

PLAN REFERENCES:

- "PLAN OF PERKINS-HAMMONS LOTS, GERRISH ISLAND, KITTERY, ME.", PREPARED BY JOHN W. DURGIN, CIVIL ENGINEER, DATED OCTOBER 1946 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 17 PAGE 36.
- "LAND AT GERRISH ISLAND, KITTERY, ME.", PREPARED BY JOHN W. DURGIN, CIVIL ENGINEER, DATED SEPTEMBER 13, 1939, AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 12 PAGE 135.
- "POCAHONTAS SUBDIVISION, TAX MAP 51 LOT 2, PROPOSED ROAD: TIMOTHY LANE..." PREPARED BY AMBIT ENGINEERING, INC., DATED MAY 2006, AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 320 PAGE 44.
- "STANDARD BOUNDARY SURVEY OF TAX MAP 51 LOT 2, RECORD OWNER: JONATHAN C. CUNNINGHAM & THE ESTATE OF WILLIAM E. GARFIELD..." PREPARED BY AMBIT ENGINEERING, INC., DATED SEPTEMBER 2005, AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 305 PAGE 19.
- "STANDARD BOUNDARY SURVEY FOR ELIZABETH SULLIVAN ARSENAULT" PREPARED BY ANDERSON LIVINGSTON ENGINEERS, LAST REVISED MARCH 1997.

ZONING DATA PER KITTERY TOWN CODE
 "TITLE 16 LAND USE AND DEVELOPMENT CODE"
 (LAST AMENDMENT 1/24/22) (SEE NOTE #6):

BASE ZONE: RESIDENTIAL - RURAL CONSERVATION (R-RC)
 OVERLAY ZONES:
 SHORELAND OVERLAY ZONE - 250' (OZ-SL-250')
 RESOURCE PROTECTION OVERLAY ZONE (OZ-RP)

R-RURAL CONSERVATION BASE ZONE REQUIREMENTS (SEE 16.3.2.6):
 MINIMUM LAND AREA PER DWELLING UNIT: 80,000 SQ. FT.
 MINIMUM LOT SIZE: 80,000 SQ. FT.
 MINIMUM STREET FRONTAGE: 200 FT.
 MINIMUM FRONT YARD: 40 FT.
 MINIMUM REAR AND SIDE YARDS: 20 FT.
 MAXIMUM BUILDING COVERAGE: 6%
 MAXIMUM BUILDING HEIGHT: 35 FT.
 MINIMUM SETBACK FROM WATER BODY AND WETLAND DEPENDENT USES: 0 FT.

OZ-SL-250' REQUIREMENTS (SEE 16.3.2.17):
 MINIMUM SHORE FRONTAGE: 250 FT.
 MINIMUM SHORE FRONTAGE PER DWELLING UNIT: 250 FT.
 MAXIMUM DEVEGETATED COVERAGE: 20%
 MINIMUM SETBACK FROM H.A.T.*: 100 FT.
 *SEE 16.3.2.17.2

OZ-RP REQUIREMENTS (SEE 16.3.2.19):
 SEE TOWN OF KITTERY CODE

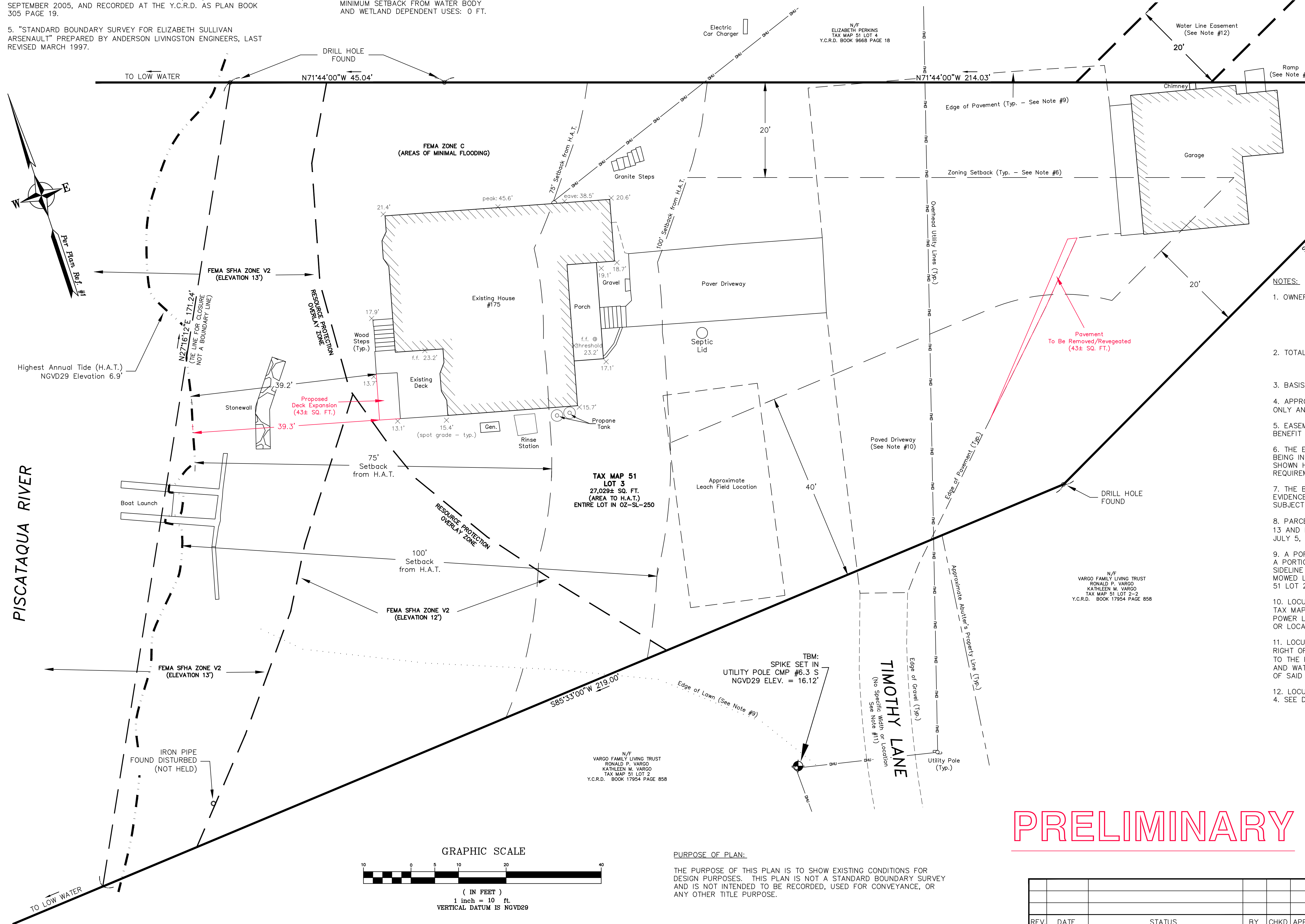
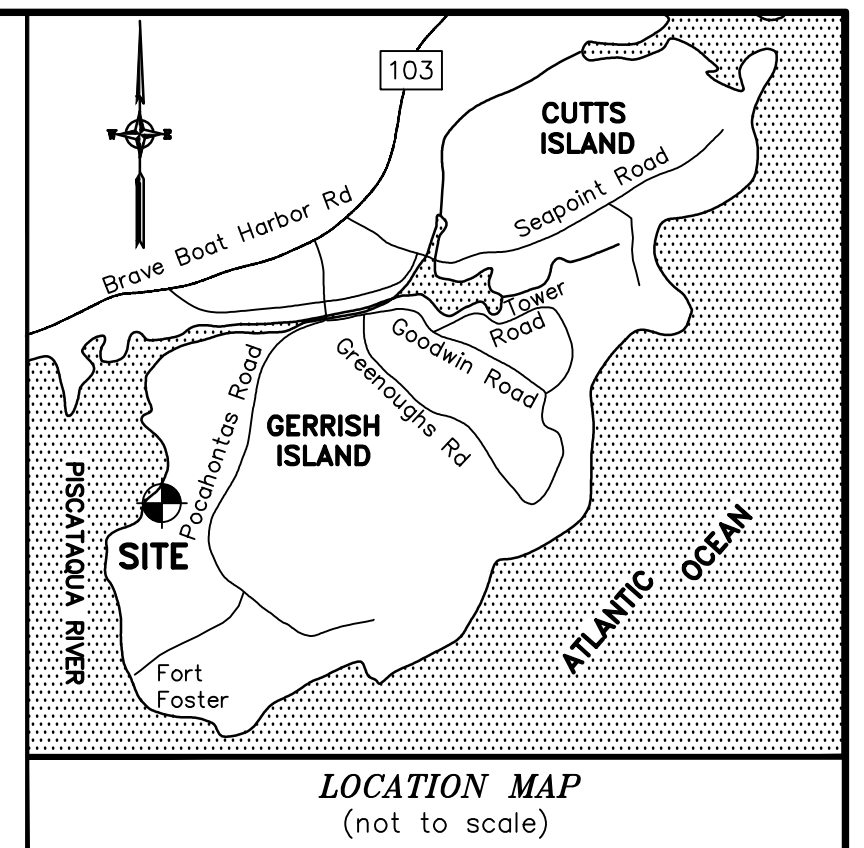
NOTE: AS THIS IS A NONCONFORMING STRUCTURE AND LOT, OTHER ORDINANCES MAY APPLY. CONSULTATION WITH THE TOWN CODE ENFORCEMENT OFFICER AND PLANNER IS ADVISED PRIOR TO DESIGN OR CONSTRUCTION FOR GUIDANCE ON REVIEW AND COMPLIANCE.

BUILDING COVERAGE:

LOT AREA	27,029± SQ. FT.
EXISTING	
HOUSE	1,602± SQ. FT.
GARAGE	765± SQ. FT.
TOTAL	2,367± SQ. FT. (8.8%)

DEVEGETATED COVERAGE CALCULATION:

LOT AREA:	27,029± SQ. FT.	
EXISTING		
BUILDINGS	2,367± SQ. FT.	2,367± SQ. FT.
DECK/STEPS/PORCH	339± SQ. FT.	382± SQ. FT.
RETAINING WALLS	70± SQ. FT.	70± SQ. FT.
GRAVEL/PAVEMENT/PAVERS /CONCRETE/SLATE	5,356± SQ. FT.	5,313± SQ. FT.
UTILITIES/OTHER	19± SQ. FT.	19± SQ. FT.
TOTAL	8,151± SQ. FT. (30.2%)	8,151± SQ. FT. (30.2%)



NOTES:

- OWNERS OF RECORD:
TAX MAP 51 LOT 3
EDWARD BESADE
CAROL A. BESADE
Y.C.R.D. BOOK 17844 PAGE 907
DATED NOVEMBER 12, 2018
- TOTAL EXISTING PARCEL AREA:
TAX MAP 51 LOT 3
0.62 ± Acres (AREA TO H.A.T.)
- BASIS OF BEARING IS PER PLAN REFERENCE #1.
- APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- THE ENTIRE LOT FALLS WITHIN THE OZ-SL-250 SHORELAND ZONE WITH PORTIONS BEING IN THE RESOURCE PROTECTION ZONE. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- PARCEL IS PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD ZONE V2 (ELEVATION 13 AND ELEVATION 12) AS SHOWN ON FIRM PANEL 230171 0006 C, EFFECTIVE DATE JULY 5, 1984. FLOOD ZONE LIMITS ARE APPROXIMATELY SHOWN HEREON.
- A PORTION OF THE PAVEMENT APPEARS TO ENCR OACH ONTO TAX MAP 51 LOT 4. A PORTION OF THE WOODEN RAMP ATTACHED TO THE GARAGE ON THE NORTHERLY SIDELINE APPEARS TO ENCR OACH ONTO TAX MAP 51 LOT 4. A PORTION OF THE MOWED LAWN ON THE SOUTHERLY SIDELINE APPEARS TO ENCR OACH ONTO TAX MAP 51 LOT 2.
- LOCUS PARCEL IS BURDENED BY A RIGHT OF WAY EASEMENT APPURTENANT TO TAX MAP 51 LOT 4. SUCH EASEMENT INCLUDES THE RIGHT TO ERECT/MAINTAIN POWER LINES AND WATER LINES. SEE DEED BOOK 1088 PAGE 93. NO SPECIFIC WIDTH OR LOCATION OF SAID EASEMENT WAS FOUND.
- LOCUS PARCEL IS BENEFITED BY THE RIGHT OF INGRESS AND EGRESS OVER THE RIGHT OF WAY ON TAX MAP 51 LOT 2 AND LOT 2-1 (TIMOTHY LANE) CONNECTING TO THE PUBLIC HIGHWAY, AS WELL AS THE RIGHT TO ERECT/MAINTAIN POWER LINES AND WATER LINES. SEE DEED BOOK 932 PAGE 259. NO SPECIFIC WIDTH OR LOCATION OF SAID EASEMENT WAS FOUND.
- LOCUS PARCEL IS BENEFITED BY A WATERLINE EASEMENT OVER TAX MAP 51 LOT 4. SEE DEED 8229 PAGE 337 FOR DESCRIPTION, AS WELL AS PLAN REFERENCE #5.

PROPOSED SITE PLAN
 FOR PROPERTY AT
32 Pocahontas Road
 Kittery Point, York County, Maine
 OWNED BY
Edward Besade & Carol A. Besade
 32 Pocahontas Road, Kittery Point, ME 03905

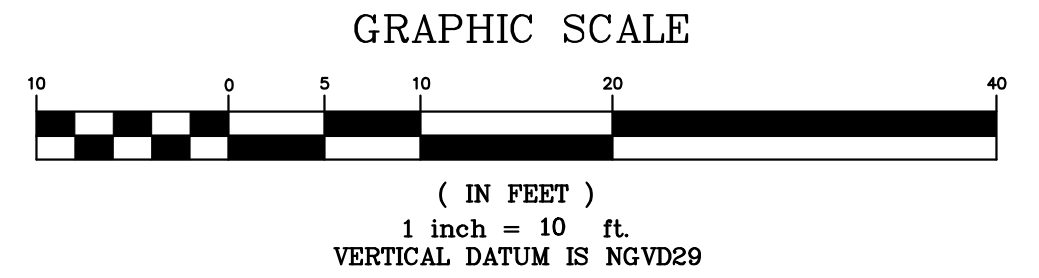
North

EASTERLY SURVEYING, Inc.
 SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
 (207) 439-6333 KITTERY, MAINE 03904

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 10'	21780	4/1/2022	1 OF 1	A.P.M./J.D.S.	P.L.A.
DRAWING No: 21780 EXISTING CONDITIONS			FIELD BOOK No: "Kittery Point #16"		
REV. DATE			STATUS		
BY			CHKD APPD.		

Tax Map 51 Lot 3

PRELIMINARY



PURPOSE OF PLAN:
 THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.