

**Town of Kittery  
Planning Board Meeting  
August 11, 2016**

**412 Haley Road – Sketch Plan Review**

Action: Accept or deny application. Approve or deny plan. Owner/Applicant Marilyn Mann & James Smith requests consideration of a 11-lot subdivision located at 412 Haley Road (Tax Map 34 Lot 3) in the Residential – Rural (R-RL) and Shoreland Overlay (SH-OZ-250') Zones. Agent is Richard Green, Green & Company.

**PROJECT TRACKING**

REQ'D	ACTION	COMMENTS	STATUS
YES	Sketch Plan Review	Scheduled for 8/11/2016	PENDING
YES	Site Visit		
YES	Preliminary Plan Review Completeness/Acceptance		
YES	Public Hearing		
YES	Preliminary Plan Approval		
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 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

**Background**

This is an initial, conceptual review of a major subdivision located at 412 Haley Road. The parcel is a conforming lot, 27.45 acres in size, with one, conforming single-family dwelling. The applicant is proposing an 11-lot cluster subdivision, including the existing waterfront residence

A portion of the lot is located with the Shoreland Overlay Zone. Therefore, all shoreland regulations and restrictions apply to any area within 250' of Spruce Creek's highest annual tide elevation.

**Staff Review**

1. Staff met with the applicant and their agent to discuss objectives to develop. The applicant proposes an 11-lot cluster subdivision with modified frontage, and minimum lot size standards. Cluster subdivision is a permitted use in the R-RL zone. Two waterfront lots are in addition to the primary 9-lot clustered subdivision.
2. Existing conditions on the lot is one, single-family dwelling, with frontage along Haley Road. The residence is accessed by an approved 40-ft ROW, approximately 1,400 feet in length. In addition, the gravel drive and ROW from Haley Road provides access and frontage for 3 abutting lots.
3. In the July 20 cover letter, the applicant states the minimum land area per dwelling unit for the R-RL zone is 20,000 square feet. The minimum land area per dwelling unit in the R-RL zone is actually 40,000 square feet. However, this may have been a typo in the cover letter, as it appears the applicant used the correct minimum land area per dwelling unit in determining the net residential density of 14 lots. (13.6\*43,560/40,000 = 14.8).

4. The applicant provides a list of deductions to determine Net Residential Acreage (NRA). Once a formal standard boundary survey and wetland delineation has been completed, the applicant should verify the NRA calculations, referencing Title 16.7.8.2, to ensure all required deductions are included, and no overlaps are present.
5. The applicant proposes improving the existing gravel driveway to provide access to the subdivision. A class 3 private street will provide frontage for lots 1, 2, 6, 9, 10, 11, as well as the two existing lots, identified as 402 and 404 Haley Road. A second Class 2 private street will access lots 3 – 7. The two streets will require different names and the applicant will be responsible for any improvements to conform to the street standards as outlined in Table 1 of Chapter 16.8, Article IV. Since the original street ROW was never names, properties identified as 402 & 404 Haley Road will likely need to change their addresses.
6. The applicant intends to petition the streets to be accepted by the Town as public, however it is unclear whether that petition will be included with this application.
7. As stated on the ROW plan dated 10/29/2001, and revised 6/30/2004, existing underground utilities are located under the northerly and westerly shoulder of the gravel drive. The applicant proposes to extend the waterline into the subdivision, as well as install hydrants along both roads.
8. No buffering is provided along the cluster development and abutting properties 424 and 428 Haley Road, located to the east of the proposed development. The Board may want to consider requiring a buffer to preserve the character of abutting properties. This would result in a somewhat reduced building envelope for lots 1, 3, 4 and 5.
9. The two waterfront lots begin at the cul-de-sac, extend approximately 500', and expand out to show a building envelope, creating two flag-shaped lots. Flag shaped lots are prohibited per Title 16.8.16.2. In addition, this design provides approximately 25' of frontage for both lots 10 and 11. The applicant may want to consider extending the ROW to end in a cul-de-sac closer to the buildable area of lots 10 and 11, thus resulting in lot shapes consistent with the dimensions outlined in Title 16.8.16.2, Lot Shape. This may also help to ensure the driveway(s) are less than the 500-foot limit.
10. The property receives town water. However, it is not on town sewer. Privately shared sewer must be provided unless the applicant can demonstrate, to the Board's satisfaction, individual sewer systems can maintain all state and town setback standards. If the applicant does not plan to provide a shared sewer collection and treatment system, no lot may be smaller than 20,000 square feet per single-family residence, and, though none are proposed, 8,000 square feet per bedroom per multi-family residence, if applicable.
11. The location of subsurface wastewater disposal systems and reserve areas are not depicted on the sketch plan. Proposed sites should be included on preliminary and final plans.
12. The applicant plans to provide access to Spruce Creek for swimming and recreational activities. It is unclear whether the intent of this access is public, available only to the subdivision property owners. If the latter, the applicant may wish to include access to properties abutting the proposed ROW as well.
13. The required open space is divided into three segments: directly to the north of the ROW upon entering the property from Haley Road; on the easterly edge of lot 10; and on the westerly edge of lot 11. Per Title 16.8.11.6.E.6, when possible, open space should be in a contiguous form of

unfragmented land. The Board may want to consider if an alternative arrangement of the required contiguous, unfragmented open space exists.

14. 412 Haley Road is located in a designated MS4 area. Preliminary and final plan application will need to demonstrate a plan to meet the requirements outlined in 16.8.8.1, Stormwater drainage, and 16.8.8.2, Post construction stormwater management. The Shoreland Resource officer will review and approve management to ensure compliance with MS4 general performance requirements.
15. The sketch plan incorrectly identifies the name of the road “Goose Point” as “Goose Pond Drive” and should be revised.

### **Recommendation**

With the exception of a high intensity soil survey, the sketch plan appears to be sufficient for the Board to initiate a review per Title 16.10.4.2.1 and with consideration of Title 16.8.11.5. The Board should determine if the proposal is in general conformance with Title 16 and if there is additional information/suggestions the Board wants to convey to the applicant prior to submitting a preliminary plan application.

### **Action**

The sketch plan submittal appears substantially complete. The Board may request submittal of additional information the Board deems it necessary to continue the review. If the Board determines no further information is needed the Board may accept the sketch plan.

***Move to accept the sketch plan application dated July 20, 2016 from owner/applicant Marilyn Mann & James Smith for an 11-lot subdivision located at 412 Haley Road (Tax Map 34, Lot 3) in the Residential – Rural (R-RL) and Shoreland Overlay (OZ-SL-250) Zones.***

*A site walk is not required; however, the abutters to the proposed development have spoken to Staff in the past and have requested notification when any application is filed. The Board should consider whether a site walk is warranted at this time. Or if the Board is satisfied with the information provided by the applicant, they can approve the Sketch Plan. A suggested motion to continue the sketch plan and schedule a site visit is provided below.*

***Move to schedule a site walk and continue the Sketch Plan for owner/applicant Marilyn Mann & James Smith for an 11-lot subdivision located at 412 Haley Road (Tax Map 34, Lot 3) in the Residential – Rural (R-RL) and Shoreland Overlay (OZ-SL-250) Zones not to exceed 90 days.***

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

July 20, 2016

Town of Kittery Planning Board  
Attn: Chris DiMatteo, Town Planner  
200 Rogers Road  
Kittery ME 03094

**Re: Sketch Plan Submission  
412 Haley Road, Kittery, ME 03904  
Tax Map 34 Lot 3  
JBE Project No. 16030**

Dear Mr. DiMatteo,

The parcel of land that is located on Haley Road in Kittery Maine on Tax Map 34 Lot 3 is 27.45 acres. The information is approximate and is based on tax maps, aerial photos, site walk and approximate wetland delineation. More accurate information will be provided once we survey the property. This plot of land contains approximately 270 feet of road frontage on Haley Road and 1,585 feet of water frontage on Spruce Creek. The land is located in the Residential Rural Zone, R-RL, in Kittery. The required minimum lot size is 20,000 sq ft lot per single family dwelling.

The total usable Net Residential Acreage for this lot is 13.6 acres. This allows for a maximum of 14 lots to be subdivided. Due to the location of the lot and its relation to the ocean and other wetlands there are approximately 13.8 acres that are not buildable. The non buildable acreage includes the 100 year floodplain buffer, the wetlands and 50% of the wetlands buffer as well as the 100 ft ocean buffer and the right of way that runs through the middle of the property. For a breakdown of the Net Residential Acreage calculations see below. The Net Residential Density for this lot is determined to be 14 lots.

The zoning ordinance states that 50% of the property must be open space and no less than 30% of the Net Residential Acreage must be open space. The breakdown for the open space is listed in the end of this letter and this development meets the requirements. We are proposing to construct and upgrade the existing driveway to Town standards. We are proposing a short cul-de-sac off of that roadway as well. We would like to discuss the option of switching that roadway to a common driveway instead of a Town road. The two lots out on the point will be accessed from the existing driveway, which will be a common driveway for those two lots.

There are existing homes that already have rights to use the gravel driveway. The driveway is located on our property and we have the right to upgrade the driveway as long as we provide

access to the existing homes. We intend to do this as well as upgrade the road and install a waterline and hydrants.

The constraints to development for this parcel are attached to this letter. These constraints include wetlands, wetlands buffers, 100 year floodplains, ocean buffers, a right-of-way and an existing building. There is one existing building on this property and three driveways that use the right-of-way that is shown on the lot. Kittery water district has a water line in Haley Road. We don't believe there are slopes greater than 33% on the property.

The proposed development furthers the purpose and objective of this article in that it promotes the open space design and performance standards to ensure the public health, safety and welfare. This subdivision will be done in accordance to the regulations and will provide permanent protection to half of the property including water frontage, wetlands, meadow and uplands. The existing gravel drive will be upgraded to a town road design and paved. A waterline will be extended into the sub-division. This subdivision will help improve fire safety by bringing a waterline with hydrant closer to the proposed and existing homes as well as improving emergency vehicle access with a paved road. There are no known historic sites within the property lines of this lot.

Attached is a sketch plan providing a topographic map, existing property lines, right-of-way and existing building envelopes as well as the proposed property lines, right-of-ways and buildings. The sketch also shows setbacks and wetland buffer areas that are in relation to the existing and proposed conditions.

#### General subdivision information

1. *Covenants-*

There are covenants on this parcel. There are architectural standards, minimum size of the houses and there are restrictions on the use of the property.

2. *High intensity class "A" soil survey and soil interpretation sheets*

The soil survey for the plot of land located on Tax Map 34 Lot 3 shows that the majority of the soil is Lyman loam, rocky and either 3 to 8 percent slopes or 8 to 15 percent slopes. The land also has some areas of Lyman rock outcrop complex soil, and Scantic silt loam soil.

3. *Available community facilities*

The open space along the shoreline will have a community dock for access to Spruce Creek, swimming and recreational activities.

4. *Utilities*

The utilities for this parcel consist of the Kittery Water District for town water, underground electric and individual septic systems.

5. *Proposed development such as*

a. *Number of residential lots*

The approximate maximum number of residential lots for this site is 14 total. This is the maximum number of lots that can be implemented on this plot of land. The proposed number of lots for this site is 11. There will be two larger lots near Spruce Creek and nine smaller lots. At this time the existing house located on the parcel of land will remain. The house will be located on the largest lot that is located near Spruce Creek.

*b. Typical lot width and depth*

The lots range from 21,300 SQ. FT. to 128,200 SQ. FT, each lot will be a different size and shape. The final dimensions and acreage will be determined once a survey of the lot has been performed.

*c. Price range*

The price for each house will be determined based on the market and the location with respect to the road and the water and are not determined at this time.

*d. Business areas*

There will be no business areas located within in the subdivision.

*e. Playgrounds or public areas*

There will be no common playground within the subdivision. Each lot will have space for a playground. There will be water access and a dock to Spruce Creek.

*f. Protective covenants*

There are covenants proposed on this parcel. There are architectural standards, minimum size of the houses and there will be restrictions on the use of the property for the proposed house lots.

*g. Utilities*

The utilities for this parcel consist of the Kittery Water District for town water, underground electric and individual septic systems.

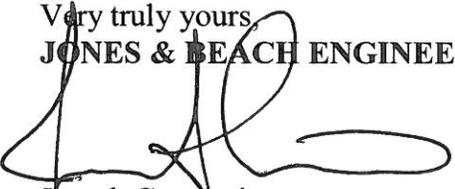
*h. Street improvements*

There are no street improvements proposed to Haley Road. The existing gravel common driveway that will be used for all of the proposed subdivided lots and existing houses will be constructed to town standards. It will be widened and paved and improved as a future Town Road.

Attached:

- 15 copies of sketch plan application
- 15 copies of the vicinity map
- 10 copies of the sketch plan- 11"x17"
- 5 copies of the sketch plan- 24"x36"

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**

  
 Joseph Coronati  
 Vice President

CC: Richard Green, Green & Co. (Copy of all documents via email)  
 Greg Orso, Attorney (Copy of all documents via email)

**Net Residential Acreage Calculations**  
**Haley Road, Kittery, ME**

Total acreage of site	27.5
100 yr floodplain acreage	1.9
Total wetlands acreage	3.6
50% wetlands buffer acreage	5.9
"Road" right of way	0.7
100ft ocean buffer	1.8
<b>Total acreage not buildable</b>	<b>13.8</b>
<b>Total usable acreage</b>	<b>13.6</b>
40,000 square feet per dwelling	40,000
0.918 acres per dwelling	0.9
Max number of lots on site	14.8
<b>Actual max number of lots on site</b>	<b>14</b>
open space per property acreage	13.7
open space per Net Res. Acreage	4.1



# TOWN OF KITTEERY MAINE

## TOWN PLANNING AND DEVELOPMENT DEPARTMENT

200 Rogers Road, Kittery, Maine 03904  
 Phone: (207) 475-1323  
 Fax: (207) 439-6806  
[www.kittery.org](http://www.kittery.org)

### APPLICATION: SITE OR SUBDIVISION-SKETCH PLAN REVIEW

Application Fee:		<input checked="" type="checkbox"/> \$200.00	Amount Paid: \$ 200.00	Date: 7/19/16			
<b>PROPERTY DESCRIPTION</b>	Parcel ID	Map	34	Zone(s)-Base:	RURAL RESIDENTIAL	Total Land Area	27.5 Ac +/-
		Lot	3	Overlay:	SHORELAND	MS4	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Physical Address	412 HALEY ROAD					
<b>PROPERTY OWNER'S INFORMATION</b>	Name	MARILYN MANN & JAMES SMITH			Mailing Address	412 HALEY ROAD KITTEERY, ME 03904	
	Phone						
	Fax						
	Email						
<b>APPLICANT'S AGENT INFORMATION</b>	Name	RICHARD GREEN			Name of Business	GREEN & COMPANY	
	Phone	(603) 964-7572			Mailing Address	11 LAFAYETTE ROAD PO BOX 1297 NORTH HAMPTON, NH 03862	
	Fax						
	Email						
<b>PROJECT DESCRIPTION</b>	<i>See reverse side regarding information to be provided.</i>						
	Existing Land Use(s):						
	1 SINGLE FAMILY HOUSE						
	Proposed Land Use(s) and Development:						
	SUBDIVIDE THE PARCEL INTO 11 LOTS WITH OPEN SPACE AND FUTURE TOWN ROAD						
	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)						
	WETLANDS, SHORELAND, FLOOD PLAIN EXIST ON THE PROPERTY AND HAVE BEEN DESIGNED AROUND. THE INFORMATION ON THE PLAN IS BASED ON AERIAL IMAGES, TAX MAPS & GIS AND IS APPROXIMATE AT THIS TIME						
I certify, to the best of my knowledge, this application information is true and correct and I will not deviate from the Plan submitted without notifying the Town Planning and Development Department of any changes.							
Applicant's Signature:				Owner's Signature:			
Date:				Date:			

## MINIMUM PLAN SUBMITTAL REQUIREMENTS

15 Copies of this Application, Vicinity Map, and the Sketch Plan - 5 of which must be 24" X 36"

### Sketch Plan format and content:

A) Paper Size; no less than 11" X 17" or greater than 24" X 36"

B) Plan Scale

Under 10 acres: no greater than 1" = 30'

10 + acres: 1" = 50'

C) Title Block

Applicant's name and address

Name of preparer of plan with professional information

Parcel's Kittery tax map identification (map – lot) in bottom right corner

**NOTE TO APPLICANT: PRIOR TO A PLANNING BOARD SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND EVALUATE THE DEVELOPMENT'S DESIGN.**

**Vicinity Map – map or aerial photo showing 1,000 feet around the site.**

### Sketch Plan must include the following existing and proposed information:

#### Existing:

- Land Use Zone and boundary
- Topographic map (optional) ~ *USGS TOPO*
- Wetlands and flood plains ~ *Approx.*
- Water bodies and water courses
- Parcel area
- Lot dimensions
- Utilities (Sewer/septic, water, electric, phone)
- Streets, driveways and rights-of-way
- Structures

**Proposed:** (Plan must show the lightened existing topography under the proposed plan for comparison.)

- Recreation areas and open space
- Number of lots and lot areas
- Setback lines and building envelopes
- Lot dimensions
- Utilities (Sewer/septic, water, electric, phone)
- Streets, driveways and rights-of-way
- Structures

#### Distance to:

- Nearest driveways and intersections
- Nearest fire hydrant
- Nearest significant water body

**AN APPLICATION THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.**

**Letter of Authorization pursuant to Purchase and Sale Agreement**

We, Marilyn M. Mann & James P. Smith, both of 412 Haley Road, Kittery, ME 03905-5625, as owner of certain real property situated in Kittery, Maine, further described as 27.45 Acres of land, with existing house and all other improvements, as recorded in the York County Registry of Deeds Book 15129, Page 248, and as also shown on the Town of Kittery Tax Assessors Map 34, Lot 3, have entered into a Purchase and Sale Agreement for Green & Company Building and Development Corp. of 11 Lafayette Road, P.O. Box 1297, North Hampton, New Hampshire 03862, for it to purchase the property described herein and located at 412 Haley Road, Kittery, Maine. Therefore, we agree that this Purchase and Sale Agreement dated April 29, 2016 is still in full force and effect, and while it is in full force and effect it gives Green & Company Building and Development Corp., and its Affiliates, Agents, Assigns and Engineers, authority to appear before the zoning board of adjustment and/or the planning board of said city/town and/or any of its boards or commissions, for the purpose of seeking any regulatory relief that may be requested, including variances, special exceptions, dimensional waivers, site plan approval, lot line adjustment approval and subdivision approval, related to the above described property at 412 Haley Road, Kittery, Maine This Letter of Authorization is in effect so long as the Purchase and Sale Agreement remains valid and in full force and effect, and should the Purchase and Sale Agreement no longer be in full force and effect we will notify the Town of Kittery and any regulatory authorities of this fact and revoked this authorization at that time.

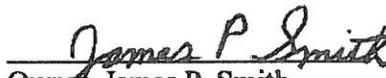
We agree to sign any needed further authorization or statement required by the Town of Kittery or any regulatory authority so that Green & Company Building and Development Corp. can seek approvals related to 412 Haley Road, Kittery, Maine while the Purchase and Sale Agreement is in effect.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Owner: Marilyn M. Mann

7-18-16  
Date

  
\_\_\_\_\_  
Witness

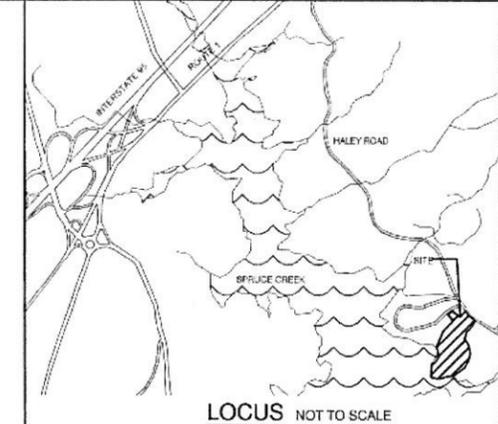
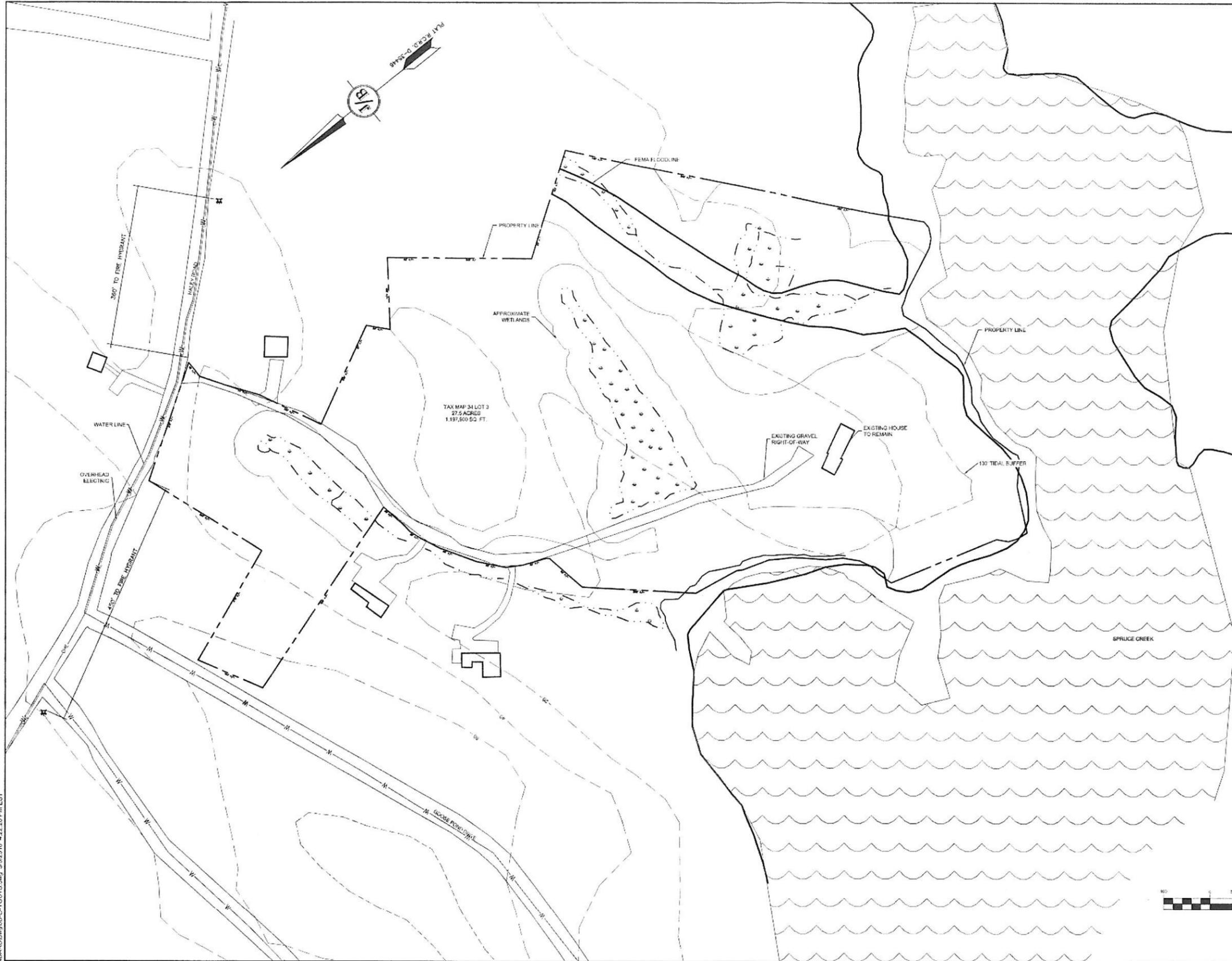
  
\_\_\_\_\_  
Owner, James P. Smith

7 18 16  
Date



**Town of Kittery,  
Maine**

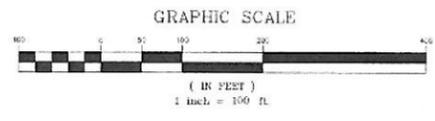
*This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of information provided herein.*



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	FLOOD PLAIN LINE
---	---	EDGE OF PAVEMENT
---	---	WETLAND IMPACT
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS

- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION FOR THE PARCEL OF LAND AT 412 HAILEY ROAD IN KITTELY MAINE. DEPICTED ON THIS CONCEPTUAL PLAN ARE THE PROPOSED PROPERTY LINES FOR THE SUBDIVISION.
  - ZONING DISTRICT: RESIDENTIAL RURAL ZONE, R-R.  
 LOT AREA MINIMUM = 20,000 SF  
 LOT FRONTAGE MINIMUM = 150'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 40'  
 SIDE SETBACK = 20'  
 REAR SETBACK = 20'  
 MAX. BUILDING HEIGHT = 35'
  - REQUIRED OPEN SPACE: 13.7 ACRES (598,772 SQ. FT.)  
 PROPOSED OPEN SPACE: 13.0 ACRES (574,850 SQ. FT.)
  - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS BASED ON DATA OBTAINED FROM KITTELY GIS MAPS, KITTELY TAX MAPS, USGS TOPOGRAPHIC MAPS, AND WEST ENVIRONMENTAL.



<b>PROJECT PARCEL</b> TOWN OF KITTELY TAX MAP 34, LOT 3
<b>APPLICANT</b> GREEN AND COMPANY 11 LAFAYETTE RD NORTH HAMPTON, NH 03862
<b>OWNER</b> MARILYN MANN AND JAMES SMITH 412 HAILEY RD KITTELY, ME 03904
<b>TOTAL LOT AREA</b> 1,197,900 SQ. FT. 27.5 ACRES

F:\CADD\MASTER STANDARD\SUB-LAYOUTS.dwg 3/19/2016 4:22:20 PM EST

Design: EAF	Draft: EAF	Date: 7/20/16
Checked: JAC	Scale: 1:100	Project No.: 16030
Drawing Name: 16030 CONCEPT2-PROPOSED PL.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	7/20/16	ISSUED FOR REVIEW	EAF

Designed and Produced in NH

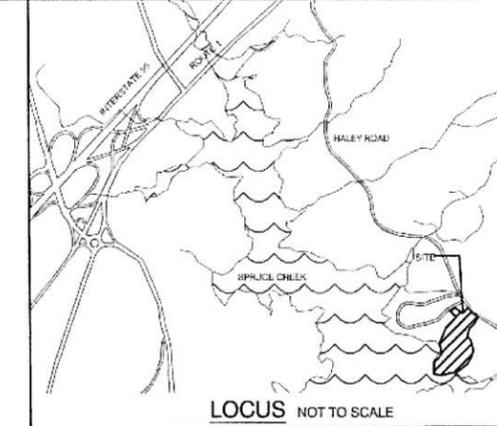
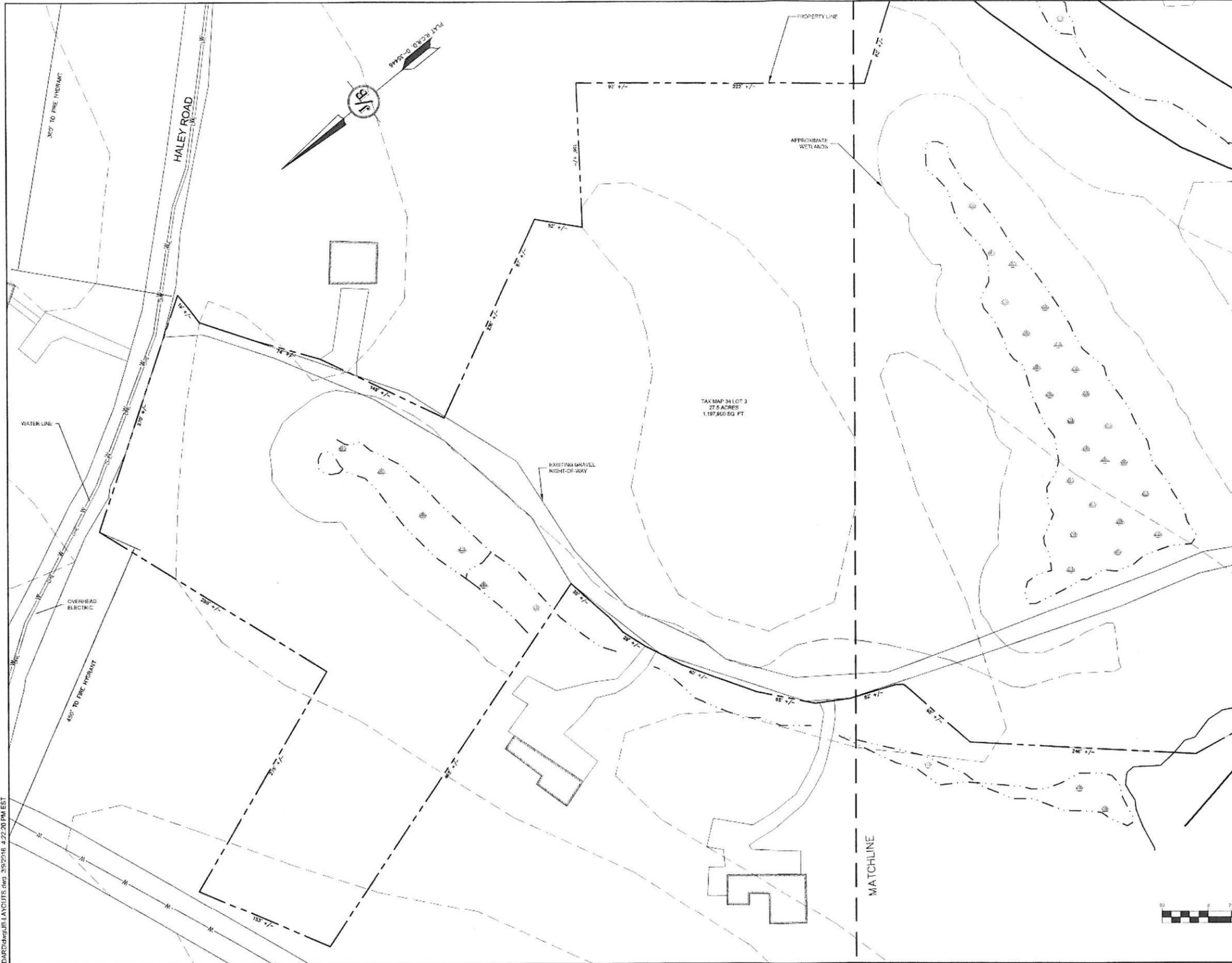
**J/B Jones & Beach Engineers, Inc.**

Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885      603-772-4746 FAX: 603-772-0227 E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	<b>EXISTING CONDITIONS- SKETCH PLAN</b>
Project:	<b>WETLANDS AND PROPERTY LINES 412 HAILEY ROAD, KITTELY, ME</b>
Owner of Record:	<b>MARILYN MANN AND JAMES SMITH 412 HAILEY ROAD, KITTELY, MAINE</b>

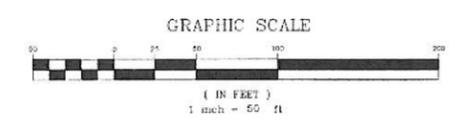
DRAWING No.	<b>C1</b>
SHEET 1 OF 6 JBE PROJECT NO. 16030	



**LEGEND**

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---	---	TIDAL WETLANDS LINE
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  - ZONING DISTRICT: RESIDENTIAL RURAL ZONE, R-R/L.  
 LOT AREA MINIMUM = 20,000 SF  
 LOT FRONTAGE MINIMUM = 150'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 40'  
 SIDE SETBACK = 20'  
 REAR SETBACK = 20'  
 MAX. BUILDING HEIGHT = 35'
  - REQUIRED OPEN SPACE: 13.7 ACRES (596,772 SQ.FT.)  
 PROPOSED OPEN SPACE: 15.5 ACRES (674,850 SQ. FT.)
  - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS BASED ON DATA OBTAINED FROM KITTELY GIS MAPS, KITTELY TAX MAPS, USGS TOPOGRAPHIC MAPS, AND WEST ENVIRONMENTAL.



<b>PROJECT PARCEL</b> TOWN OF KITTELY TAX MAP 34, LOT 3
<b>APPLICANT</b> GREEN AND COMPANY 11 LAFAYETTE RD NORTH HAMPTON, NH 03862 <b>OWNER</b> MARILYN MANN AND JAMES SMITH 412 HALEY RD KITTELY, ME 03904
<b>TOTAL LOT AREA</b> 1,197,900 SQ. FT. 27.5 ACRES

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REV.	DATE	REVISION	BY
0	7/20/16	ISSUED FOR REVIEW	EAF

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
*Civil Engineering Services*

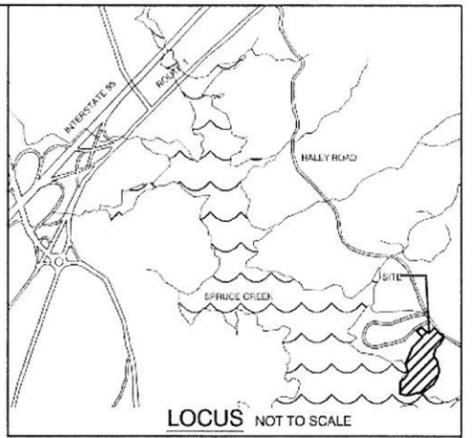
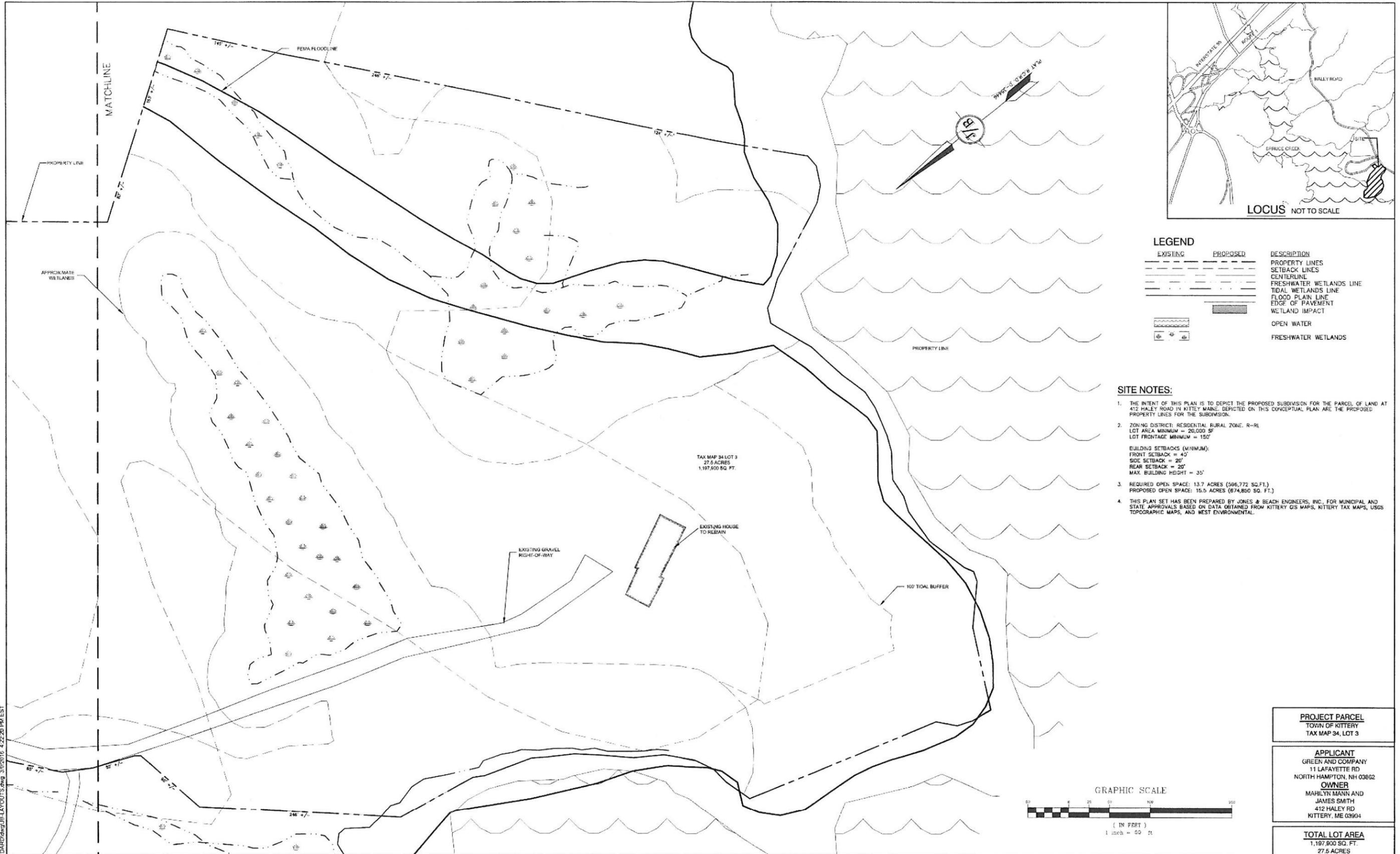
85 Portsmouth Ave.  
 P.O. Box 219  
 Stratham, NH 03885

603-772-4746  
 FAX: 603-772-0227  
 E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	<b>EXISTING CONDITIONS- SKETCH PLAN</b>
Project:	<b>WETLANDS AND PROPERTY LINES 412 HALEY ROAD, KITTELY, ME</b>
Owner of Record:	<b>MARILYN MANN AND JAMES SMITH 412 HALEY ROAD, KITTELY, MAINE</b>

DRAWING No.	<b>C2</b>
SHEET 2 OF 5 JBE PROJECT NO. 16030	

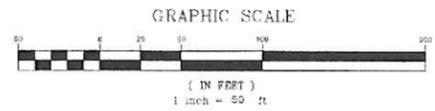
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**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	FLOOD PLAIN LINE
---	---	EDGE OF PAVEMENT
---	---	WETLAND IMPACT
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS

- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION FOR THE PARCEL OF LAND AT 412 HALEY ROAD IN KITTERY MAINE. DEPICTED ON THIS CONCEPTUAL PLAN ARE THE PROPOSED PROPERTY LINES FOR THE SUBDIVISION.
  - ZONING DISTRICT: RESIDENTIAL RURAL ZONE, R-R1  
 LOT AREA MINIMUM = 20,000 SF  
 LOT FRONTAGE MINIMUM = 150'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 40'  
 SIDE SETBACK = 20'  
 REAR SETBACK = 20'  
 MAX. BUILDING HEIGHT = 35'
  - REQUIRED OPEN SPACE: 13.7 ACRES (596,772 SQ. FT.)  
 PROPOSED OPEN SPACE: 15.5 ACRES (674,800 SQ. FT.)
  - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS BASED ON DATA OBTAINED FROM KITTERY GIS MAPS, KITTERY TAX MAPS, USGS TOPOGRAPHIC MAPS, AND WEST ENVIRONMENTAL.



<b>PROJECT PARCEL</b> TOWN OF KITTERY TAX MAP 34, LOT 3
<b>APPLICANT</b> GREEN AND COMPANY 11 LAFAYETTE RD NORTH HAMPTON, NH 03862
<b>OWNER</b> MARILYN MANN AND JAMES SMITH 412 HALEY RD KITTERY, ME 03904
<b>TOTAL LOT AREA</b> 1,197,800 SQ. FT. 27.5 ACRES

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Design: EAF	Draft: EAF	Date: 7/20/16
Checked: JAC	Scale: 1:50	Project No.: 16030
Drawing Name: 16030 CONCEPT2-PROPOSED PL.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS AUTHORIZED OR OTHERWISE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	7/20/16	ISSUED FOR REVIEW	EAF

Designed and Produced in NH

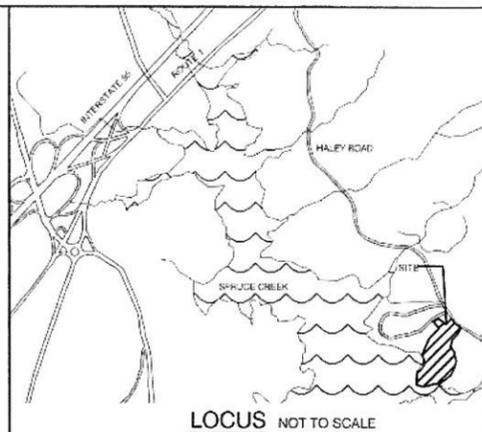
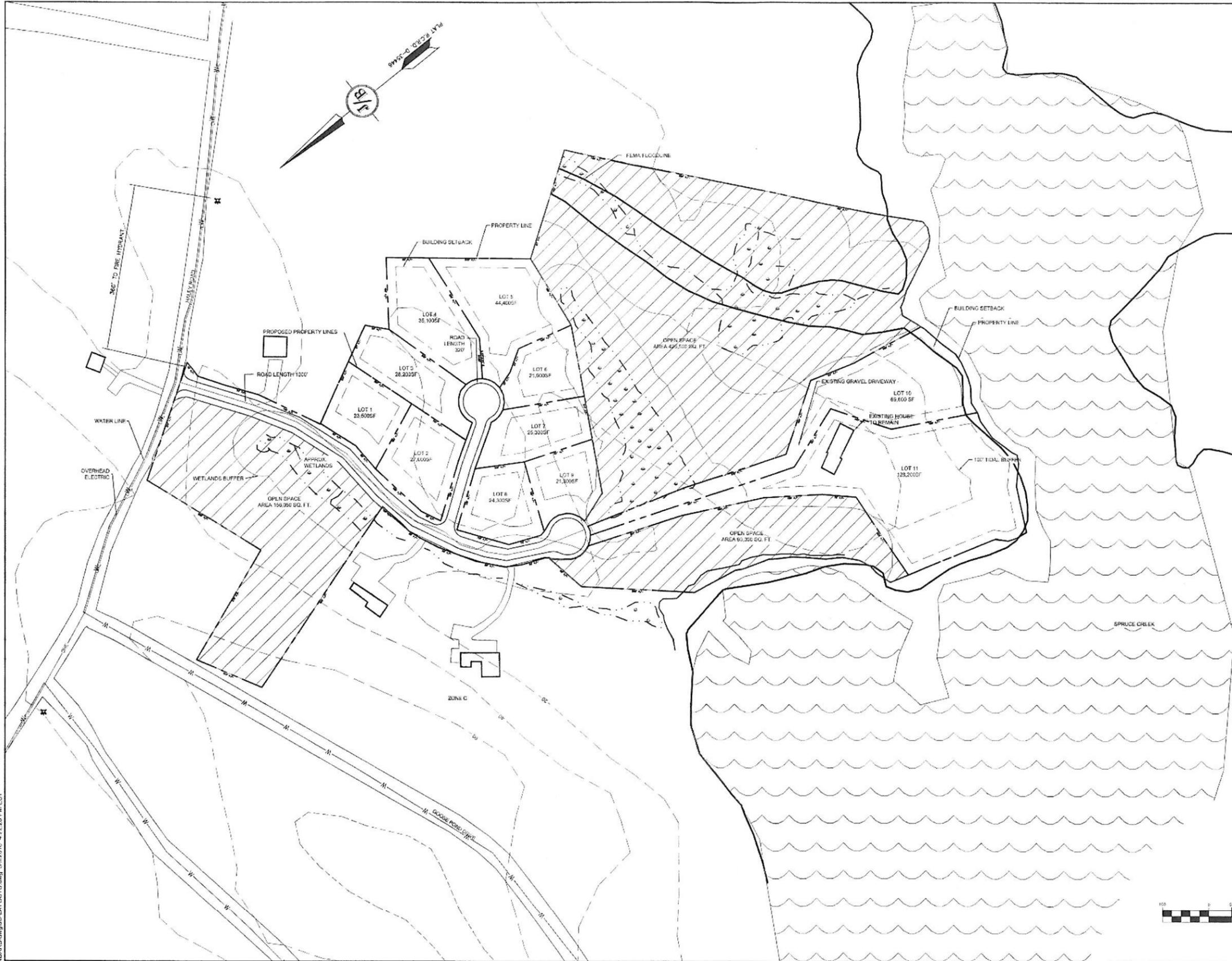
**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services

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 Stratham, NH 03885

603-772-4746  
 FAX: 603-772-0227  
 E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	<b>EXISTING CONDITIONS- SKETCH PLAN</b>
Project:	<b>WETLANDS AND PROPERTY LINES 412 HALEY ROAD, KITTERY, ME</b>
Owner of Record:	<b>MARILYN MANN AND JAMES SMITH 412 HALEY ROAD, KITTERY, MAINE</b>

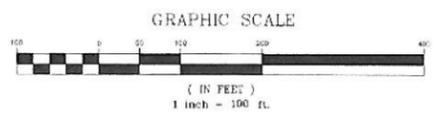
DRAWING No.	<b>C3</b>
SHEET 3 OF 6	JBE PROJECT NO. 16030



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	FLOOD PLAIN LINE
---	---	EDGE OF PAVEMENT
---	---	WETLAND IMPACT
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS

- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION FOR THE PARCEL OF LAND AT 412 HALEY ROAD IN KITTELY MAINE. DEPICTED ON THIS CONCEPTUAL PLAN ARE THE PROPOSED PROPERTY LINES FOR THE SUBDIVISION.
  - ZONING DISTRICT: RESIDENTIAL RURAL ZONE, R-R.  
 LOT AREA MINIMUM = 20,000 SF  
 LOT FRONTAGE MINIMUM = 150'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 40'  
 SIDE SETBACK = 20'  
 REAR SETBACK = 20'  
 MAX. BUILDING HEIGHT = 35'
  - REQUIRED OPEN SPACE: 13.7 ACRES (596,772 SQ. FT.)  
 PROPOSED OPEN SPACE: 15.5 ACRES (674,850 SQ. FT.)
  - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS BASED ON DATA OBTAINED FROM KITTELY GIS MAPS, KITTELY TAX MAPS, USGS TOPOGRAPHIC MAPS, AND WEST ENVIRONMENTAL.



<b>PROJECT PARCEL</b> TOWN OF KITTELY TAX MAP 34, LOT 3
<b>APPLICANT</b> GREEN AND COMPANY 11 LAFAYETTE RD NORTH HAMPTON, NH 03862
<b>OWNER</b> MARILYN MANN AND JAMES SMITH 412 HALEY RD KITTELY, ME 03904
<b>TOTAL LOT AREA</b> 1,197,900 SQ. FT. 27.5 ACRES

Design: LAF	Draft: EAF	Date: 7/20/16
Checked: JAC	Scale: 1:100	Project No.: 16030
Drawing Name: 16030 CONCEPT2-PROPOSED PL.dwg		
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REV.	DATE	REVISION	BY
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Designed and Produced in NH

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Civil Engineering Services

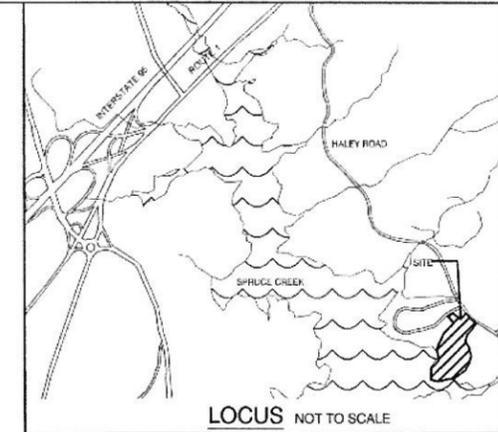
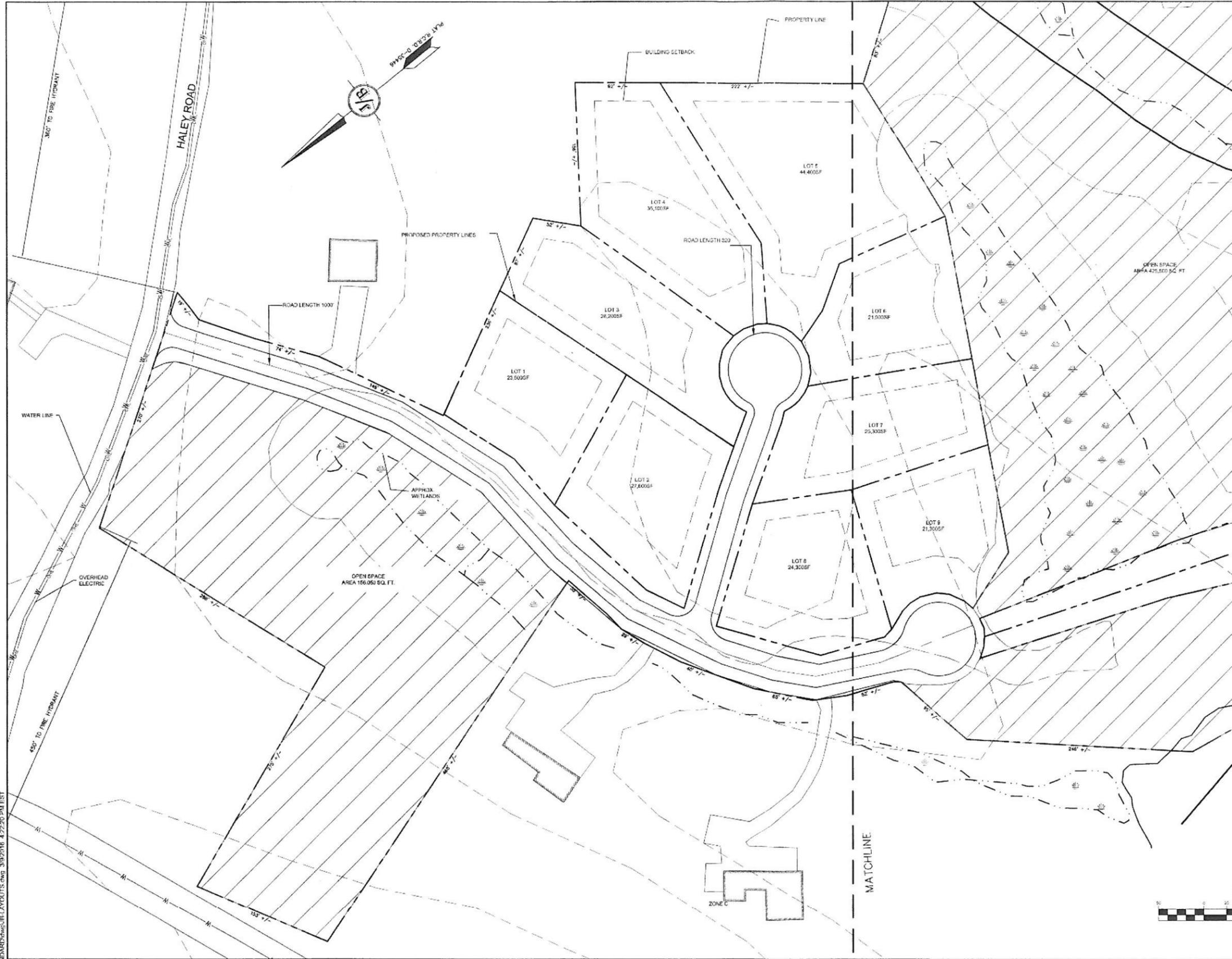
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603-772-4746  
FAX: 603-772-0227  
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	<b>PROPOSED CONDITIONS-SKETCH PLAN</b>
Project:	<b>WETLANDS AND PROPERTY LINES 412 HALEY ROAD, KITTELY, ME</b>
Owner of Record:	<b>MARILYN MANN AND JAMES SMITH 412 HALEY ROAD, KITTELY, MAINE</b>

DRAWING No.	<b>C4</b>
SHEET 4 OF 6 JBE PROJECT NO. 16030	

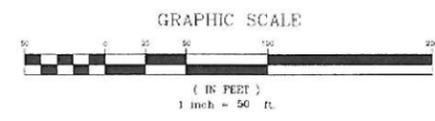
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**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
(Solid line)	(Dashed line)	PROPERTY LINES
(Dashed line)	(Dashed line)	SETBACK LINES
(Dashed line)	(Dashed line)	CENTERLINE
(Dashed line)	(Dashed line)	FRESHWATER WETLANDS LINE
(Dashed line)	(Dashed line)	TIDAL WETLANDS LINE
(Dashed line)	(Dashed line)	FLOOD PLAN LINE
(Dashed line)	(Dashed line)	EDGE OF PAVEMENT
(Dashed line)	(Dashed line)	WETLAND IMPACT
(Wavy line)	(Wavy line)	OPEN WATER
(Wavy line)	(Wavy line)	FRESHWATER WETLANDS

- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION FOR THE PARCEL OF LAND AT 412 HALEY ROAD IN KITTELY MAINE. DEPICTED ON THIS CONCEPTUAL PLAN ARE THE PROPOSED PROPERTY LINES FOR THE SUBDIVISION.
  - ZONING DISTRICT: RESIDENTIAL RURAL ZONE, R-RL  
 LOT AREA MINIMUM = 20,000 SF  
 LOT FRONTAGE MINIMUM = 150'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 40'  
 SIDE SETBACK = 20'  
 REAR SETBACK = 20'  
 MAX. BUILDING HEIGHT = 35'
  - REQUIRED OPEN SPACE: 13.7 ACRES (596,772 SQ.FT.)  
 PROPOSED OPEN SPACE: 15.5 ACRES (674,850 SQ. FT.)
  - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS BASED ON DATA OBTAINED FROM KITTELY GIS MAPS, KITTELY TAX MAPS, USGS TOPOGRAPHIC MAPS, AND WEST ENVIRONMENTAL.



<b>PROJECT PARCEL</b> TOWN OF KITTELY TAX MAP 34, LOT 3
<b>APPLICANT</b> GREEN AND COMPANY 11 LAFAYETTE RD NORTH HAMPTON, NH 03862 <b>OWNER</b> MARILYN MANN AND JAMES SMITH 412 HALEY RD KITTELY, ME 03904
<b>TOTAL LOT AREA</b> 1,197,900 SQ. FT. 27.5 ACRES

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Design: EAF	Draft: EAF	Date: 7/20/16
Checked: JAC	Scale: 1:50	Project No.: 16030
Drawing Name: 16030 CONCEPT2-PROPOSED PL.dwg		
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REV.	DATE	REVISION	BY
0	7/20/16	ISSUED FOR REVIEW	EAF

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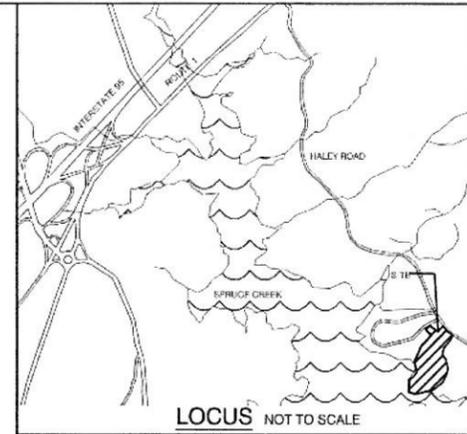
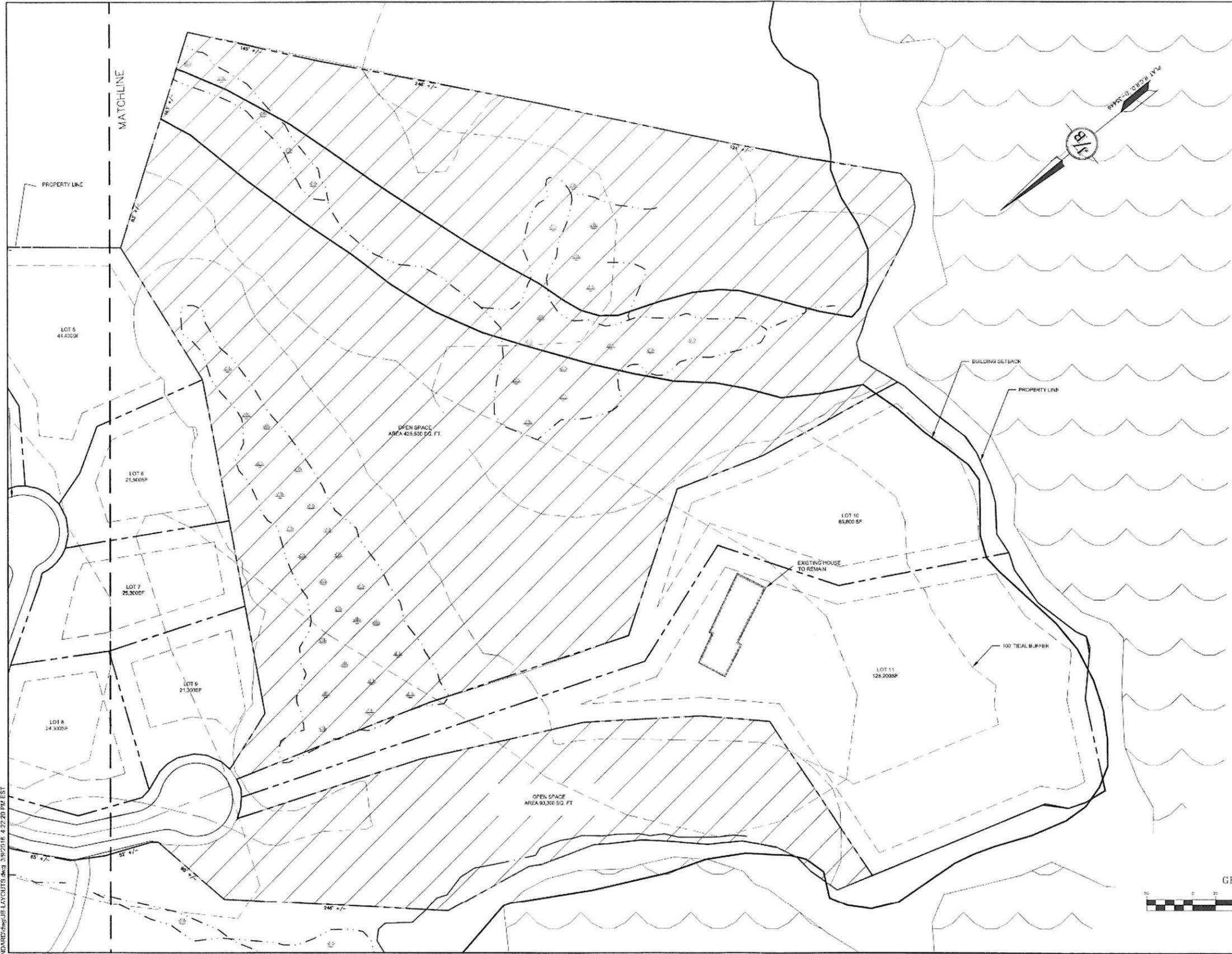
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603-772-4746 FAX: 603-772-0227 E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	<b>PROPOSED CONDITIONS-SKETCH PLAN</b>
Project:	<b>WETLANDS AND PROPERTY LINES 412 HALEY ROAD, KITTELY, ME</b>
Owner of Record:	<b>MARILYN MANN AND JAMES SMITH 412 HALEY ROAD, KITTELY, MAINE</b>

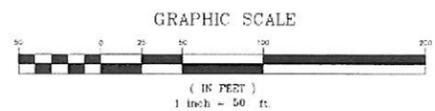
DRAWING No.	<b>C5</b>
SHEET 5 OF 6	
JBE PROJECT NO. 16030	



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	FLOOD PLAIN LINE
---	---	EDGE OF PAVEMENT
---	---	WETLAND IMPACT
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS

- SITE NOTES:**
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 LOT FRONTAGE MINIMUM = 150'  
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  - REQUIRED OPEN SPACE: 13.7 ACRES (598,772 SQ. FT.)  
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<b>PROJECT PARCEL</b> TOWN OF KITTELY TAX MAP 34, LOT 3
<b>APPLICANT</b> GREEN AND COMPANY 11 LAFAYETTE RD NORTH HAMPTON, NH 03862 <b>OWNER</b> MARILYN MANN AND JAMES SMITH 412 HALEY RD KITTELY, ME 03904
<b>TOTAL LOT AREA</b> 1,187,900 SQ. FT. 27.5 ACRES

Design: EAF | Draft: EAF | Date: 7/20/16  
 Checked: JAC | Scale: 1/50 | Project No.: 16030  
 Drawing Name: 16030 CONCEPT2-PROPOSED PL.dwg

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REV.	DATE	REVISION	BY
0	7/20/16	ISSUED FOR REVIEW	EAF

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Plan Name:	<b>PROPOSED CONDITIONS-SKETCH PLAN</b>
Project:	<b>WETLANDS AND PROPERTY LINES 412 HALEY ROAD, KITTELY, ME</b>
Owner of Record:	<b>MARILYN MANN AND JAMES SMITH 412 HALEY ROAD, KITTELY, MAINE</b>

DRAWING No.  
**C6**  
 SHEET 6 OF 6  
 JBE PROJECT NO. 16030

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