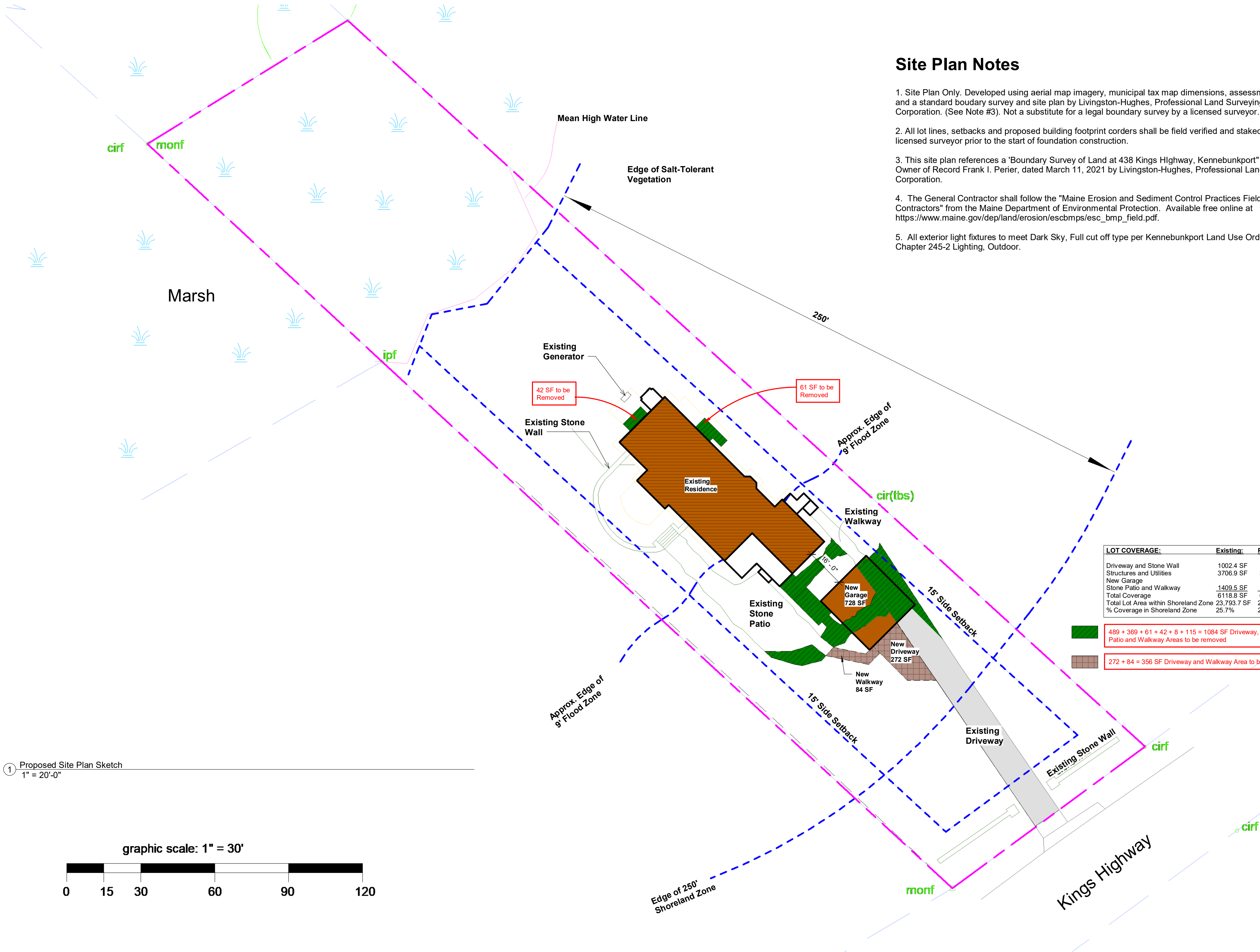
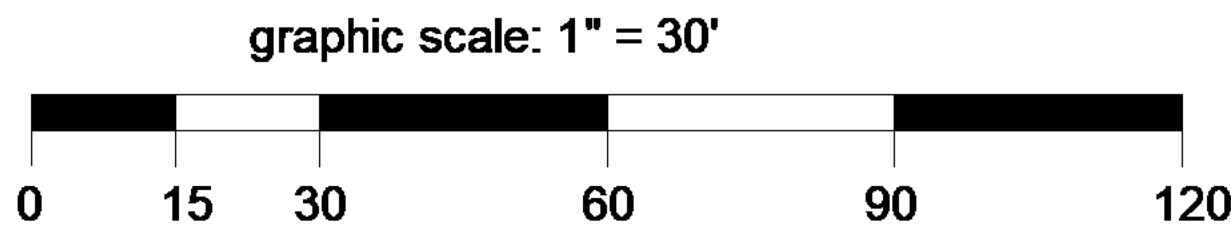




1 Proposed Site Plan Sketch
1" = 20'-0"



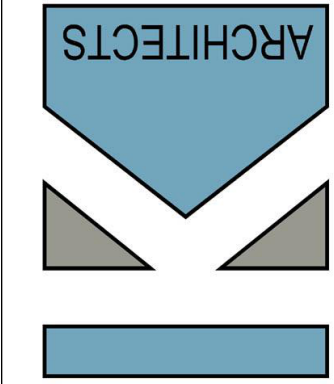
Site Plan Notes

1. Site Plan Only. Developed using aerial map imagery, municipal tax map dimensions, assessment records and a standard boudary survey and site plan by Livingston-Hughes, Professional Land Surveying Corporation. (See Note #3). Not a substitute for a legal boundary survey by a licensed surveyor.
2. All lot lines, setbacks and proposed building footprint corders shall be field verified and staked out by a licensed surveyor prior to the start of foundation construction.
3. This site plan references a "Boundary Survey of Land at 438 Kings Highway, Kennebunkport" made for Owner of Record Frank I. Perier, dated March 11, 2021 by Livingston-Hughes, Professional Land Surveying Corporation.
4. The General Contractor shall follow the "Maine Erosion and Sediment Control Practices Field Guide for Contractors" from the Maine Department of Environmental Protection. Available free online at https://www.maine.gov/dep/land/erosion/escbmps/esc_bmp_field.pdf.
5. All exterior light fixtures to meet Dark Sky, Full cut off type per Kennebunkport Land Use Ordinance Chapter 245-2 Lighting, Outdoor.

LOT COVERAGE:	Existing:	Proposed:
Driveway and Stone Wall	1002.4 SF	905.4 SF
Structures and Utilities	3706.9 SF	3706.9 SF
New Garage		728 SF
Stone Patio and Walkway	1409.5 SF	778.5 SF
Total Coverage	6118.8 SF	6118.8 SF
Total Lot Area within Shoreland Zone	23,793.7 SF	23,793.7 SF
% Coverage in Shoreland Zone	25.7%	25.7%

- 489 + 369 + 61 + 42 + 8 + 115 = 1084 SF Driveway, Stone Patio and Walkway Areas to be removed
- 272 + 84 = 356 SF Driveway and Walkway Area to be added

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Perier Residence
438 Kings Highway
Kennebunkport, Maine

REVISIONS

#	Date	Description

Date:	4-16-24
Project #	230103
Drawn By:	KK
Checked By:	KK
Drawing Scale	As indicated

SHEET TITLE

Site Plan

01

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Planning Board Submittal

