

PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	SETBACK LINE	---
---	EASEMENT LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	EDGE OF GRAVEL	---
---	ELEV. CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	UNDER DRAIN	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	SILT FENCE (OR MULCH BERM)	---
---	STONE CHECK DAM	---
---	FIRE HYDRANT	---
---	SEWER MANHOLE	---
---	GATE VALVE	---
---	TREE OR TREELINE	---
---	UTILITY POLE	---
---	PROPERTY PIN	---
---	BENCHMARK	---
---	TEST FIT	---
---	TEST BORING	---
---	HANDICAP PARKING SYMBOL	---
---	SIGN	---
---	BOLLARD	---
---	SITE LIGHTING	---
---	PAVEMENT MARKING	---
---	CATCH BASIN (CB)	---
---	DRAIN BASIN (DB)	---
---	FIELD BASIN (FB)	---

**HATCH LEGEND**

[Hatched Box]	NEW PAVED PARKING/ROADS
[Hatched Box]	NEW CONCRETE SIDEWALKS

**GENERAL NOTES:**

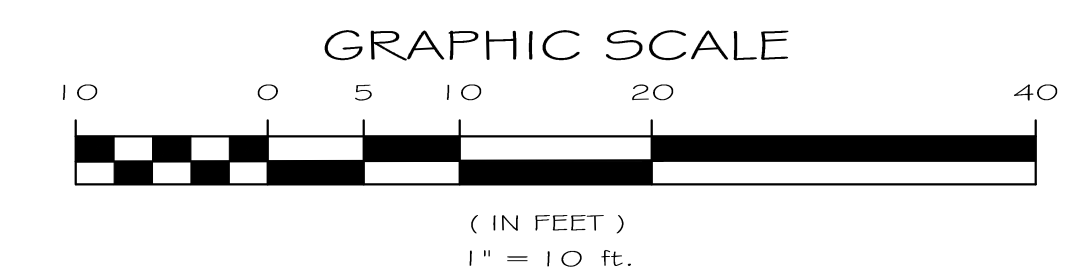
- PLAN REFERENCES  
 EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: EDGE OF PAVEMENT, BUILDINGS, STORM DRAINS, EASEMENTS, PROPERTY BOUNDARIES, UTILITIES, CONTOURS AND TOPOGRAPHICAL DATA OBTAINED FROM A PLAN TITLED "WITHAM FAMILY LIMITED PARTNERSHIP" PREPARED BY HERRICK & SALISBURY INC., (130 OAK STREET, SUITE 1, ELLSWORTH, ME 04605). PLAN DATED SEPTEMBER 21, 2021.
- SOME PERIMETER FEATURES WERE UPDATED BASED ON SITE OBSERVATIONS AND MEASUREMENTS.
- HEDEFINE ENGINEERING & DESIGN, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF THE AFOREMENTIONED 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 PAVEMENT RADI 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 GRANITE CURBING OR BITUMINOUS CURBING AS NOTED ON SITE PLANS.
  - OWNER OF RECORD IS WITHAM FAMILY LIMITED PARTNERSHIP.
  - SUBJECT SITE IS SHOWN ON TAX MAP 104, LOT 411. SITE FALLS IN THE MT DESERT CORRIDOR DISTRICT. ZONING REQUIREMENTS BELOW:

	REQUIRED	ORIGINAL	PROPOSED
MINIMUM LOT SIZE	20,000 SF	21,158 SF	21,158 SF
MINIMUM ROAD FRONTAGE	100'	126.5'	126.5'
MINIMUM LOT WIDTH	100'	116.6'	116.6'
BUILDING SETBACKS*			
FRONT (KEBO)	25'	4'	25'
FRONT (MT. DESERT)	25'	31'	26'
SIDE (EAST)	25'	17'	25'
SIDE (SOUTH)	25'	35'	25'
MAX. BUILDING HEIGHT	40'	-	39'

\* PROPERTY IS EXEMPT FROM BUILDING SETBACKS BASED ON EXISTING CONDITIONS. SEE NARRATIVE IN EXHIBIT 1.4.

12. LOT COVERAGE: EXISTING - 84%, PROPOSED - 59%

**PERMITTING PLANS  
FOR AGENCY REVIEW  
NOT FOR CONSTRUCTION**



**SITE PLAN**  
 SCALE: 1" = 10'

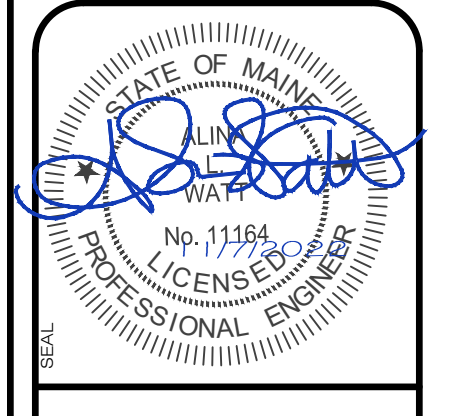
DATE	11/27/2022
REVISION DESCRIPTION	
REVISED PER TOWN COMMENT	

DRAWN BY	RC
APPROVED BY	AW
DATE	10/24/22
PROJECT #	21054
SCALE	1" = 10'

**WITHAM FAMILY EMPLOYEE HOUSING**

OWNER: WITHAM FAMILY  
 ADDRESS: 39 KEBO STREET  
 LOCATION: BAR HARBOR, ME

**SITE PLAN**



**HEDEFINE ENGINEERING & DESIGN, INC.**  
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 (207) 664-0930

DRAWING PHASE  
**PERMITTING**

SHEET  
**C-1**