 SQ. FT. OR 40.68%.

1/29/2024

670 KINGS HIGHWAY

KENNEBUNKPORT, ME 04046

PREPARED FOR:
670 GRB REALTY TRUST

14 SPRUCE LANE
DRACUT, MASSACHUSETTS 01826

Rev.	Date	Description	Drawn	Checked
1	02/16/24	DEP COMMENTS	KRM	NGO
2	02/22/24	FOR BUILDING PERMIT	KRM	NGO

Sheet Title

BUILDING &
IMPERVIOUS
AREAS

Job No.: 860

Date: JAN 26 2024

Cooler

	Scale
1	100%

Drawn:	KEW

Sheet No.:

623

—

C2.3

THE FOLLOWING PLAN FOR CONTROLLING SEDIMENTATION AND EROSION IN THIS PROJECT IS BASED ON CONSERVATION PRACTICES FOUND IN THE MAINE EROSION & SEDIMENT CONTROL BMPs MANUAL, OCTOBER 2016, AND MAINE EROSION AND SEDIMENT CONTROL PRACTICE FIELD GUIDE FOR CONTRACTORS, REVISED 2014, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR WHO IMPLEMENTS THIS PLAN SHALL BE FAMILIAR WITH THESE PUBLICATIONS AND ADHERE TO THEM AND THE PRACTICES PRESENTED HEREIN

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

- 2) REGULARLY MONITOR THE IMPLEMENTED PRACTICES, ESPECIALLY AFTER EVERY RAINFALL
- 3) REVEGETATE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION
- 4) CONFORM TO ALL REQUIREMENTS/STANDARDS OF THE SITE'S MAINE DEP EROSION & SEDIMENT CONTROL BMP MANUAL.

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS WILL BE INSTALLED ALONG THE DOWN GRADIENT SIDE OF THE PROPOSED GROUND DISTURBANCE AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES WHERE SLOPES EXCEED 8% OR THERE IS FLOWING WATER BOTH SILT FENCE AND EROSION CONTROL MATTING BERMS SHALL BE USED.

CATCH BASIN PROTECTION WILL BE INSTALLED AT THE FIRST DOWNGRAIDENT CATCH BASIN IN STREET ADJACENT TO ANY CONSTRUCTION ACTIVITIES AND IN ALL ONSITE CATCH BASINS UNTIL SITE HAS BEEN COMPLETELY STABILIZED.

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION DURING CONSTRUCTION ON THIS PROJECT:

1. EROSION AND SEDIMENTATION CONTROL BMPs SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITIES.
2. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. AN AREA NO LARGER THAN WHAT CAN BE MULCHED IN ONE DAY MAY BE OPEN AT ONCE. ONCE CONSTRUCTION OF AN AREA IS COMPLETE, FINAL GRADING, LOAMING AND SEEDING SHALL OCCUR IMMEDIATELY (REFER TO "POST CONSTRUCTION REVEGETATION" SECTION). IF DURING FINAL GRADING, LOAMING AND SEEDING CAN NOT OCCUR IMMEDIATELY, IT SHALL BE DONE PRIOR TO ANY STORM EVENT AND WITHIN 15 DAYS OF COMPLETING CONSTRUCTION IN THE AREA. IF FINAL GRADING, LOAMING AND SEEDING CANNOT OCCUR WITHIN 15 DAYS, OR IF THE AREA IS NOT UNDER ACTIVE CONSTRUCTION FOR A PERIOD LONGER THAN 7 DAYS, SEE ITEM NO. 4 BELOW.
3. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING SHALL BE INSTALLED ON DOWNGRADIENT PORTIONS OF THE SITE AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION.
4. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM EXISTING DRAINAGE AREAS AND WETLANDS. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
 - A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
 - B. SEEDDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
 - C. STOCKPILES SHALL BE EITHER PLACED UPHILL OF AN EXISTING SEDIMENT BARRIER ON THE SITE OR ENCIRCLED BY A HAY BALE OR SILT FENCE BARRIER THE FIRST DAY THAT STOCKPILING COMMENCES.
5. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
 - A. TREATED WITH STRAW AT A RATE OF 70-90 LBS. PER 1000 SQUARE FEET FROM 1/16 TO 10/1, OR AT A RATE OF 150-200 LBS. PER 1000 SQUARE FEET FROM 10/1 TO 4/15.
 - B. SEEDDED WITH CONSERVATION MIX OF PERENNIAL RYE GRASS (1.0 LBS/1000 SQ.FT.) AND MULCHED IMMEDIATELY. FROM 10/1 TO 4/15, FOLLOW THE SEEDING RATES AS OUTLINED BELOW IN SUB-SECTION 4. OF THE "POST CONSTRUCTION REVEGETATION" SECTION.
 - C. MONITORED EVERY TWO WEEKS UNTIL SEEDING CAN OCCUR AND REMULCHED AS NEADED TO PROTECT SLOPES.
6. ALL GRADING WILL BE HELD TO A MAXIMUM 3:1 SLOPE WHERE PRACTICAL. GREATER SLOPES MAY BE USED WHERE THE BANKS ARE PROTECTED WITH SOFT ARMOUR MATTING, EROSION CONTROL MATTING, OR RIPRAP. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY AFTER FINAL GRADING IS COMPLETE. IT IS UNDERSTOOD THAT IMMEDIATELY MEANS WITHIN 5 DAYS OF THE COMPLETION OF WORK. SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION).
6. APPLICATION RATE SHALL BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (30-60 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
7. CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE EXISTING SITE ENTRANCE. THE ROAD SHALL BE SWEEP AND VACUUMED DAILY SHOULD SEDIMENT BE TRACKED ONTO IT.
8. ALL AREAS DRAINING TO A STORMWATER FILTER OR BMP SHALL BE STABILIZED PRIOR TO CONSTRUCTION OF FILTER MEDIA TO PREVENT SEDIMENT FROM CLOGGING MEDIA.

1. ALL DEWATERING DISCHARGE LOCATIONS SHALL BE LOCATED ON RELATIVELY FLAT GROUND AT LEAST 75' FROM STREAMS AND 25' FROM WETLANDS. THE CONTRACTOR SHALL UTILIZE DIRT BAGS, EROSION CONTROL MIX BERMS, OR SIMILAR METHODS FOR FILTRATION OF DEWATERING AND SHALL CONFORM TO THE MAINE EROSION AND SEDIMENT CONTROL BMPs G-1, G-2, AND G-3.

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING:

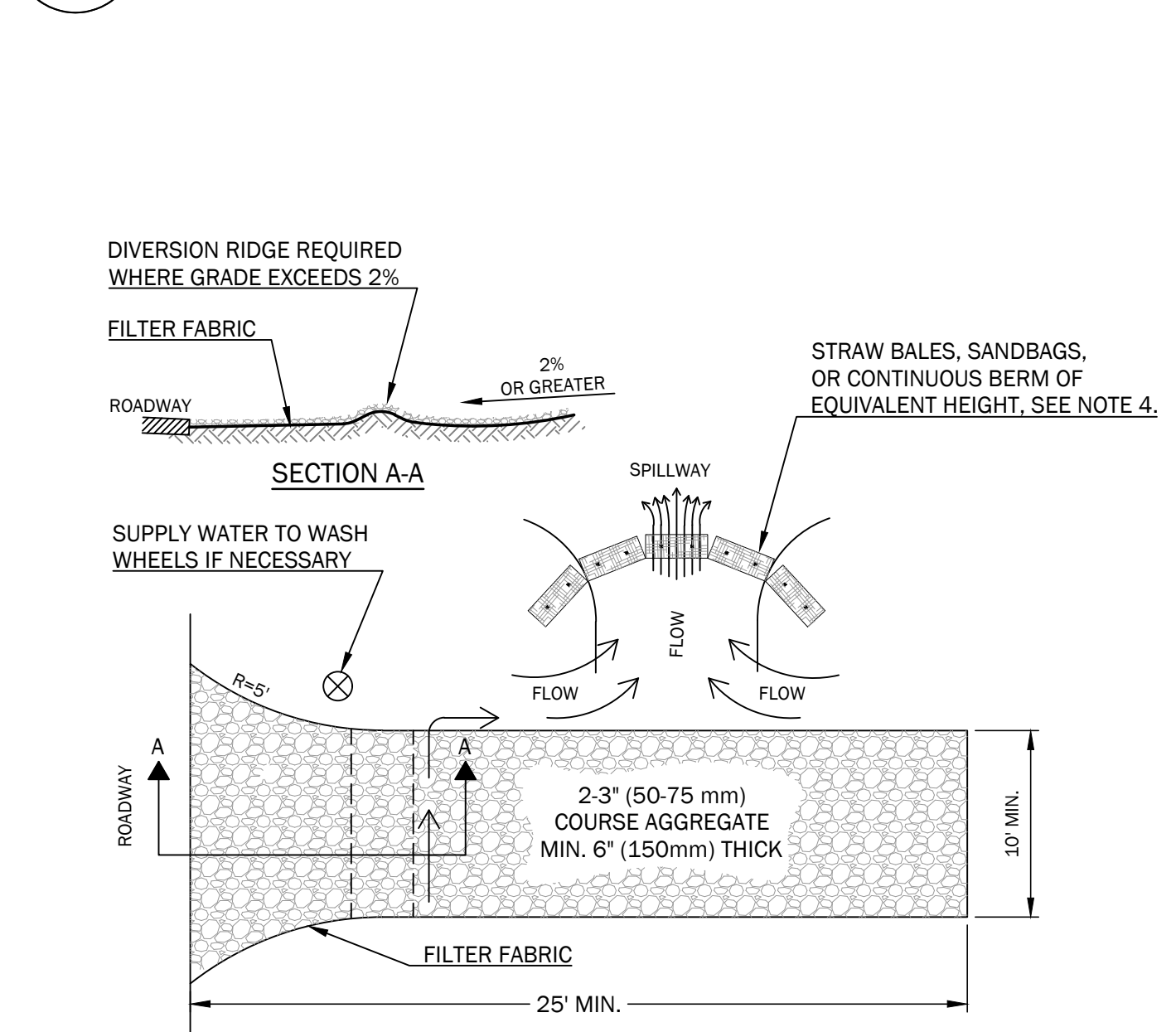
1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE.
2. LAWN AREAS: "PARK MIX" GRASS SEED BY ALLEN, STERLING & LOTHROP (FALMOUTH, MAINE), OR APPROVED EQUAL.
3. MULCH SHALL BE HAY OR STRAW MULCHES THAT ARE DRY AND FREE FROM UNDESIRABLE SEEDS AND COARSE MATERIALS.
 - A. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE.
 - B. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
 - C. BLANKET WITH TACKED PHOTOGRADABLE/BIOGRADABLE NETTING ON GRADES GREATER THAN 5%.
4. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER, WHICH IS SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 30.1 AND 41.5.
5. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN OCTOBER 1ST AND APRIL 15TH. SHOULD SEEDING BE NECESSARY BETWEEN THESE DATES, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
 - A. ONLY UNFROZEN LOAM SHALL BE USED.
 - B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
 - C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS./1,000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.5 LBS./1,000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON LOAM THE DAY THE LOAM IS SPREAD.
 - F. HAY MULCH SHALL BE SECURED WITH PHOTOGRADABLE/BIOGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE. WINTER MULCHING RATES SHALL BE DOUBLE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION, SHOULD BE APPLIED DURING THIS PERIOD.
6. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 90% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE DESIGN PROFESSIONAL THAT THE EXISTING CATCH IS INADEQUATE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL, AND AT LEAST ONCE A WEEK, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

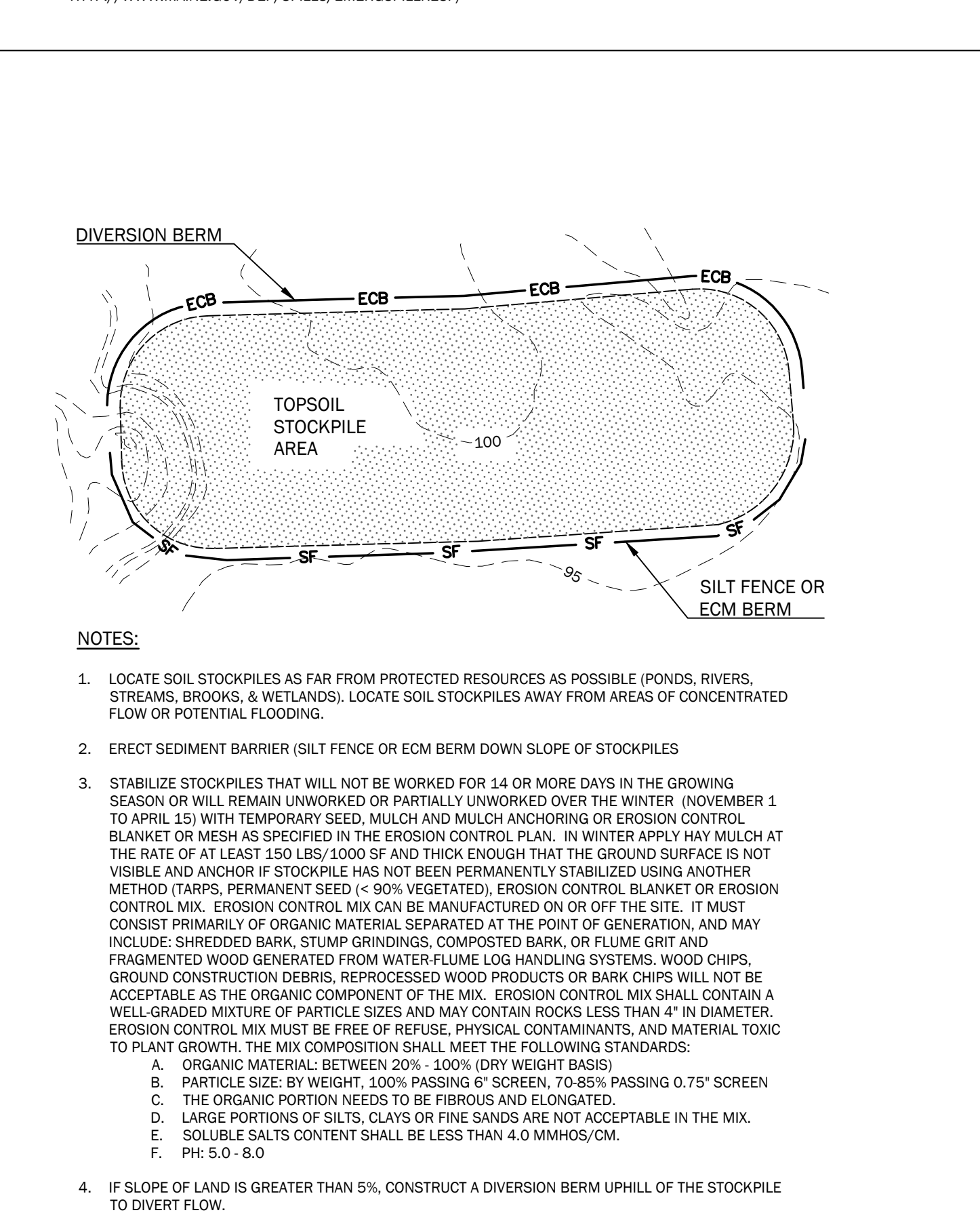
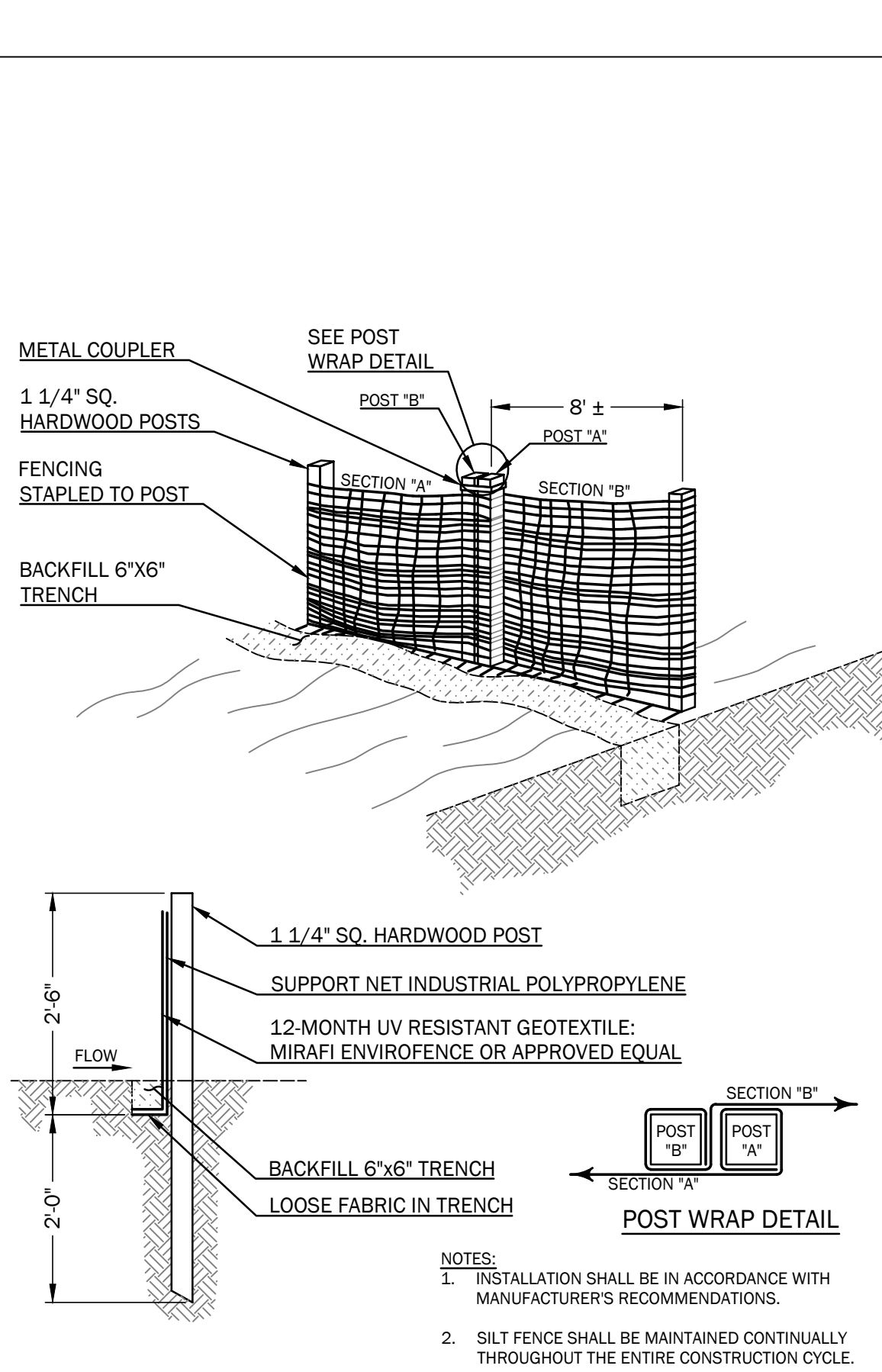
1. SILT FENCE SHALL BE INSPECTED AND REPAIRED. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING.
2. CONSTRUCTION ENTRANCE SHALL BE VISUALLY INSPECTED AND REPAIRED AS NEEDED. ANY AREAS SUBJECT TO RUTTING SHALL BE STABILIZED IMMEDIATELY. IF THE VOIDS OF THE CONSTRUCTION ENTRANCE BECAME FILLED WITH MUD, MORE CRUSHED STONE SHALL BE ADDED AS NEEDED. THE PUBLIC ROADWAY SHALL BE SWEEP AND VACUUMED SHOULD MUD BE DEPOSITED/TRACKED ONTO THEM.

THE FOLLOWING STANDARDS AND METHODOLOGIES SHALL BE USED FOR STABILIZING THE SITE DURING THE WINTER CONSTRUCTION PERIOD

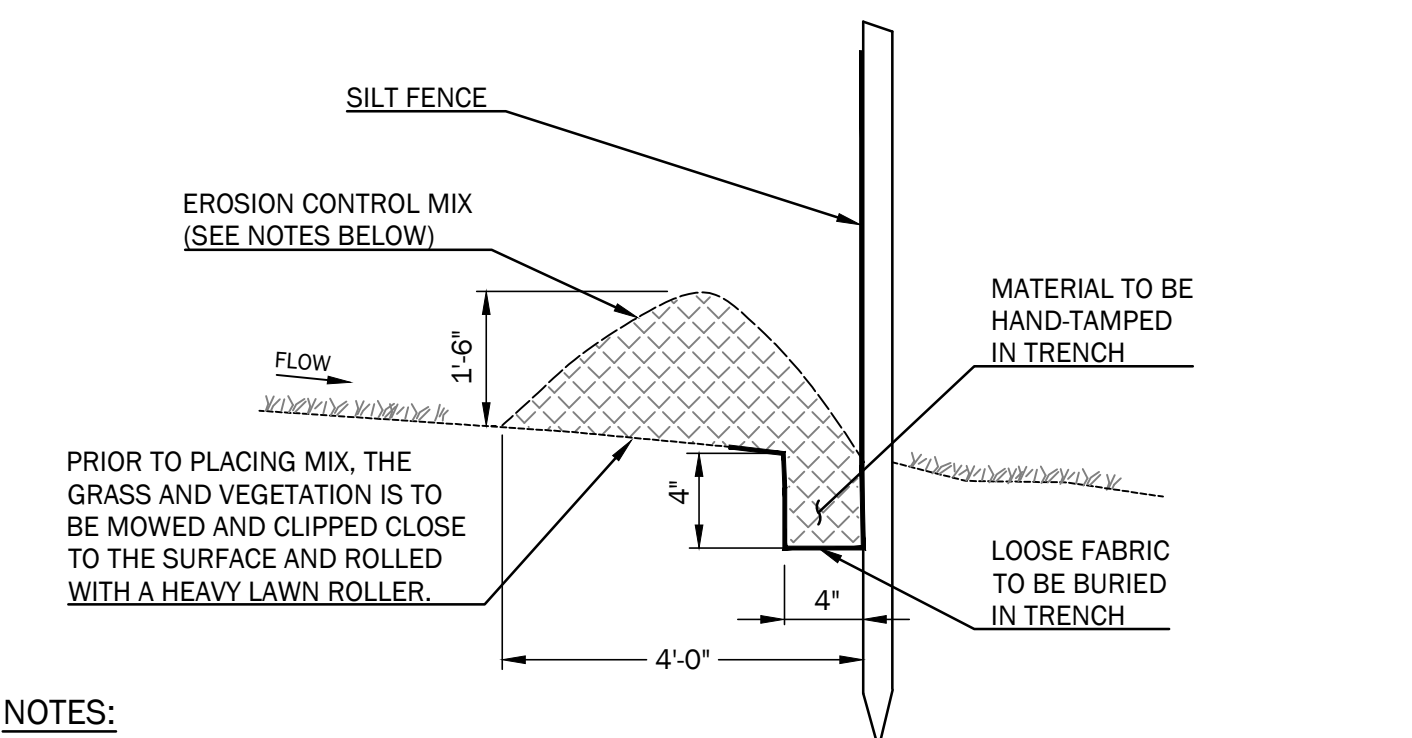
1. STANDARD FOR THE TIMELY ESTABLISHMENT OF DISTURBED SOILS (ANY AREA HAVING A GRADE GREATER THAN 25%): THE CONTRACTOR WILL LOCATE, STABILIZE AND CLOUSE TO BE VEGETATED BY SEPTEMBER 15TH. THE CONTRACTOR SHALL STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15TH. THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
 - A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS: BY OCTOBER 15TH THE CONTRACTOR WILL SEE TO IT THAT THE DISTURBED SOILS OF THE WINTER ARE PROTECTED BY EROSION CONTROL MATS OR ANCHORED HAY MULCH OVER THE SEEDING AT TWICE THE RATE AS SPECIFIED ABOVE IN SUBSECTION 2.4 OF THE "POST CONSTRUCTION REVEGETATION" SECTION. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS.
 - B. STABILIZE THE SLOPE WITH WOOD-WASTE COMPOST: THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD-WASTE COMPOST OVER THE SLOPE OF THE DISTURBED SOILS. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.



- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT OUTTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE OUTTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH CRUSHED STONE THAT DRAINS OUTTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 4. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED



3. **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 INFLTRATION AREA. ANY INFLTRATION AREA THAT MAY BE CREATED THAT IS DUE TO THE EXISTENCE OF TOXIC OR HAZARDOUS MATERIALS AS A RESULT OF SUCH 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.
- NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPs) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).
4. **FUGITIVE SEDIMENT AND DUST:** ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOIL OR FUGITIVE DUST OR EXCESSIVE DUST. EXCESSIVE DUST OR FUGITIVE DUST MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS ALTERNATE. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND 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.
- NOTE: DETERMINING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT MAY VIOLATE STATE WATER QUALITY STANDARDS AND THE NATURAL RESOURCES PROTECTION ACT.
5. **DEBRIS AND OTHER MATERIALS:** MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FRUIT TRAILERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- NOTE: TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION AND POST-CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISION OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT RULES; MAINE HAZARDOUS WASTE MANAGEMENT RULES; MAINE OIL CONVEYANCE AND STORAGE RULES; AND MAINE PESTICIDE REQUIREMENTS.
- EXCAVATION DETERIORATING:** EXCAVATION DETERIORATING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, AND OTHER AREAS THAT ARE NOT DESIGNED TO RETAIN WATER AFTER ABANDONMENT. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILLT 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 BUFFER OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN, ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- NOTE: DETERMINING CONTROLS ARE DISCUSSED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMPs, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION."
6. **AUTHORIZED NON-STORMWATER DISCHARGES:** IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES, WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST. THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
- DISCHARGES FROM FIREFIGHTING ACTIVITY;
 - FIRE HYDRANT FLUSHINGS;
 - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE, AND TRANSMISSION WASHING IS PROHIBITED);
 - DUST CONTROL, RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
 - ROUTINE EXTERIOR, BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
 - PAINTS AND WASHWATER FROM TRUCKS AND TRAILERS THAT ARE NOT WASHED WITH TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED; IF DETERGENTS ARE NOT USED;
 - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
 - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
 - FOUNDATION OR FOOTER DRAIN WATER WHERE FLOWS ARE NOT CONTAMINATED;
 - UNCONTAMINATED EXCAVATION DETERIORATING (SEE REQUIREMENTS IN APPENDIX (C)(5));
 - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
 - 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:
- WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
 - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
 - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
 - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
8. **ADDITIONAL REQUIREMENTS:** ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



- ## NOTES:
1. THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
 2. MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS
 - A. THE ORGANIC CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
 - B. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A #6 SCREEN AND A MAXIMUM OF 85% PASSING A 0.075" SCREEN
 - C. THE ORGANIC PORTION SHALL NEED TO BE FIBROUS AND ELONGATED
 - D. LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
 - E. SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
 - F. THE pH SHOULD FALL BETWEEN 5.0 AND 8.0
 3. PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
 4. PLACEMENT OF BARRIER SHOULD BE:
 - AT TOE OF THE SLOPE.
 - AT THE EDGE OF FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
 - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
 5. SEDIMENT BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS WITHOUT SILTFENCE.
 6. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
 7. WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.

[illegible]



Schematic Front Elevation

1/4" = 1'-0"



PETERSON DESIGN GROUP
ARCHITECTURE

Kennebunk Office:
5 Nason Ct., Ste. 5, Village Green
Kennebunk, Maine 04043
Tel. 207-985-1525

Portland Office:
535 Ocean Avenue, Suite 2
Portland, Maine 04103
Tel. 207-775-3399

www.petersondesigngroup.us

Rev Oct 27/23

Lussier

Rev Mar 26/24

Goose Rocks Beach

2304

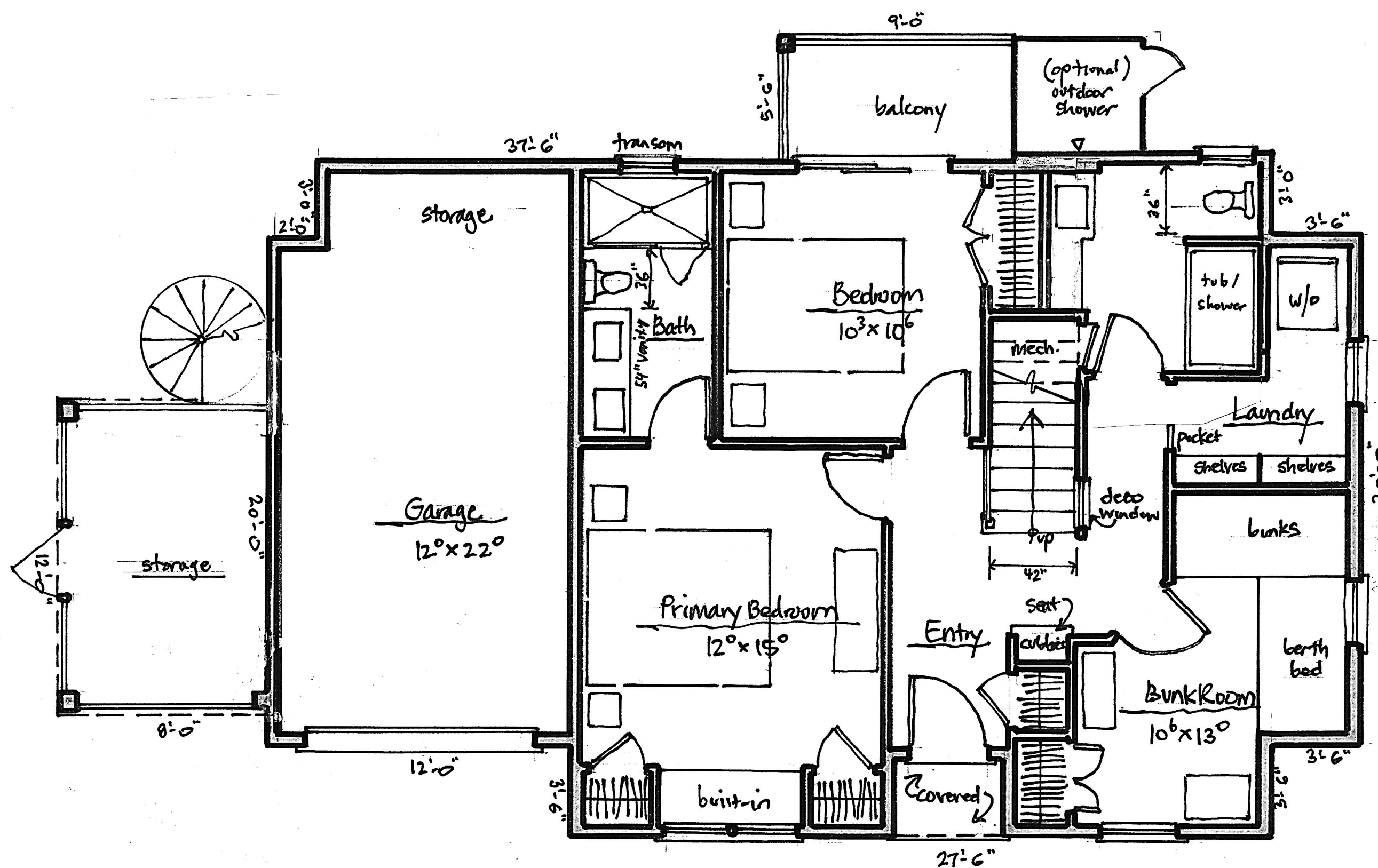
Rev Sept 5/23
Rev Sept 19/23

Aug 15/23

This drawing is for schematic design purposes only. As such, any information contained herein is for the sole purpose of conveying design intent. This material is not to be used as a construction drawing. Peterson Design Group assumes no responsibility or associated liability for structural resolution, dimensional accuracy, code compliance, specifications or other specific design issues with regard to this drawing.


This drawing is not to be used for the procurement of any building permit. Unauthorized use or reproduction of this material is an infringement of Copyright law. Peterson Design Group is a subsidiary of Erik C. Peterson Custom Residential Design, Inc.

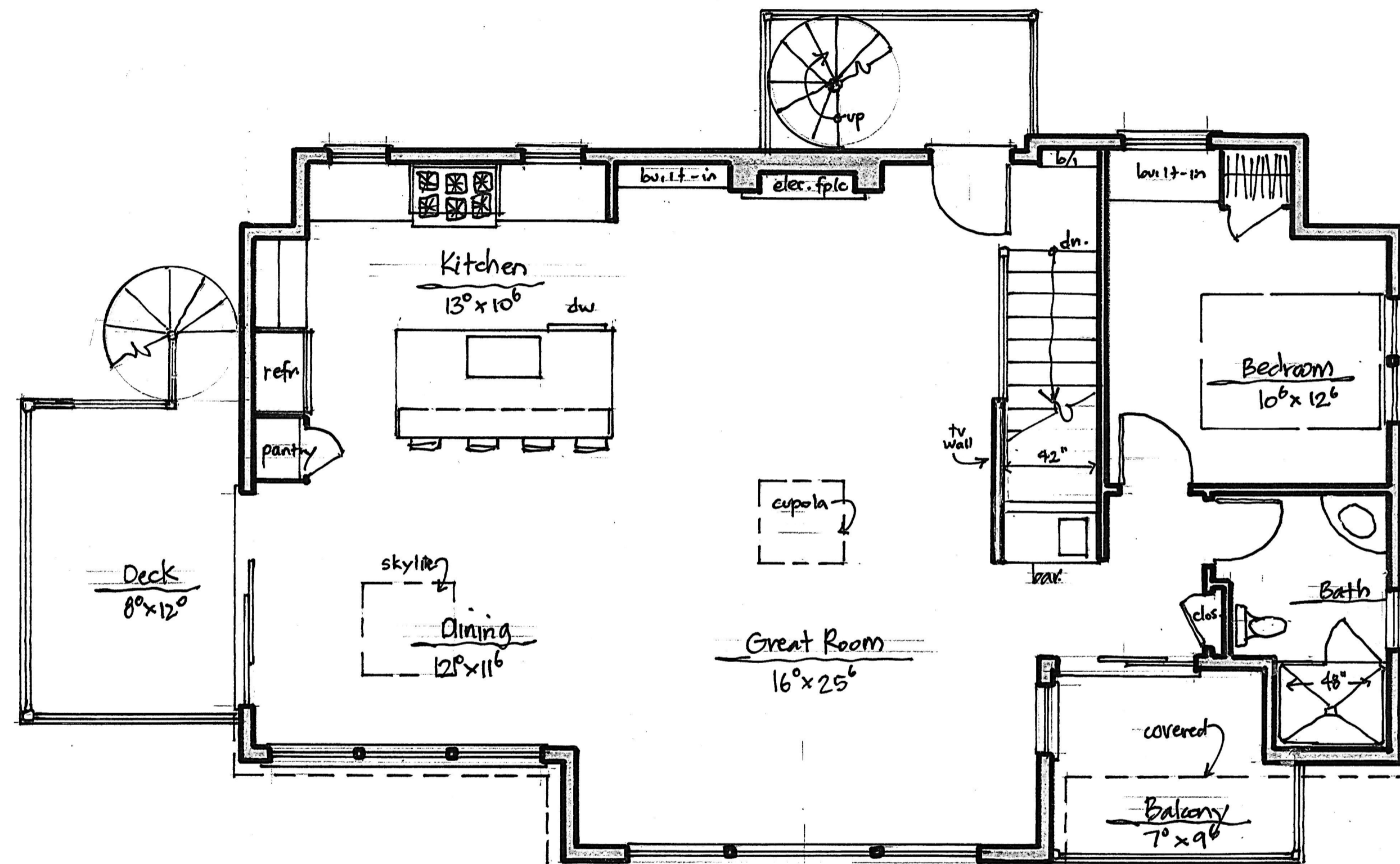
First Floor Living Area : 792 sf
 Second Floor Living Area : 957 sf
 Total : 1749 sf



Schematic First Floor Plan

1/4" = 1'-0"

 PETERSON DESIGN GROUP ARCHITECTURE		
Kennebunk Office: 5 Nason Ct., Ste. 5, Village Green, Kennebunk, Maine 04043 Tel. 207-985-1525		
Portland Office: 535 Ocean Avenue, Suite 2, Portland, Maine 04103 Tel. 207-775-3399		
www.petersondesigngroup.us		
Rev. Oct 14/23 Rev. Sept 5/23		
Lussier 2304	Rev. Aug 15/23 Rev. May 19/23 Rev. Nov 26/23	Rev. Oct 27/23 Goose Rocks Beach July 13/23
This drawing is for schematic design purposes only. As such, any information contained herein is for the sole purpose of conveying design intent. This material is not to be used as a construction drawing. Peterson Design Group assumes no responsibility or associated liability for structural resolution, dimensional accuracy, code compliance, specifications or other specific design issues with regard to this drawing.		
This drawing is not to be used for the procurement of any building permit. Unauthorized use or reproduction of this material is an infringement of Copyright law. Peterson Design Group is a subsidiary of Erik C. Peterson Custom Residential Design, Inc.		



Schematic Second Floor Plan

1/4" = 1'-0"

PETERSON DESIGN GROUP
ARCHITECTURE

Kennebunk Office: 5 Nason Ct., Ste. 5, Village Green
Kennebunk, Maine 04043
Tel. 207-985-1525

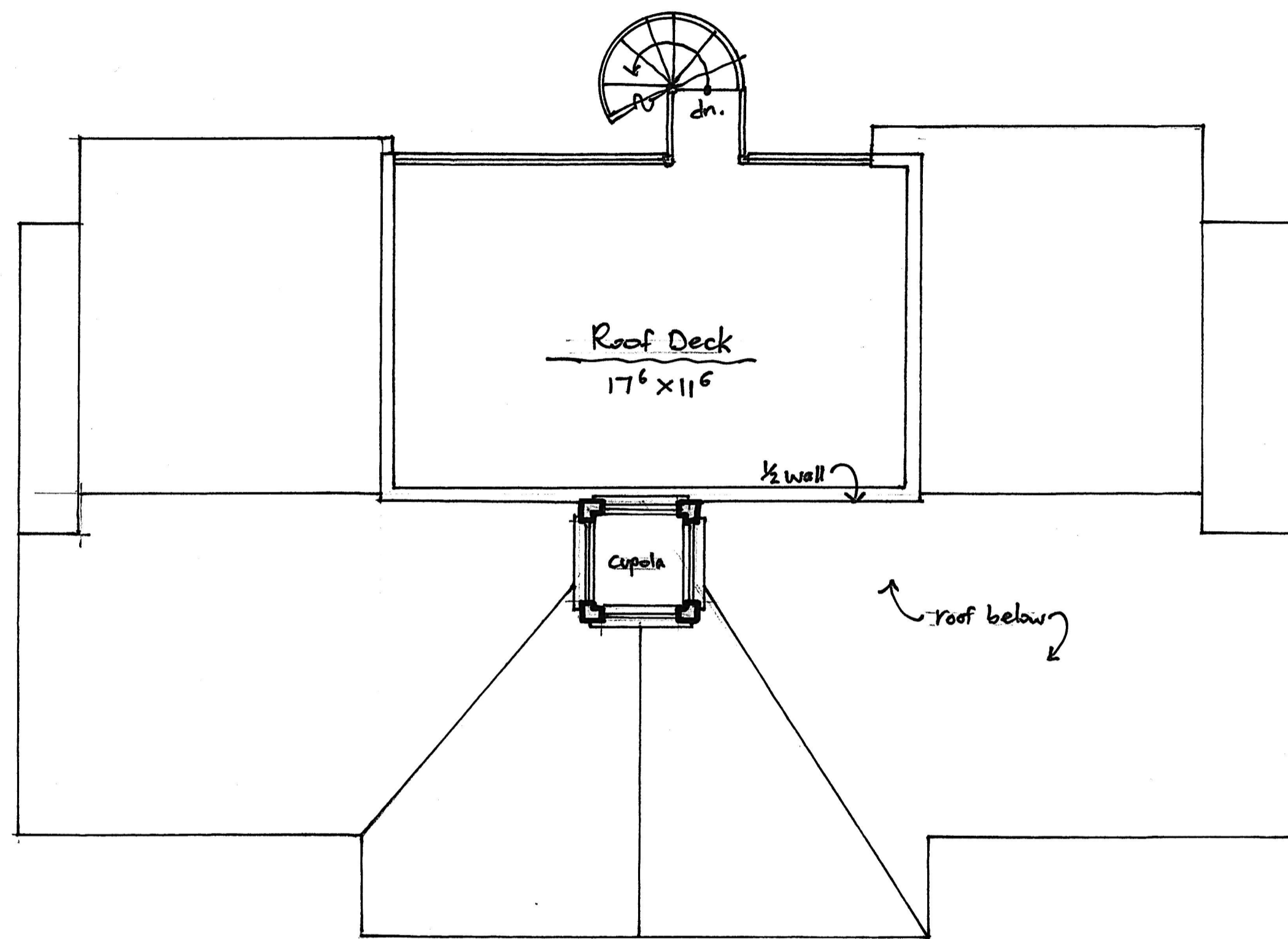
Portland Office: 535 Ocean Avenue, Suite 2
Portland, Maine 04103
Tel. 207-775-3399

www.petersondesigngroup.us

Lussier Rev. Oct 27/23
2304 Revs Sept 5/23
Revised Sept 19/23
Goose Rocks Beach
Avg 15/23

This drawing is for schematic design purposes only. As such, any information contained herein is for the sole purpose of conveying design intent. This material is not to be used as a construction drawing. Peterson Design Group assumes no responsibility or associated liability for structural resolution, dimensional accuracy, code compliance, specifications or other specific design issues with regard to this drawing.

This drawing is not to be used for the procurement of any building permit. Unauthorized use or reproduction of this material is an infringement of Copyright law. Peterson Design Group is a subsidiary of Erik C. Peterson Custom Residential Design, Inc.



Schematic Roof Deck Plan
1/4" = 1'-0"



PETERSON DESIGN GROUP
ARCHITECTURE

Kennebunk Office:
5 Nason Ct., Ste. 5, Village Green
Kennebunk, Maine 04043
Tel. 207-985-1525

Portland Office:
535 Ocean Avenue, Suite 2
Portland, Maine 04103
Tel. 207-775-3399

www.petersondesigngroup.us

Lussier

Goose Rocks Beach

2304

Rev. Oct 27/23
Rev. Mar 26/24

Oct 18/23

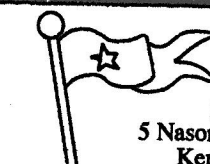
This drawing is for schematic design purposes only. As such, any information contained herein is for the sole purpose of conveying design intent. This material is not to be used as a construction drawing. Peterson Design Group assumes no responsibility or associated liability for structural resolution, dimensional accuracy, code compliance, specifications or other specific design issues with regard to this drawing.

This drawing is not to be used for the procurement of any building permit. Unauthorized use or reproduction of this material is an infringement of Copyright law. Peterson Design Group is a subsidiary of Erik C. Peterson Custom Residential Design, Inc.



Schematic East Elevation

1/4"=1'-0"



**PETERSON DESIGN GROUP
ARCHITECTURE**

Kennebunk Office:
5 Nason Ct., Ste. 5, Village Green
Kennebunk, Maine 04843
Tel. 207-985-1525

Portland Office:
535 Ocean Avenue, Suite 2
Portland, Maine 04103
Tel. 207-775-3399

www.petersondesigngroup.us

Lussier

Goose Rocks Beach

2304

Rev. Oct 27/23
Rev. Mar 26/24

Oct 18/23

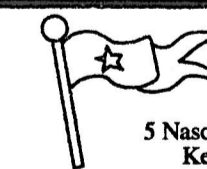
This drawing is for schematic design purposes only. As such, any information contained herein is for the sole purpose of conveying design intent. This material is not to be used as a construction drawing. Peterson Design Group assumes no responsibility or associated liability for structural resolution, dimensional accuracy, code compliance, specifications or other specific design issues with regard to this drawing.

This drawing is not to be used for the procurement of any building permit. Unauthorized use or reproduction of this material is an infringement of Copyright law. Peterson Design Group is a subsidiary of Erik C. Peterson Custom Residential Design, Inc.



Schematic West Elevation

1/4" = 1'-0"



PETERSON DESIGN GROUP
ARCHITECTURE

Kennebunk Office:
5 Nason Ct., Ste. 5, Village Green
Kennebunk, Maine 04043
Tel. 207-985-1525

Portland Office:
535 Ocean Avenue, Suite 2
Portland, Maine 04103
Tel. 207-775-3399

www.petersondesigngroup.us

Lussier

Goose Rocks Beach

2304

Rev. Oct 27/23
Rev. Mar 26/24

Oct 18/23

This drawing is for schematic design purposes only. As such, any information contained herein is for the sole purpose of conveying design intent. This material is not to be used as a construction drawing. Peterson Design Group assumes no responsibility or associated liability for structural resolution, dimensional accuracy, code compliance, specifications or other specific design issues with regard to this drawing.

This drawing is not to be used for the procurement of any building permit. Unauthorized use or reproduction of this material is an infringement of Copyright law. Peterson Design Group is a subsidiary of Erik C. Peterson Custom Residential Design, Inc.



Schematic Rear Elevation

1/4"=1'-0"



PETERSON DESIGN GROUP
ARCHITECTURE

Kennebunk Office:
5 Nason Ct., Ste. 5, Village Green
Kennebunk, Maine 04043
Tel. 207-985-1525

Portland Office:
535 Ocean Avenue, Suite 2
Portland, Maine 04103
Tel. 207-775-3399

www.petersondesigngroup.us

Lussier

Goose Rocks Beach

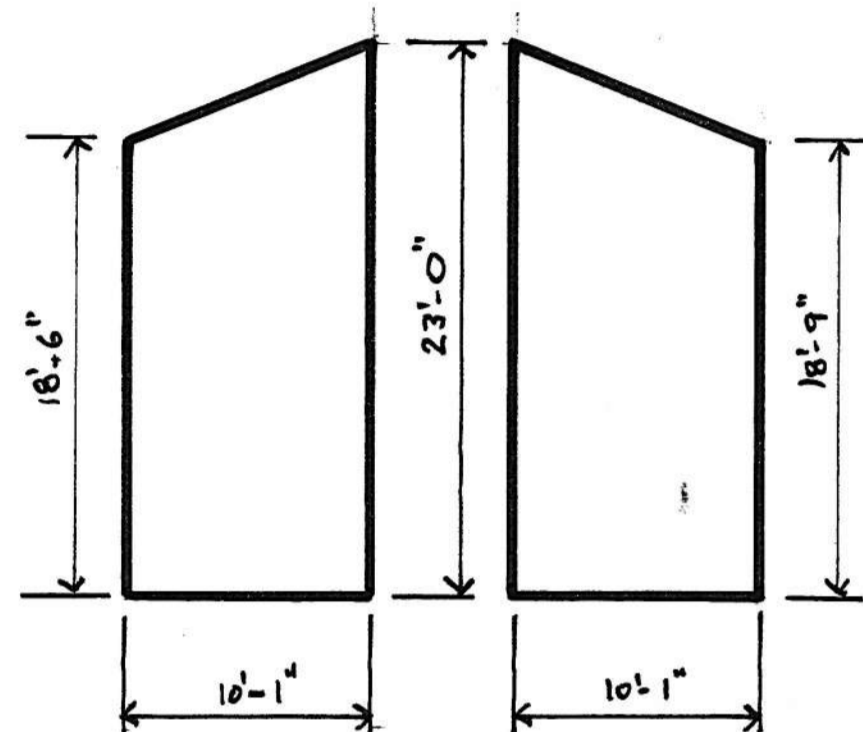
2304

Rev. Oct 27/23
Rev. May 26/24

Oct 18/23

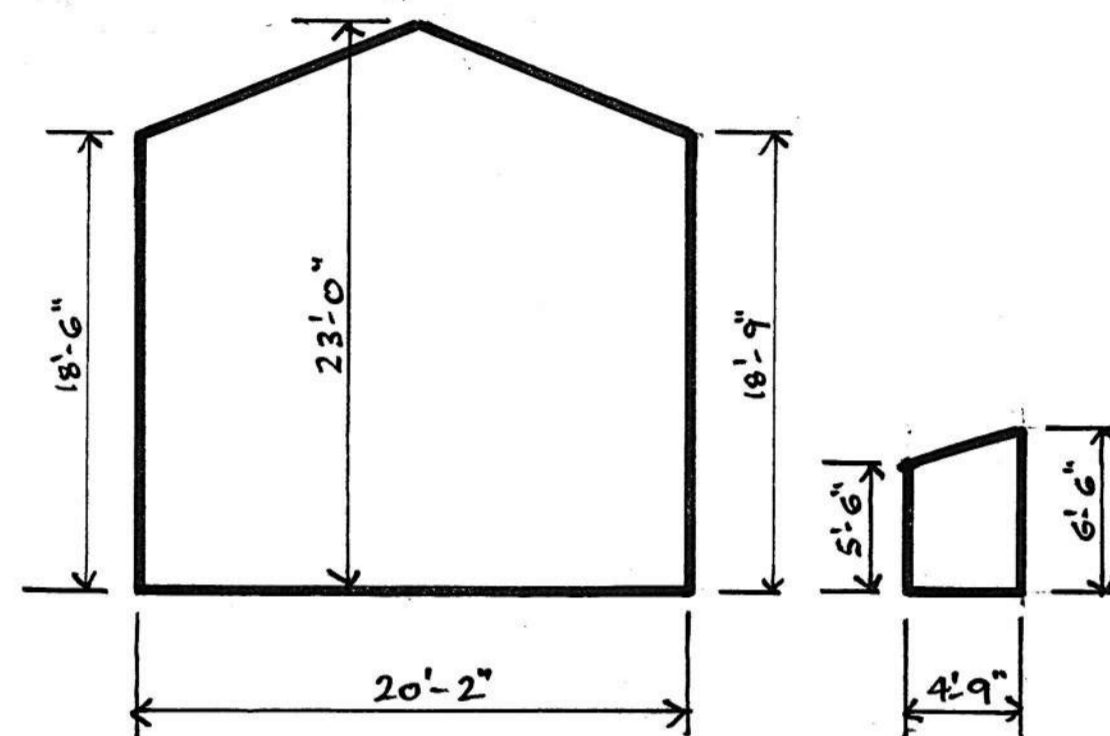
This drawing is for schematic design purposes only. As such, any information contained herein is for the sole purpose of conveying design intent. This material is not to be used as a construction drawing. Peterson Design Group assumes no responsibility or associated liability for structural resolution, dimensional accuracy, code compliance, specifications or other specific design issues with regard to this drawing.

This drawing is not to be used for the procurement of any building permit. Unauthorized use or reproduction of this material is an infringement of Copyright law. Peterson Design Group is a subsidiary of Erik C. Peterson Custom Residential Design, Inc.



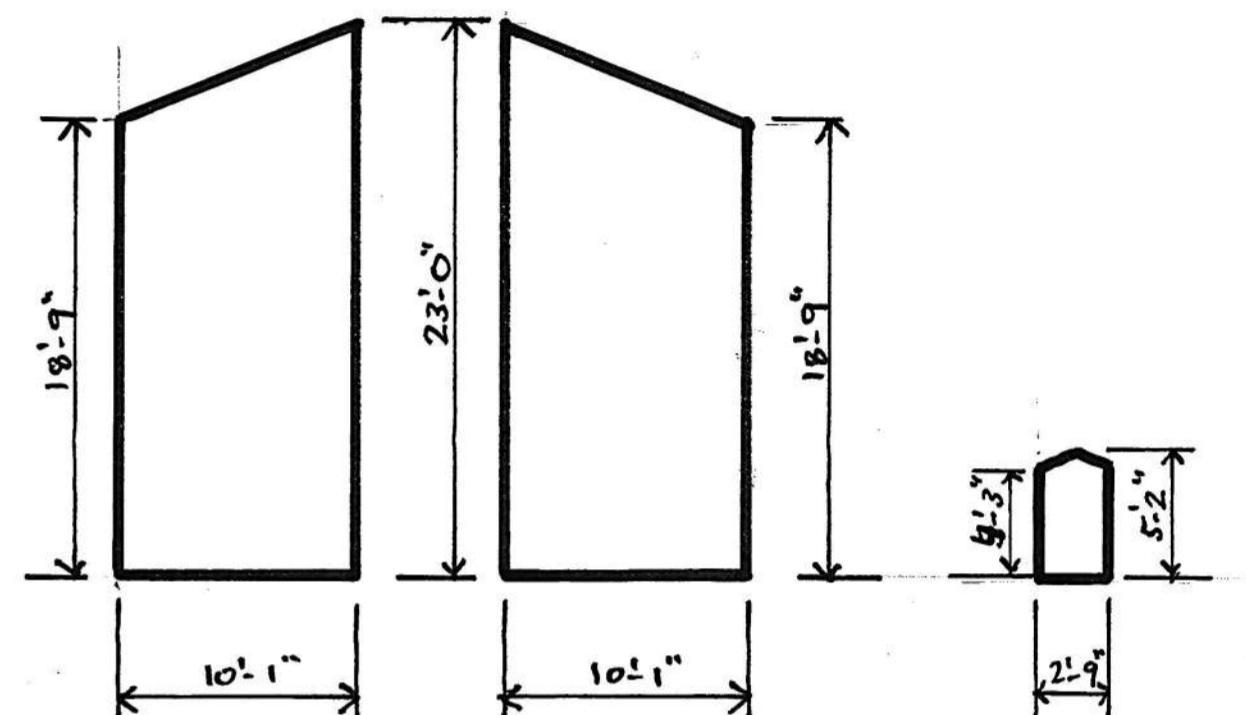
BUILDING AREA
'1'

BUILDING AREA
'2'



BUILDING AREA
'3'

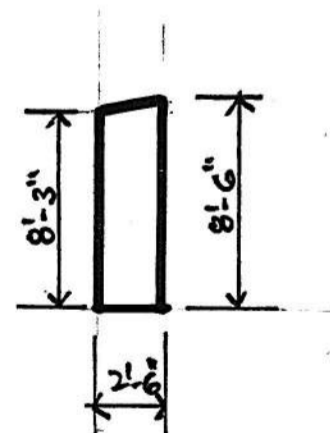
BUILDING AREA
'3A'



BUILDING AREA
'4'

BUILDING AREA
'5'

BUILDING AREA
'5A'



BUILDING AREA
'6'

EXISTING CONDITIONS

1/8"=1'-0"

670 Kings Highway
Kennebunkport, ME 04046
Volume and Area Calculations

Date
2/26/24

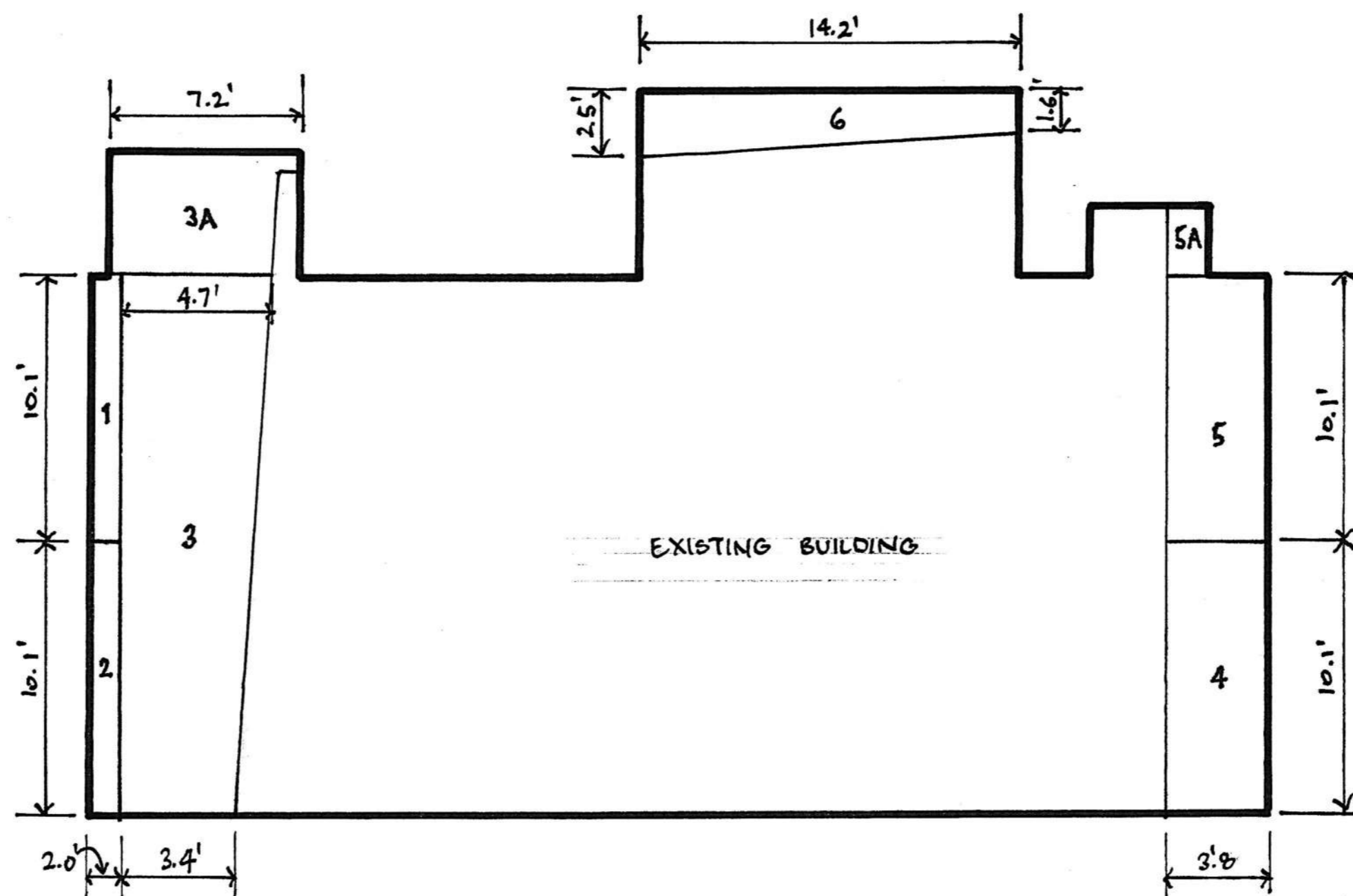
Job # 2304

Sheet no.

1

PETERSON DESIGN GROUP
ARCHITECTURE
Kennebunk Office:
5 Nason Ct., Ste. 5, Village Green
Kennebunk, Maine 04043
Tel. 207-985-1525
Portland Office:
335 Ocean Avenue, Suite 2
Portland, Maine 04103
Tel. 207-775-3399
www.petersondesigngroup.us

PETERSON DESIGN GROUP
COPYRIGHT 2023
Reuse or reproduction of the contents of
this document is not permitted without
written permission of the Peterson Design
Group, subsidiary of Erik C. Peterson
Custom Residential Design, Inc.



EXISTING CONDITIONS

1" = 5'

670 Kings Highway
Kennebunkport, ME 04046
Volume and Area Calculations

Date
2/26/24

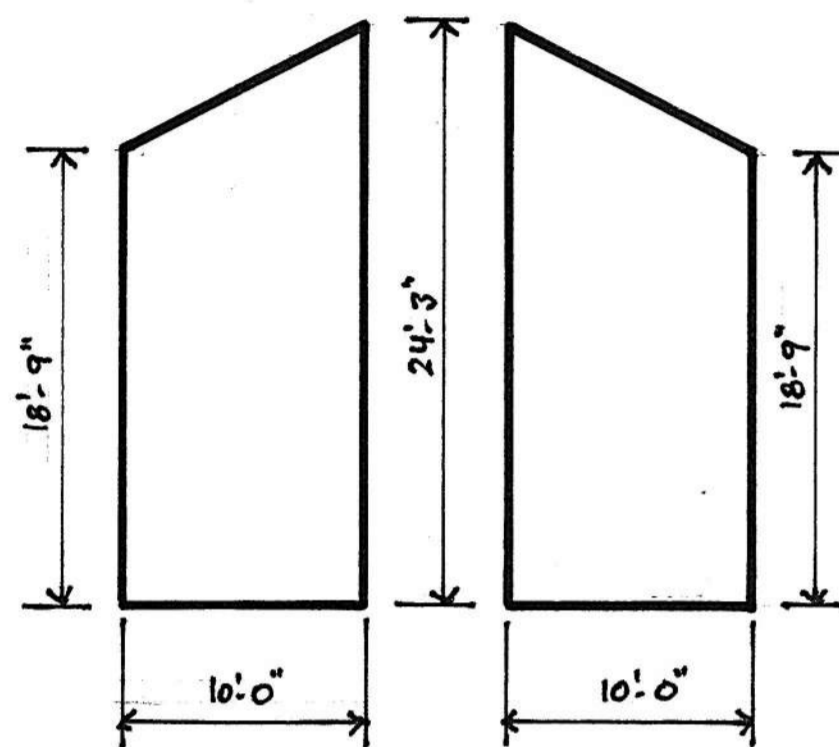
Job # 2304

Sheet no.

2

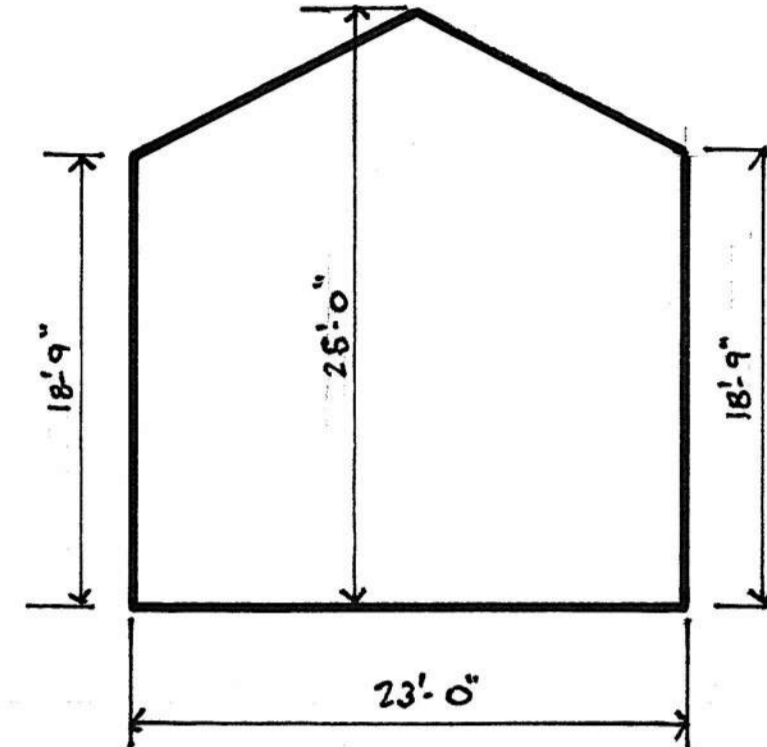
PETERSON DESIGN GROUP
ARCHITECTURE
Kennebunk Office: 5 Nason Ct., Ste. 5 Village Green
Kennebunk, Maine 04043
Tel. 207-985-1525
Portland Office: 335 Commercial Street, Suite 2
Portland, Maine 04103
Tel. 207-775-3399
www.petersondesigngroup.us

COPYRIGHT 2023
PETERSON DESIGN GROUP
Reuse or reproduction of the contents of this document is not permitted without written permission of the Peterson Design Group, subsidiary of Erik C. Peterson Custom Residential Design, Inc.

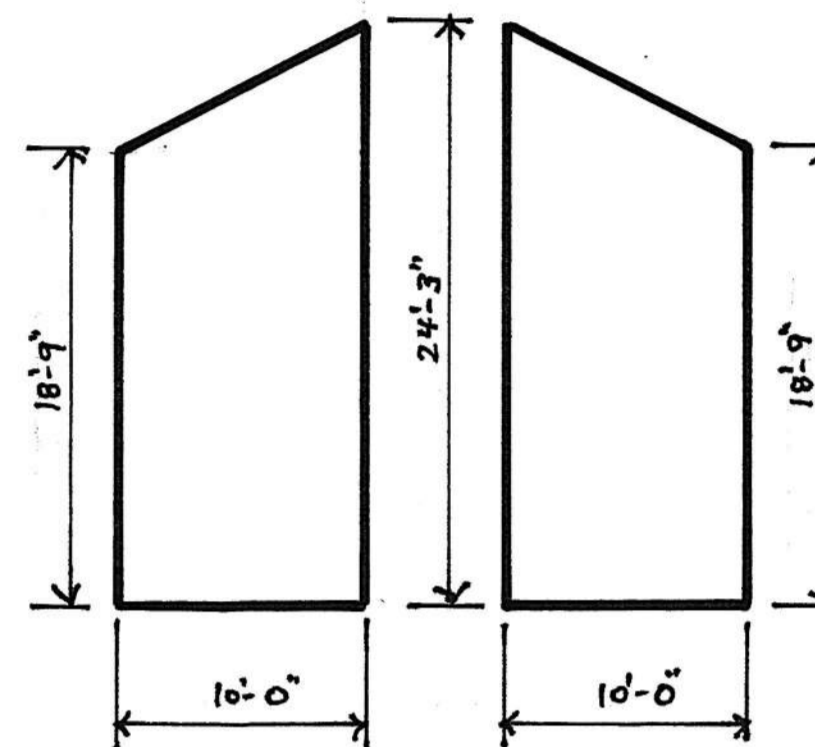


BUILDING AREA
'1'

BUILDING AREA
'2'



BUILDING AREA '3'



BUILDING AREA
'4'

BUILDING AREA
'5'

PROPOSED CONDITIONS

1/8"=1'-0"

Building Area	Floor Area SF	Existing Volume CF	Allowed Volume CF	Proposed Volume CF
1	20	419.16	544.91	430.0
2	20	421.68	548.18	430.0
3, 3A	97.75	1873.76	2435.89	1836.46
4	25	801.19	1041.55	537.5
5, 5A	25	833.49	1083.54	537.5
6	28.8	241.38	313.79	0

TOTAL	216.55	4590.66	6249.37	3771.46
-------	--------	---------	---------	---------

Existing Area	Proposed Area
20.2	20
20.2	20
110.31	97.75
38.38	25
42.51	25
28.2	28.8

259.8	187.75
-------	--------

COPYRIGHT 2023
PETERSON DESIGN GROUP

Reuse or reproduction of the contents of
this document is not permitted without
written permission of the Peterson Design
Group, subsidiary of Erik C. Peterson
Custom Residential Design, Inc.

PETERSON DESIGN GROUP
ARCHITECTURE

Kennebunk Office:
5 Nason Ct., Ste. 5, Village Green
Kennebunk, Maine 04043
Tel. 207-985-1525
★
Portland Office:
535 Ocean Avenue, Suite 2
Portland, Maine 04103
Tel. 207-775-3399
www.petersondesigngroup.us

670 Kings Highway
Kennebunkport, ME 04046
Volume and Area Calculations

Date
2/26/24

Job # 2304

Sheet no.

4



PETERSON DESIGN GROUP
ARCHITECTURE

Kennebunk Office:
5 Nason Ct., Ste. 5, Village Green
Kennebunk, Maine 04043
Tel. 207-985-1525

Portland Office:
535 Ocean Avenue, Suite 2
Portland, Maine 04103
Tel. 207-775-3399

www.petersondesigngroup.us

Lussier Rev. Feb 19/24 Goose Rocks Beach
Rev. Sept 5/23

2304 Rev. Aug 15/23 July 13/23

This drawing is for schematic design purposes only. As such, any information
contained herein is for the sole purpose of conveying design intent. This
material is not to be used as a construction drawing. Peterson Design Group
assumes no responsibility or associated liability for structural resolution,
dimensional accuracy, code compliance, specifications or other specific
design issues with regard to this drawing.

This drawing is not to be used for the procurement of any building permit.
Unauthorized use or reproduction of this material is an infringement of
Copyright law. Peterson Design Group is a subsidiary of Erik C. Peterson
Custom Residential Design, Inc.

PROPOSED BUILDING AREA

1/4"=1'-0"