

PERMITTING PLANS
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

HATCH LEGEND

- WETLAND
- CONCRETE
- ADJACENT OWNED PROPERTY
- UNDEVELOPED PROPERTY
- SNOW STORAGE

PROPOSED	LEGEND	EXISTING
	PROPERTY LINE	
	SETBACK LINE	
	EASEMENT LINE	
	EDGE OF PAVEMENT	
	CURB	
	EDGE OF GRAVEL	
	BUILDING	
	ELEV. CONTOURS	
	WATER	
	SEWER	
	STORMDRAIN	
	UNDERDRAIN	
	OVERHEAD UTILITY	
	UNDERGROUND UTILITY	
	FENCE	
	SILT FENCE (OR MULCH BERM)	
	STREAM	
	RETAINING WALL	
	TOP OF WALL ELEVATION	
	STONE CHECK DAM	
	FIRE HYDRANT	
	SEWER MANHOLE	
	GATE VALVE	
	TREE OR TREELINE	
	UTILITY POLE	
	IRON PROPERTY PIN	
	BOLLARD	
	SITE LIGHTING	
	PAVEMENT MARKING	
	CATCH BASIN (CB)	
	DRAIN BASIN (DB)	
	FIELD BASIN (FB)	

GENERAL NOTES:

- PLAN REFERENCES
- EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO, EDGE OF PAVEMENT, BUILDINGS, STORM DRAINS, EASEMENTS, PROPERTY BOUNDARIES, UTILITIES, CONTOURS AND TOPOGRAPHICAL DATA OBTAINED FROM A PLAN TITLED "TINKER HILL SUBDIVISION" PREPARED BY HERRICK AND SALSBERY INC. LAND SURVEYORS, (130 OAK STREET SUITE 1, ELLSWORTH, MAINE 04605). PLAN DATED MARCH 03, 2006. PLAN REVISED JULY 08, 2020.
 - SOME PERIMETER FEATURES WERE UPDATED BASED ON SITE OBSERVATIONS AND MEASUREMENTS.
 - WETLAND DELINEATION PERFORMED BY MOYSE ENVIRONMENTAL SERVICES. NO FURTHER WETLAND DISTURBANCE IS ANTICIPATED IN THIS PROJECT.
 - HEDEFINE ENGINEERING & DESIGN, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF THE FOREMENTIONED PLANS.
- CONTRACTOR RESPONSIBLE FOR PROJECT LAYOUT. DIGITAL FILE WILL BE PROVIDED BY ENGINEER UPON REQUEST.
 - CONTRACTOR RESPONSIBLE FOR VERIFYING HORIZONTAL AND VERTICAL BENCHMARK ACCURACY PRIOR TO START OF CONSTRUCTION. INFORM ENGINEER IF BENCHMARKS ARE DETERMINED TO BE IN ERROR.
 - CONTRACTOR SHALL CONTACT DIG SAFE PRIOR TO BEGINNING ANY EXCAVATIONS.
 - CONTRACTOR RESPONSIBLE FOR MEETING MUTCD AND MAINE DOT TRAFFIC CONSTRUCTION WARNING SIGN REQUIREMENTS.
 - ALL GATE VALVES, CURB STOPS, CATCH BASINS, SEWER MANHOLES AND OTHER UTILITIES DISTURBED BY THE PROJECT SHALL BE SET FLUSH WITH FINISH GRADE.
 - ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - LATEST EDITION" (MUTCD).
 - ALL ROAD GRADING AND INFRASTRUCTURE WAS BUILT ACCORDING TO ORIGINAL PLAN AND NO CHANGES ARE PROPOSED.
 - ALL PAVEMENT/GRAVEL RADII TO BE 5' UNLESS OTHERWISE NOTED.
 - LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT REPRESENT ALL EXISTING UTILITIES.
 - ALL NEW CURBING SHALL BE BITUMINOUS CURBING
 - OWNER OF RECORD IS WRIGHT BUZZ, LLC.
 - SUBJECT SITE IS SHOWN ON TAX MAP #21. LOT #3. SITE FALLS IN THE NEIGHBORHOOD ZONE. ZONING REQUIREMENTS BELOW:

	REQUIRED	PROPOSED
MIN LOT SIZE	20,000 SQ FT	31.4 ACRES
MIN ROAD FRONTAGE	50 FT	NA
MIN LOT WIDTH	100 FT	300 FT
MIN FRONT SETBACK	20 FT	23 FT
MIN SIDE SETBACK	10 FT	10 FT
MIN REAR SETBACK	20 FT	45 FT
MAX HEIGHT	NA	26 FT
MAX UNITS/ACRE	10	1.6

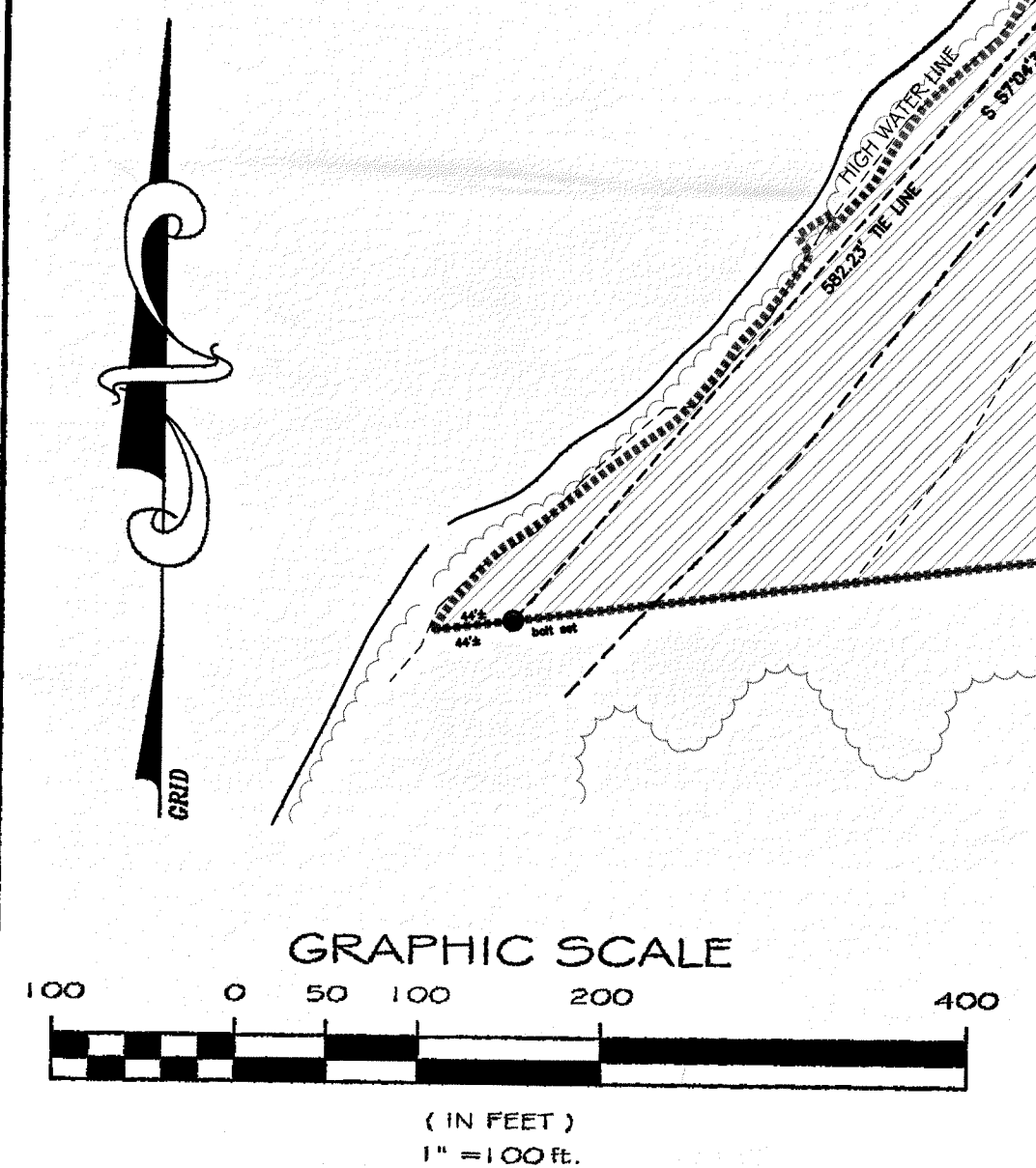
- PROPOSED USE OF SITE IS CONDOMINIUM DEVELOPMENT.

	EXISTING	PROPOSED
STRUCTURE SQ FOOTAGE	16,523	82,739
GROSS FLOOR SQ FOOTAGE	29,127	103,671
- EXISTING IMPERVIOUS AREA AND PROPOSED IMPERVIOUS SUMMARY BELOW:

	EXISTING IMPERVIOUS SQ FT	PROPOSED IMPERVIOUS SQ FT
	113,039	132,452

EXISTING IMPERVIOUS AS OF AUGUST 2022 ON SUBJECT PARCEL.
- EXISTING DEVELOPED AREA IN PREVIOUS PROJECT IS 16.64 ACRES. APPLICANT PROPOSED AN ADDITIONAL 0.94 ACRES OF DEVELOPED AREA FOR A TOTAL AT PROJECT COMPLETION OF 17.58 ACRES OF DEVELOPED AREA.
- BUILDING NUMBERING SHOWN FOR THE PURPOSE OF BUILDING IDENTIFICATION DURING AND PERMITTING. 911 ADDRESS NUMBERING AND IDENTIFICATION TO BE COORDINATED WITH CITY OF ELLSWORTH.
- SANITARY SEWER IS PROVIDED BY CITY OF ELLSWORTH SEWER DEPARTMENT.
- WATER SUPPLY IS PROVIDED BY CITY OF ELLSWORTH WATER DEPARTMENT.
- PARKING STRIPING SHOWN FOR INFORMATIONAL PURPOSES ONLY. PARKING FOR CONDOMINIUM USE (2/DWELLING UNIT):

PROPOSED USE	# OF SPACES	REFERENCE
MINIMUM PARKING REQUIRED (34 UNITS)	108	ARTICLE 11, TABLE 11.05.1
PARKING PROVIDED	130	NOTE: 20% ABOVE MIN
- SEE SITE PLAN, C-2 FOR ALL UTILITIES AND UTILITY NOTES.
- NO NEW WETLAND DISTURBANCE IS ANTICIPATED AS PART OF THIS PROJECT.
- ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE CITY OF ELLSWORTH EVEN IF THEY MEET THE CITY STREET DESIGN & CONSTRUCTION STANDARDS.
- CONTRACTOR RESPONSIBLE FOR REMOVING ALL STUMPS AND CONSTRUCTION DEBRIS FROM SITE AND DISPOSING OF IT IN A LEGAL MANNER. STUMPS AND CONSTRUCTION DEBRIS ARE NOT TO BE BURIED.
- ALL CONSTRUCTION WILL FOLLOW THE STANDARDS SET FORTH IN THE NFPA 221, CHAPTER 5 HIGH CHALLENGE FIRE WALL, 2021. THIS WALL WILL BE LOCATED BETWEEN EACH UNIT IN MULTI-UNIT BUILDINGS AND WILL EXTEND FROM THE SLAB TO THE PEAK. FIREWALL (TYP.)



HANCOCK, SS. REGISTRY OF DEEDS
RECEIVED December 5 2022
AT 2 P.M. AND RECORDED
INSTRUMENT NO. 140
FILE NO. 68
ATTEST Julie A. Curtis
REGISTER

OVERALL SITE PLAN

SCALE: 1" = 100'

CITY/TOWN OF ELLSWORTH PLANNING BOARD APPROVAL: APPROVED WITH CONDITIONS:
Signature: James D. De DATE: 11/4/22 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT THE APPLICANT
Signature: R.W. Wynn DATE: 11/8/22 SHALL PROVIDE THE CITY WITH FINAL "AMENDED AND RESTATED"
Signature: Wally Amodeo DATE: 11/8/22 DECLARATION OF TINKER HILL A CONDOMINIUM INCLUDING ROAD
Signature: Marc Rich DATE: 11/9/22 MAINTENANCE LANGUAGE

DATE: 01/24/22
DRAWN BY: AG
APPROVED BY: AM
DATE: 09/13/2022
SCALE: 1" = 100'

TINKER HILL CONDOMINIUM DEVELOPMENT
OWNER: WRIGHT BUZZ, LLC
ADDRESS: P.O. BOX 250, NOLAN, ME 04429
LOCATION: BAYSIDE ROAD, ELLSWORTH ME
PROJECT # 00006
OVERALL SITE PLAN

STATE OF MAINE
JULIE A. CURTIS
REGISTERED PROFESSIONAL ENGINEER
No. 11184
EXPIRATION DATE 12/31/2025

HEDEFINE ENGINEERING & DESIGN, INC.
PO BOX 669
ELLSWORTH, ME 04605
(207) 664-0930

DRAWING PHASE: PERMIT
SHEET: C-1