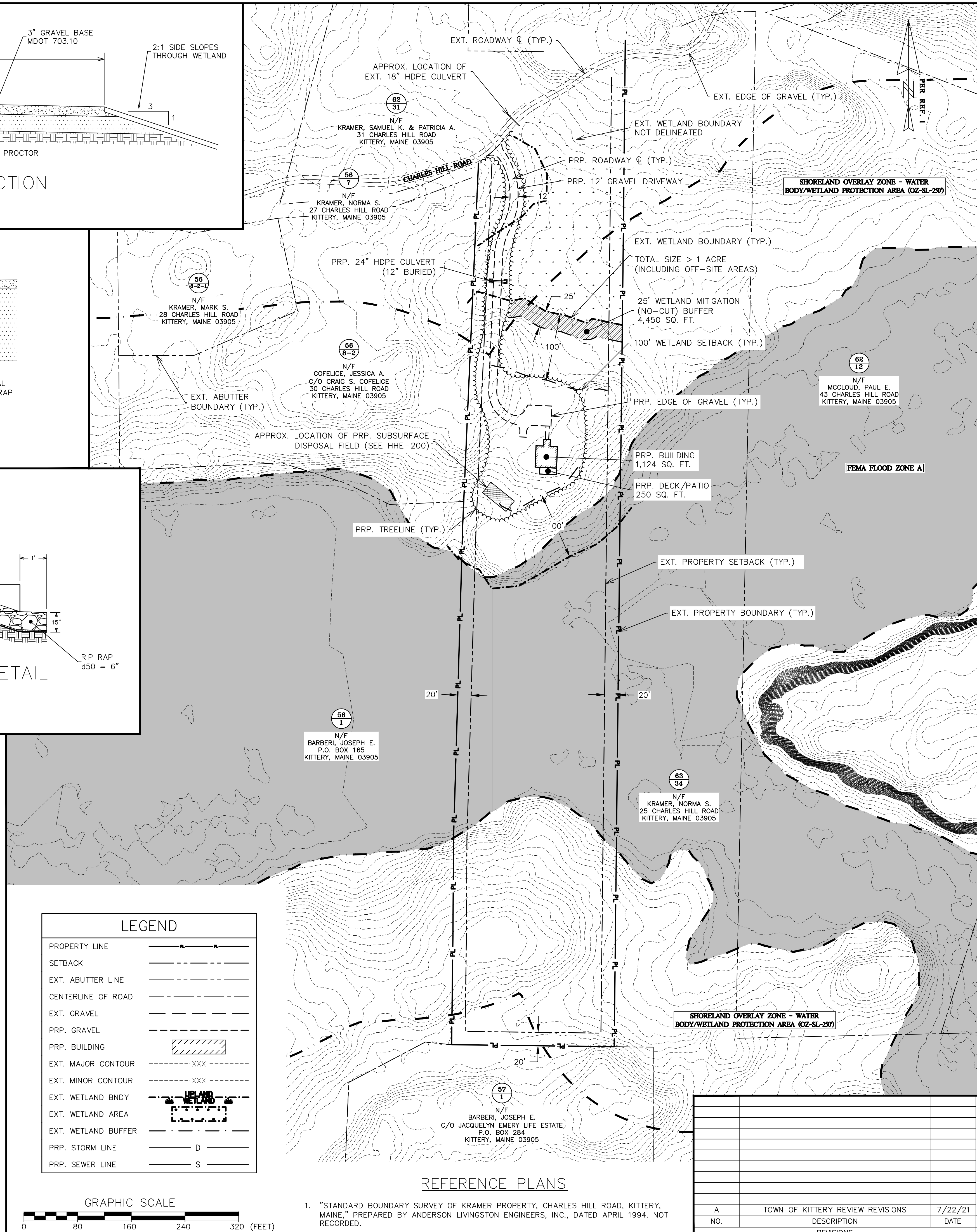
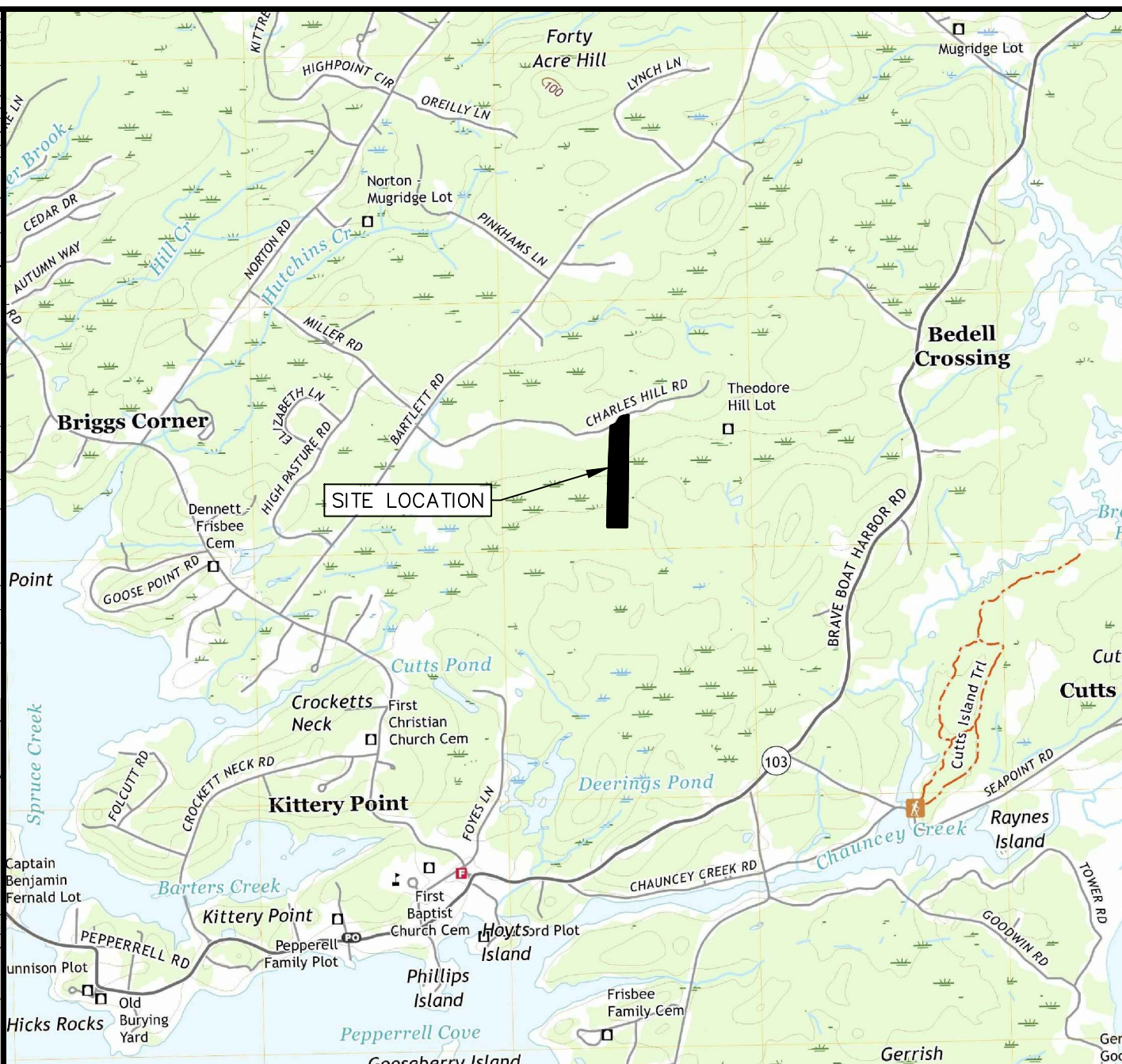
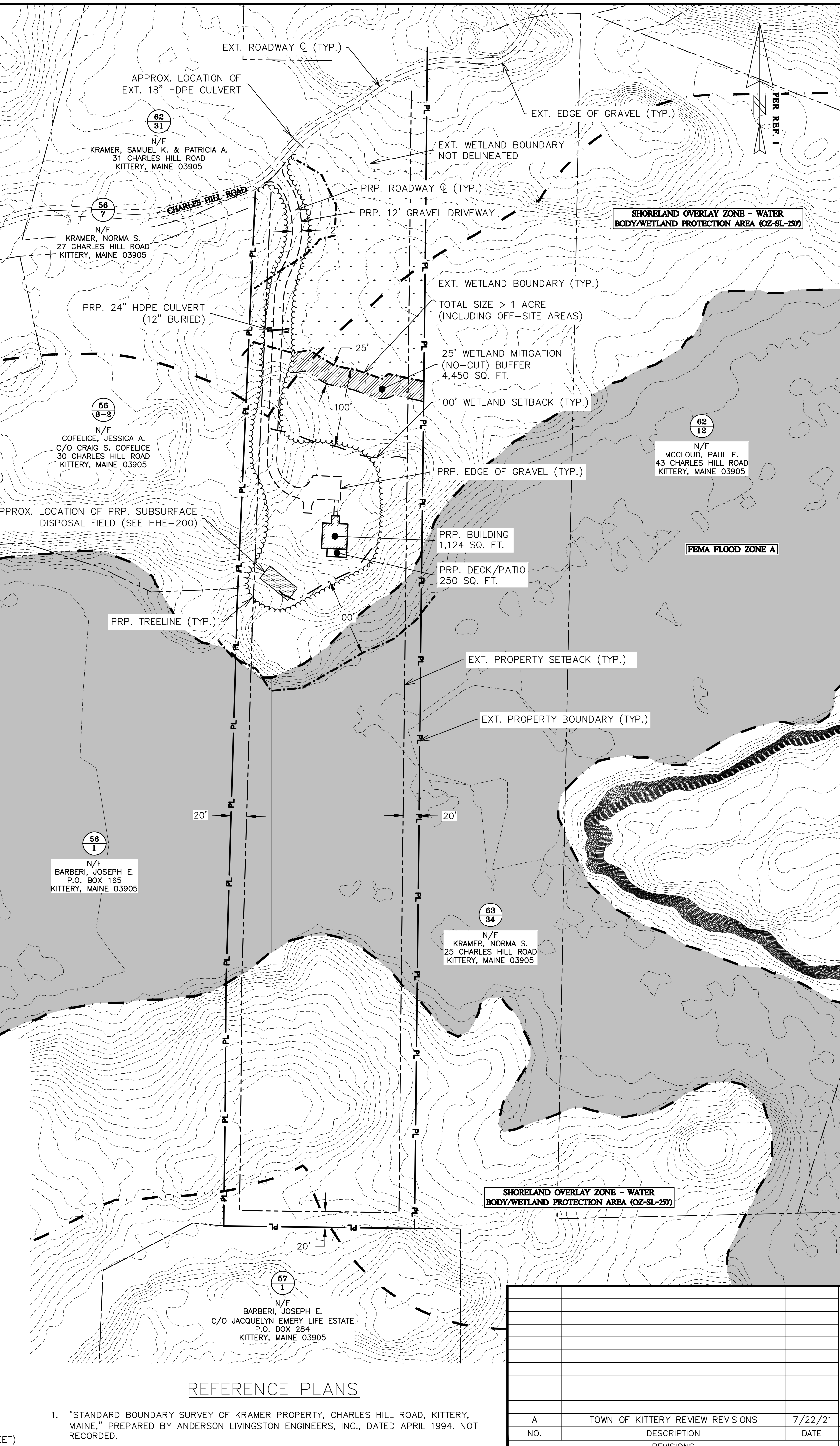
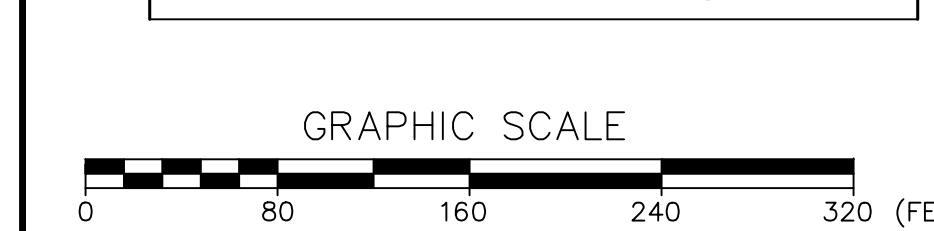


STATE OF MAINE - YORK COUNTY
ss. REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ M., AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER



LEGEND

PROPERTY LINE	---
SETBACK	---
EXT. ABUTTER LINE	---
CENTERLINE OF ROAD	---
EXT. GRAVEL	---
PRP. GRAVEL	---
PRP. BUILDING	---
EXT. MAJOR CONTOUR	---
EXT. MINOR CONTOUR	---
EXT. WETLAND BNDY	---
EXT. WETLAND AREA	---
EXT. WETLAND BUFFER	---
PRP. STORM LINE	D
PRP. SEWER LINE	S



GENERAL NOTES

- THIS PLAN PROVIDES THE DETAILS FOR THE CONSTRUCTION OF A GRAVEL DRIVEWAY AND WETLAND CROSSING LOCATED OFF OF CHARLES HILL ROAD IN KITTERY, MAINE.
- THE PARCEL IS IDENTIFIED ON THE TOWN OF KITTERY TAX ASSESSOR'S MAP 63 AS LOT 34 AND IS LOCATED IN THE RESIDENTIAL-RURAL (R-RL) AND SHORELAND OVERLAY - WATER BODY/WETLAND PROTECTION AREA (02-SL-250) DISTRICTS. THE PARCEL IS APPROXIMATELY 7.53 ACRES IN SIZE.
- DIMENSIONAL STANDARDS - AS PER §16.3.2.1.(D):
RESIDENTIAL-RURAL (R-RL) DISTRICT
MINIMUM LOT SIZE = 40,000 SQ. FT.
MINIMUM STREET FRONTAGE = 150 FT.
MINIMUM FRONT YARD SETBACK = 40 FT.
MINIMUM REAR & SIDE YARD SETBACKS = 20 FT.
MAXIMUM LOT COVERAGE = 15%
MAXIMUM BUILDING HEIGHT = 35 FT.
- AS PER §16.3.2.17.(D)(1)(d), THE TOTAL FOOTPRINT OF DEVEGETATED AREA MUST NOT EXCEED 20% OF THE LOT AREA LOCATED WITHIN THE SHORELAND OVERLAY ZONE:
DEVEGETATED AREA CALCULATION
TOTAL PARCEL AREA (SHORELAND) = 259,567 SQ. FT.
TOTAL DEVEGETATED AREA = 4,594 SQ. FT.
PERCENTAGE DEVEGETATED AREA = [4,594 SQ. FT. / 259,567 SQ. FT.] * 100 = 1.77% < 20% => OK
- TREE CLEARANCE CALCULATION**
TOTAL PARCEL AREA (SHORELAND) = 259,567 SQ. FT.
TOTAL CLEARED AREA = 31,571 SQ. FT.
PERCENTAGE CLEARED AREA = [31,571 SQ. FT. / 259,567 SQ. FT.] * 100 = 12.16%
- EXISTING TOPOGRAPHY TAKEN FROM THE STATE OF MAINE OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (GIS). FLOOD EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE INFORMATION TAKEN FROM THE STATE OF MAINE GEOLIBRARY. EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM REFERENCE 1.
- DEPICTED WETLAND BOUNDARY FLAGGED BY MICHAEL CUOMO, CSS #221, AND SURVEY LOCATED BY ATTAR ENGINEERING, INC. IN SPRING 2021.
- THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE TOTAL WETLAND IMPACT IS APPROXIMATELY 2,631 SQ. FT.

TOWN OF KITTERY PLANNING BOARD		DATE
CHAIR		

TAX MAP 63, LOT 34

SITE PLAN / SITE DETAILS
CHARLES HILL ROAD WETLAND ALTERATION
CHARLES HILL ROAD, KITTERY, MAINE 03905

FOR:
MARK KRAMER
29 TOWLE AVENUE
HAMPTON, NEW HAMPSHIRE 03842

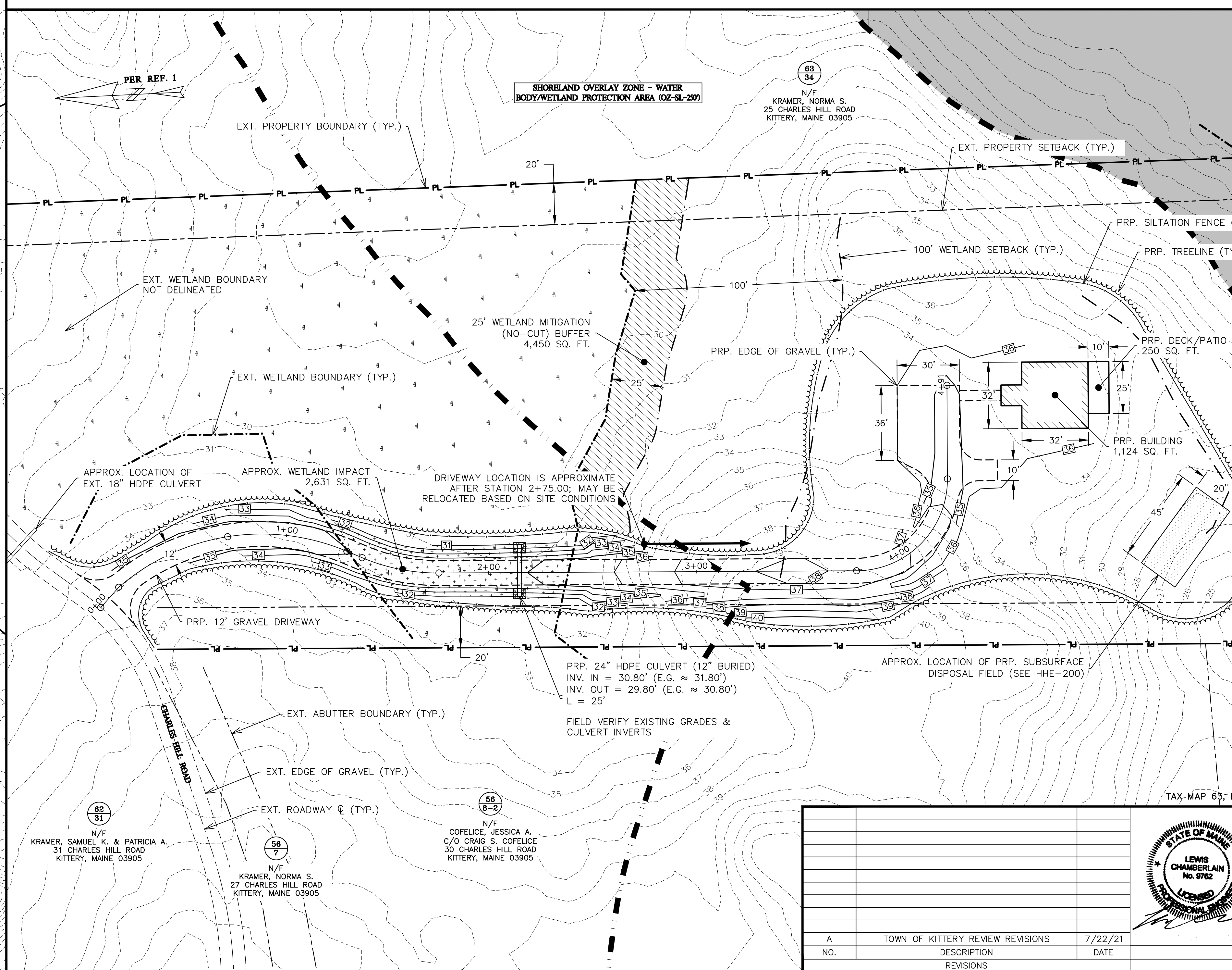
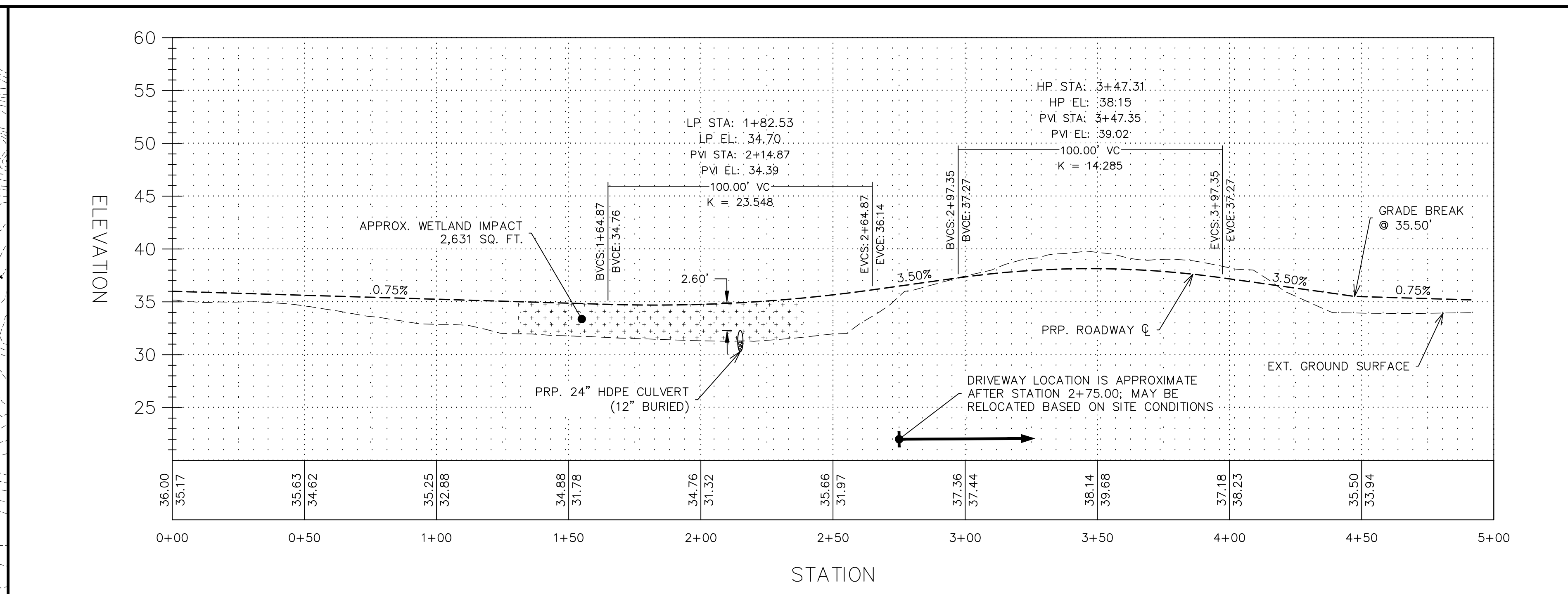
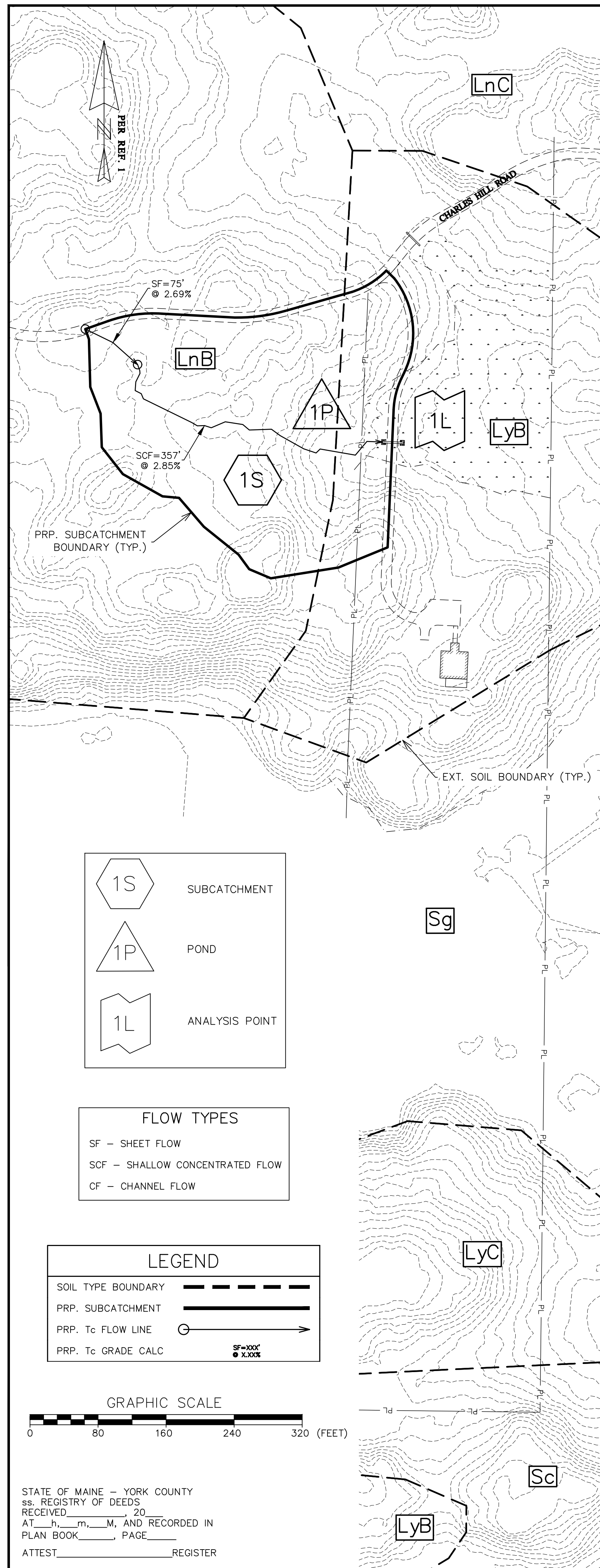
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE • SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED
DATE: 07/01/2021

APPROVED BY: _____
DRAWN BY: AGC
REVISION DATE: A : 07/22/2021

JOB NO: COB3-21 FILE: CHARLES HILL ROAD BASE.DWG SHEET: 1 OF 2

1. "STANDARD BOUNDARY SURVEY OF KRAMER PROPERTY, CHARLES HILL ROAD, KITTERY, MAINE." PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED APRIL 1994. NOT RECORDED.



TOWN OF KITTERY
PLANNING BOARD

DATE

CHAR	

LEGEND

- PROPERTY LINE
- SETBACK
- EXT. ABUTTER LINE
- CENTERLINE OF ROAD
- EXT. GRAVEL
- PRP. GRAVEL
- PRP. BUILDING
- EXT. MAJOR CONTOUR
- EXT. MINOR CONTOUR
- PRP. MAJOR CONTOUR
- PRP. MINOR CONTOUR
- EXT. WETLAND BNDY
- EXT. WETLAND AREA
- EXT. WETLAND BUFFER
- PRP. STORM LINE
- PRP. SEWER LINE
- PRP. SILTATION FENCE

GRAPHIC SCALE
0 30 60 90 120 (FEET)

ROADWAY PLAN & PROFILE / DRAINAGE CONDITIONS
CHARLES HILL ROAD WETLAND ALTERATION
CHARLES HILL ROAD, KITTERY, MAINE 03905

FOR: MARK KRAMER
29 TOWLE AVENUE
HAMPTON, NEW HAMPSHIRE 03842

ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE • SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: AS NOTED
DATE: 07/01/2021

APPROVED BY: _____

DRAWN BY: AGC
REVISION DATE: A : 07/22/2021

JOB NO: C083-21 FILE: CHARLES HILL ROAD BASE.DWG SHEET: 2 OF 2

A	TOWN OF KITTERY REVIEW REVISIONS	7/22/21
NO.	DESCRIPTION	DATE
	REVISIONS	