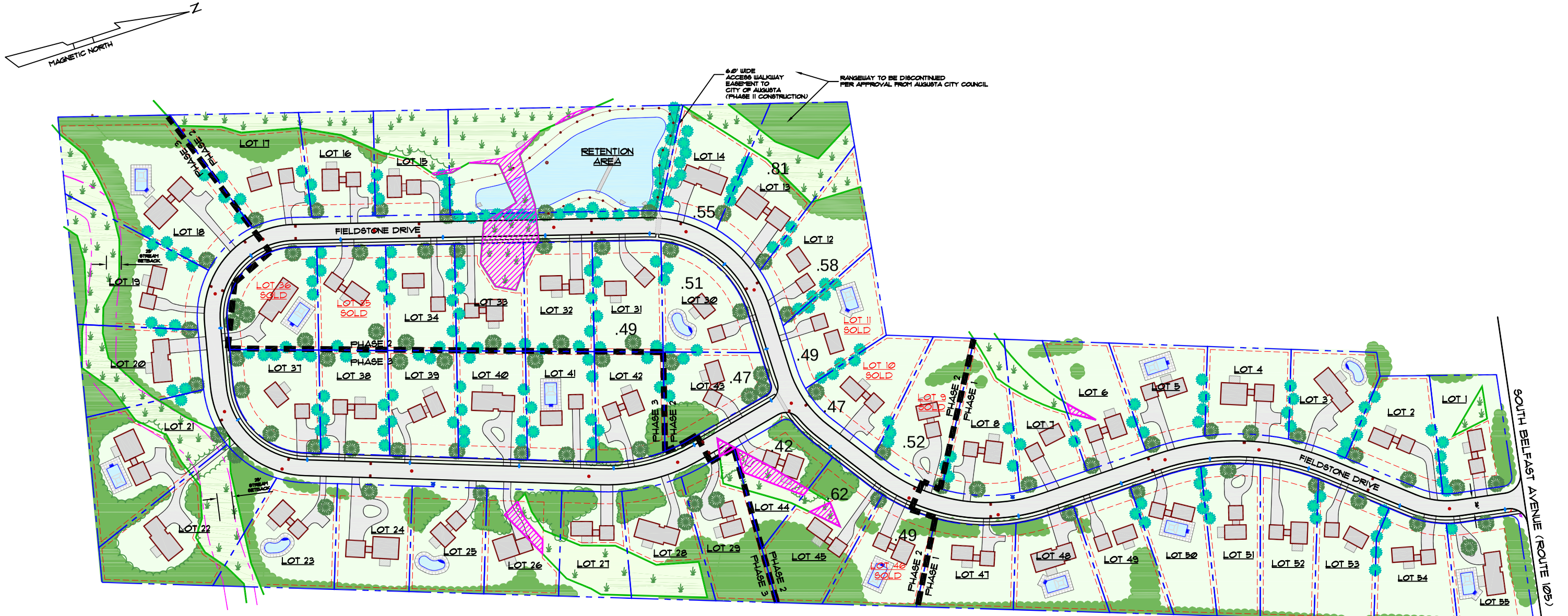

GRAPHIC SCALE

0 20 40 80 160 320

(IN FEET)
1 inch = 80 ft.

COMBINED SITE TABULATIONS

TOTAL ACREAGE	= 1,542,024 sq. ft. / +/-35.4 Acres
PAVED ROAD / PAVED WALKS	= 116,090 sq. ft. / 2.67 Acres
TOTAL WETLAND ALTERATION	= 19,964 sq. ft.

LEGEND

- IRON PIPE FOUND
- UTILITY POLE /OVERHEAD
- EXISTING CONTOUR
- PROPERTY LINE
- WETLAND
- N/F — NOW OR FORMERLY
- 6104/133 — BOOK AND PAGE NUMBER
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- TREE LINE
- PROPOSED UTILITY POLE
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- IMPACTED WETLAND
- PROPOSED GRASS AREA
- PROPOSED TREE LINE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- CONCEPTUAL HOUSE AND LOCATION SHOWN (WILL VARY PER LOT OWNER)

BUILDING LOT LEGEND - FULL BUILD-OUT

LOT	SIZE	WETLAND IMPACT	LOT	SIZE	WETLAND IMPACT	LOT	SIZE	WETLAND IMPACT
1	0.51 ACRES	--------	21	0.79 ACRES	PERMIT BY RULE	41	0.48 ACRES	--------
2	0.49 ACRES	--------	22	0.88 ACRES	PERMIT BY RULE	42	0.47 ACRES	--------
3	0.49 ACRES	--------	23	0.83 ACRES	--------	43	0.47 ACRES	--------
4	0.47 ACRES	--------	24	0.50 ACRES	--------	44	0.42 ACRES	2,743 SF.
5	0.50 ACRES	--------	25	0.51 ACRES	--------	45	0.62 ACRES	812 SF.
6	0.50 ACRES	328 SF.	26	0.51 ACRES	1,650 SF.	46	0.49 ACRES	--------
7	0.50 ACRES	--------	27	0.45 ACRES	--------	47	0.49 ACRES	--------
8	0.54 ACRES	--------	28	0.53 ACRES	--------	48	0.48 ACRES	--------
9	0.52 ACRES	--------	29	0.54 ACRES	--------	49	0.47 ACRES	--------
10	0.47 ACRES	--------	30	0.51 ACRES	--------	50	0.53 ACRES	--------
11	0.49 ACRES	--------	31	0.49 ACRES	--------	51	0.50 ACRES	--------
12	0.58 ACRES	--------	32	0.48 ACRES	548 SF.	52	0.53 ACRES	--------
13	0.81 ACRES	--------	33	0.47 ACRES	4,616 SF.	53	0.51 ACRES	--------
14	0.35 ACRES	--------	34	0.47 ACRES	--------	54	0.53 ACRES	--------
15	0.50 ACRES	112 SF.	35	0.49 ACRES	--------	55	0.50 ACRES	--------
16	0.46 ACRES	--------	36	0.53 ACRES	--------			
17	0.67 ACRES	--------	37	0.50 ACRES	--------	ROAD	4.2 ACRES	4,753 SF.
18	1.15 ACRES	--------	38	0.46 ACRES	--------	RETENTION AREA	0.96 ACRES	4,402 SF.
19	0.79 ACRES	--------	39	0.47 ACRES	--------			
20	0.56 ACRES	--------	40	0.47 ACRES	--------	TOTAL	35.4 ACRES	19,964 SF.

GENERAL SITE INFORMATION:

OWNER: WILLIAM KIELTYKA
10 LARSON LANE
P.O. BOX 367
EAST WINTHROP, MAINE 04343-0367

ZONE: PLANNED DEVELOPMENT (PD)

LOT SIZE = +/-35.4 ACRES

FRONT SETABACK (ROUTE 105)	= 25'
FRONT SETBACK (FIELDSTONE DRIVE)	= 20'
SIDE AND REAR SETBACKS	= 5'

PHASE 1
LOTS 1 THROUGH 8 AND LOTS 47 THROUGH 55. ROAD, SIDEWALKS, ELECTRICAL, WATER AND LANDSCAPING TO INTERSECTION. SANITARY LINE TO LOT 18, STORM DRAINAGE TO RETENTION POND.

PHASES 2+3
REMAINING ROAD AND UTILITIES TO BE CONSTRUCTED AT A LATER DATE.

REVISION 1: PHASE LINES PER KIELTYKA, SOLD LOTS 03-22-07

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AUGUSTA, MAINE
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OVERALL CONCEPTUAL PLAN

FIELDSTONE PLACE SUBDIVISION

ROUTE 105 - AUGUSTA, ME 04330

SCALE : AS SHOWN
DATE : NOVEMBER, 2005
DRAWN BY : JME
CHECKED BY : SJR
FILE : SITE
DRAWING # 3 OF 22