

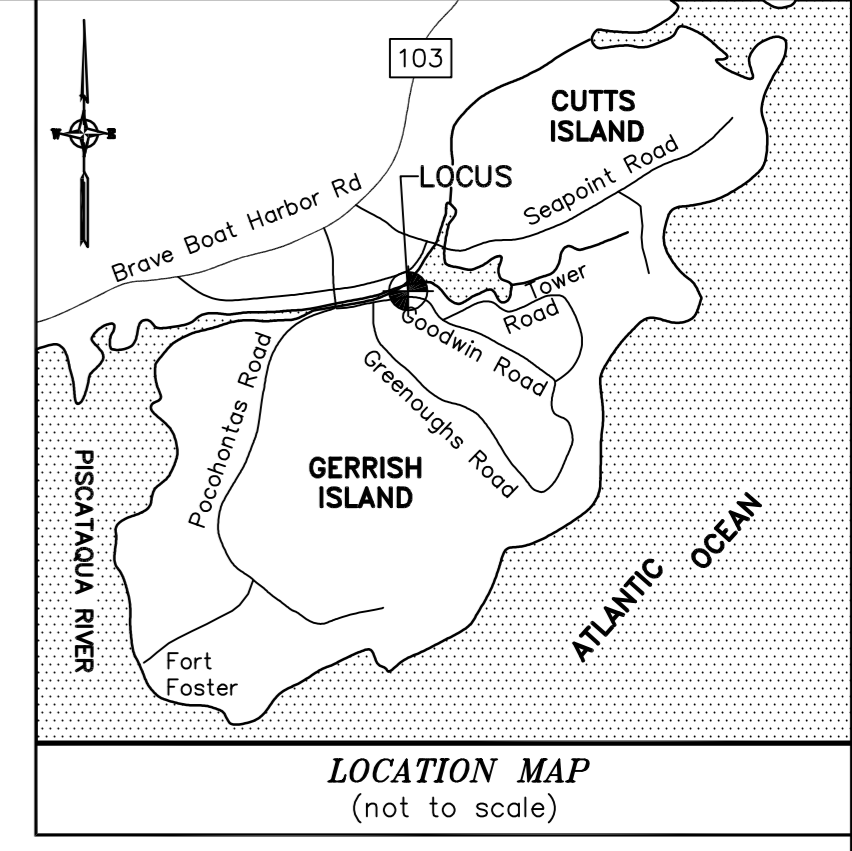
ZONING DATA PER KITTERY ZONING ORDINANCE  
(LAST AMENDED MAY 29, 2019 - SEE NOTE #6):  
BASE ZONE: Residential-Rural Conservation (R-RC)  
OVERLAY ZONE: Shoreland (OZ-SL-250')

REQUIREMENTS:  
Residential-Rural Conservation (R-RC)  
MINIMUM LAND AREA 80,000 Sq Ft  
PER DWELLING UNIT: 80,000 Sq Ft  
MINIMUM LOT SIZE: 200 Ft  
MINIMUM STREET FRONTAGE: 40 Ft  
MINIMUM FRONT YARD: 6%  
MAXIMUM BUILDING COVERAGE: 20 Ft\*  
MINIMUM REAR AND SIDE YARDS: 35 Ft\*

OZ-SL-250' REQUIREMENTS (SEE 16.3.2.17):  
MINIMUM LOT SIZE: 20,000 SQ. FT.  
MINIMUM LAND AREA PER DWELLING UNIT: 20,000 SQ. FT.  
MINIMUM SHORE FRONTAGE: 50 FT.  
MAXIMUM DEVEGETATED COVERAGE\*: 20%  
\*SEE 16.3.2.17.D.1.d.iii

PLAN REFERENCES:

- "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 12 GOODWIN ROAD, YORK COUNTY, KITTERY POINT, MAINE OWNED BY THOMAS WOODARD" BY NORTH EASTERLY SURVEYING, Inc. DATED AUGUST 9, 2004.
- "SHORELAND DEVELOPMENT PLAN FOR PROPERTY AT 24 GOODWIN ROAD, KITTERY POINT, YORK COUNTY, MAINE OWNED BY THE GREGORY L. SMITH REVOCABLE TRUST..." BY NORTH EASTERLY SURVEYING, INC. DATED SEPTEMBER 22, 2016, LAST REVISED 1/30/17 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 387 PAGE 28.
- "PLAN 'A' OF CREEK SHORE AREA OF ISLAND ACRES, INC. GERRISH ISLAND, KITTERY, MAINE" BY JOHN W. DURGIN DATED JUNE 1950 AND RECORDED AT THE Y.C.R.D. PLAN BOOK 17 PAGE 54.
- "BOUNDARY SURVEY OF ISLAND REALTY TRUST, GERRISH ISLAND, KITTERY POINT, MAINE" PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC. DATED MARCH 17, 2006, LAST REVISED OCTOBER 2007 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 331 PAGE 33.
- "PLAN OF PARCEL OF LOTS, GERRISH ISLAND CLUB IN KITTERY POINT, YORK COUNTY, MAINE" BY C.S. GERRISH DATED SEPTEMBER 1937 AND RECORDED AT THE Y.C.R.D. PLAN BOOK 12 PAGE 35.



NOTES:

- OWNERS OF RECORD:  
THE GREGORY L. SMITH REVOCABLE TRUST  
GREGORY L. SMITH, TRUSTEE  
LAURIE A. SMITH, TRUSTEE  
Y.C.R.D. BOOK 16631 PAGE 326  
DATED MAY 20, 2013
- TOTAL PARCEL AREA:  
20,180 Sq. Ft.  
(AREA TO H.A.T. ELEV. 7.0')
- BASIS OF BEARING IS PER PLAN REFERENCE #1.
- APPROXIMATE ABUTTER'S LINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON FOR BOUNDARY INFORMATION.
- EASEMENTS AND OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION.
- ELEVATIONS ARE BASED UPON M.D.O.T. DISK STAMPED "11057-11 2003", LOCATED ON LEDGE AT THE NORTHWEST CORNER OF INTERSECTION OF CHAUNCEY CREEK ROAD AND GERRISH ISLAND ROAD, ELEVATION 28.43 FEET, NGVD 1929 DATUM.
- LOCATION OF UNDERGROUND SEPTIC IS APPROXIMATE. CALL DIG SAFE PRIOR TO CONSTRUCTION OR DESIGN.
- BOUNDARY SHOWN IS PER PLAN REFERENCE #2.
- REFER TO DESIGN DRAWINGS PREPARED BY STUDIO B-E ARCHITECTS FOR BUILDING DIMENSIONS, ELEVATIONS AND SPECIFICATIONS.

DEVEGETATED COVERAGE (SHORELAND OVERLAY ZONE ONLY, ENTIRETY OF LOT IS WITHIN SHORELAND OVERLAY ZONE):

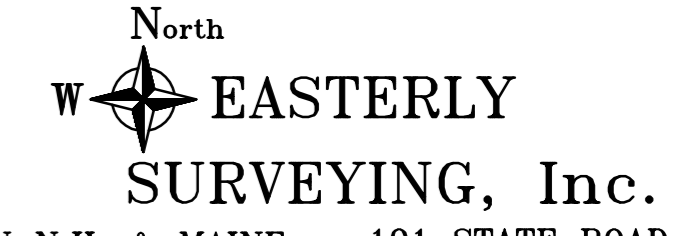
	EXISTING	PROPOSED
HOUSE	944± SQ. FT. (+257)	1,201± SQ. FT.
SHED	80± SQ. FT. (-80)	0 SQ. FT.
GRAVEL	766± SQ. FT. (-96)	670± SQ. FT.
PAVER EDGING	97± SQ. FT. (-8)	89± SQ. FT.
STEPS/LANDINGS	117± SQ. FT. (-30)	87± SQ. FT.
PORCH	53± SQ. FT.	53± SQ. FT.
STONE STEPS/WALKWAYS	281± SQ. FT. (-66)	215± SQ. FT.
STONE WALLS/RETAINING WALLS	216± SQ. FT.	216± SQ. FT.
RIPRAP	391± SQ. FT.	391± SQ. FT.
CONCRETE/UTILITIES	46± SQ. FT.	46± SQ. FT.
TOTAL	2,991± SQ. FT. (14.8%)	2,968± SQ. FT. (14.7%)

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED IMPROVEMENTS FOR A PLANNING BOARD AND BUILDING PERMIT APPLICATION. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.

SHORELAND DEVELOPMENT PLAN

FOR PROPERTY AT  
**24 Goodwin Road**  
Kittery Point, York County, Maine  
OWNED BY  
**The Gregory L. Smith Revocable Trust**  
**Gregory L. Smith, Trustee**  
**Laurie A. Smith, Trustee**  
P.O. Box 251, Kittery Point, ME 03905



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'	16692	2/14/2022	1 OF 1	A.M.P.	P.L.A.

DRAWING No: 16692\_SMITH\_SHORELAND  
FIELD BOOK No: "Kittery Point #16" **Tax Map 58 Lot 19**

BUILDING COVERAGE:

	EXISTING	PROPOSED
LOT AREA WITHIN SHORELAND OVERLAY ZONE	20,180 SQ. FT.	
HOUSE	944± SQ. FT. (+257)	1,201± SQ. FT.
SHED	80± SQ. FT. (-80)	0± SQ. FT.
TOTAL	1,024± SQ. FT. (5.07%)	1,201± SQ. FT. (6.0%)

GRAPHIC SCALE

