



SMITH GARAGE EXPANSION CALCULATIONS

Smith Garage
 24 Goodwin Road
 Kittery Point, ME 03905

Existing 1989 Structure

House (33'x24')	792sf.	see Northeasterly 2016 Site Plan
Back Deck (6'x9')	54sf.	see Kittery Tax Assessor 1989 Doc.
Front Deck (5'x8')	40sf.	" " " " " "
Steps (4'x3')	12sf.	see Kittery Tax Assessor 1990 Photo
Chimney (2'x5')	10sf.	see NorthEasterly 2016 Site Plan
Wood Cover (4'x4')	16sf.	" " " " "
Brick Pad	5sf.	" " " " "
Dock Remnants (6'x20')	120sf.	see 2012 Clearwater Pier Plan & Kittery Tax Assessor 1989 Doc.

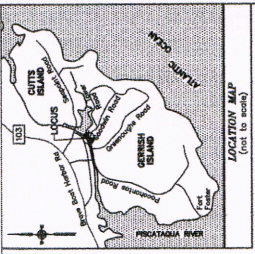
Total 1049sf x 1.30 = 1363.7sf **Allowable Expansion**

Proposed Structure - Note Shed has been removed

House	944sf.
Garage	257sf.
Steps/Landing	87sf.
Porch	53sf.
Dock Above HAT	18.37sf.

Total 1359.37sf - 4.33sf *under Allowable Expansion*

Total Expansion is 29.55% where 30% is allowable



ZONING DATA PER KITTERY TOWN CODE - TITLE 16, LAND USE AND DEVELOPMENT LOCAL LATEST AMENDMENT 10/26/15 (SEE NOTE #3).
BASE ZONE: RESIDENTIAL - RURAL CONSERVATION (R-R-C)
OVERLAY ZONE: WATER BODY/WETLAND PROTECTION AREA - 250' (OZ-S-250)
R-RURAL CONSERVATION BASE ZONE REQUIREMENTS (SEE 16.3.3.6):
 MINIMUM LAND AREA PER DWELLING UNIT: 80,000 SQ. FT.
 MINIMUM LOT SETBACK FROM WETLAND: 250 FT.
 MINIMUM LOT SETBACK FROM ROAD: 200 FT.
 MINIMUM FRONT YARD: 40 FT. (MIN. 20 FT.)
 MINIMUM BUILDING COVERAGE: 5%
 MAXIMUM BUILDING HEIGHT: 35 FT.
 MINIMUM SETBACK FROM WATER BODY AND WETLAND DEPENDENT USES: 0 FT.
OZ-S-250 REQUIREMENTS (SEE 16.3.4.12):
 MINIMUM SHORE FRONTAGE: 250 FT.
 MINIMUM SETBACK FROM WETLAND: 250 FT.
 MINIMUM SETBACK FROM WETLAND UNIT: 250 FT.
 MAXIMUM DECEASED COVERAGE: 20%

- PLAN REFERENCES:**
- STANDARD BOUNDARY SURVEY FOR PROPERTY AT 12 GOODWIN ROAD, YORK COUNTY, MAINE, PERMANENTLY PLANNED EASEMENT, WOODWARD BY NORTH EASTERLY SURVEYING, INC. DATED AUGUST 8, 2004.
 - "PLAN 11" OF OFFICE 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 LUNNINGTON ENGINEERS, INC. DATED MARCH 17, 2007 AND RECORDED AT THE Y.C.R.D. PLAN BOOK 331 PAGE 33.
 - "PLAN OF PARCELS 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
 LAUREN A. SMITH, TRUSTEE
 Y.C.R.D. BOOK 16631 PAGE 326
 DATED MAY 24, 2015
- TOTAL PARCELS: 2
 (AREA TO H.A.T. ELEV. 7.07)
- BASIS OF BEARING IS PER PLAN REFERENCE #1.
- ELEVATIONS ARE BASED UPON M.D.O.T. BENCH MARKS "11057-11 2005", LOCATED ON LEDE AT THE NORTHWEST CORNER OF INTERSECTION OF CHAUNCEY CREEK ROAD AND GERRISH ISLAND ROAD. ELEVATION 26.43 FEET, READ 1959 DATUM.
- PERMANENTLY PLANNED EASEMENTS AND SETBACKS FROM WETLAND ARE PER REFERENCE JURISDICTIONS ONLY. CONFORM CURRENT DIMENSIONAL REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION.
- BASE FLOOD ZONE ELEVATION PER FEMA FIRM 200717 0000C, JULY 5, 1984, ZONE A, ELEVATION 9.07
- THIS PARCEL HAS ALL THE RIGHT, TITLE AND INTEREST, IF ANY, OF THE PARCELS AND INTERESTS THEREIN, STREETS AND ROADS ADJUTING THE PREMISES TO BE CONVEYED TO THE GRANTEE.
- REFER TO DESIGN DRAWINGS PREPARED BY TOM ERIGSON FOR BUILDING DIMENSIONS AND SPECIFICATIONS.

REGISTRY OF DEEDS
 I, _____, M., and _____, M.,
 Filed in Plan Book _____ Page _____
 ATTEST: _____ Registrar

PLANNING BOARD APPROVAL
 I, _____, Chairman
 Date _____

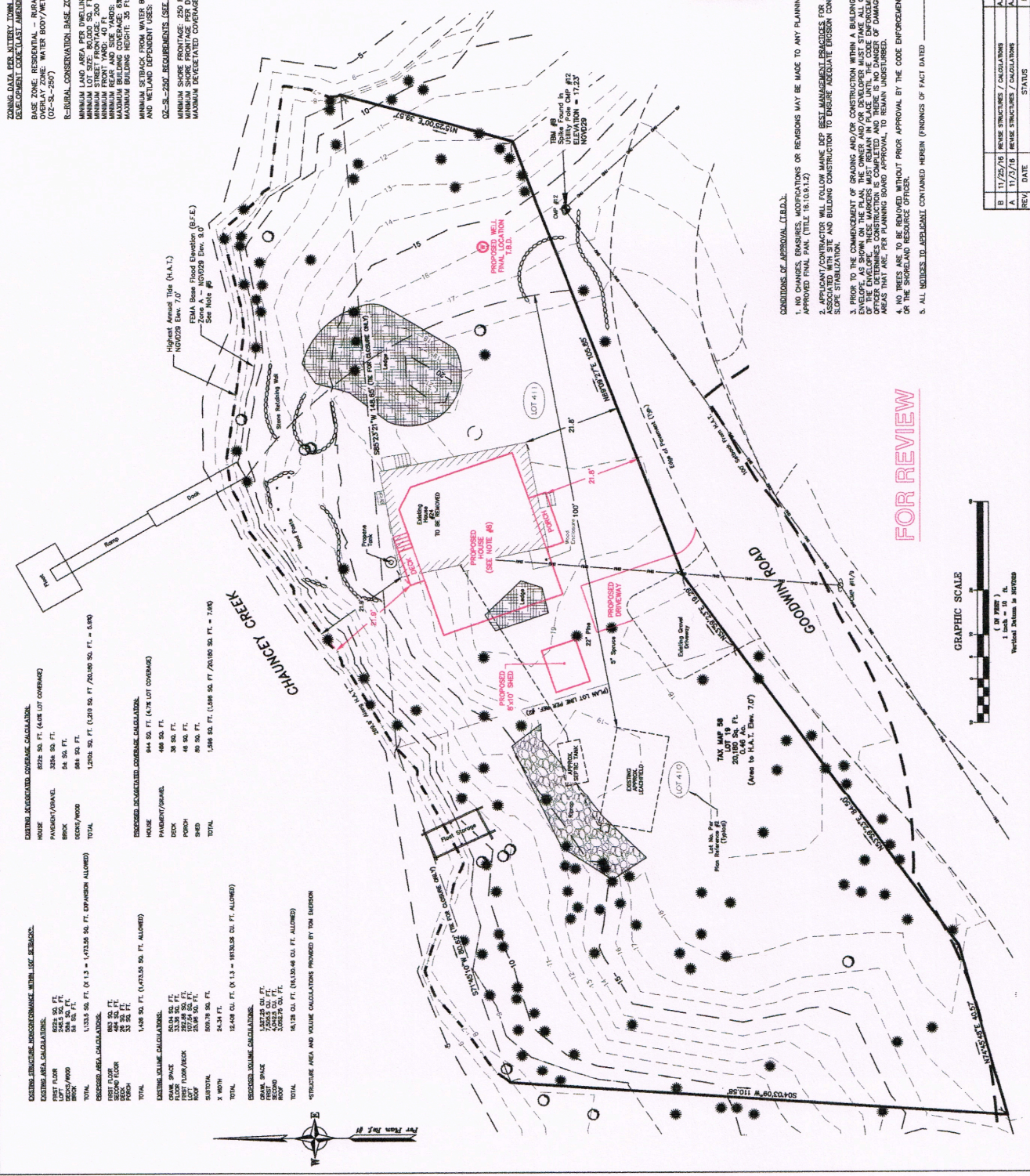
SHORELAND DEVELOPMENT PLAN
 FOR PROPERTY AT
 24 Goodwin Road
 Kittery Point, York County, Maine
 OWNED BY
The Gregory L. Smith Revocable Trust
Gregory L. Smith, Trustee
Laurie A. Smith, Trustee
 P.O. Box 251, Kittery Point, ME 03905

EASTERLY SURVEYING, Inc.
 SURVEYORS IN N.H. & MAINE
 191 STATE ROAD, SUITE #1
 KITTERY, MAINE 03904
 (207) 438-0339

SCALE: 1" = 10' DATE: 9/22/16
 SHEET: 1 OF 1 DRAWN BY: DGB/RA
 CHECKED BY: J.A.P.
 FIELD BOOK NO.: Kittery Point #27
 Tax Map 68 Lot 19

CONDITIONS OF APPROVAL (I.R.B.O.):

- NO CHANGES, ENLARGES, MODIFICATIONS OR REVISIONS MAY BE MADE TO ANY PLANNING BOARD APPROVED FINAL PLAN (TITLE: 16.0.9.1.2)
- APPLICANT/CONTRACTOR WILL FOLLOW MAINE DEP BEST MANAGEMENT PRACTICES FOR ALL WORK ASSOCIATED WITH SITE AND BUILDING CONSTRUCTION TO ENSURE ADEQUATE EROSION CONTROL AND SOIL STABILIZATION.
- IN ORDER TO BE CONSIDERED FOR FINANCING AND FOR CONSTRUCTION WITHIN A BUILDING ENVELOPE ON THE PLAN, THE OWNER AND/OR DEVELOPER MUST STAKE ALL CORNERS OF THE DEVELOPE. THESE MARKERS MUST REMAIN IN PLACE UNTIL THE CODE ENFORCEMENT OFFICER HAS REVIEWED THE PLAN AND APPROVED IT FOR CONSTRUCTION. THESE MARKERS MUST REMAIN IN PLACE UNTIL THE CODE ENFORCEMENT OFFICER HAS REVIEWED THE PLAN AND APPROVED IT FOR CONSTRUCTION.
- NO TREES ARE TO BE REMOVED WITHOUT PRIOR APPROVAL BY THE CODE ENFORCEMENT OFFICER OF THE SHORELAND RESOURCE OFFICER.
- ALL NOTES TO APPLICANT CONTAINED HEREIN (PRINTING OF FACT DATED _____)



EXISTING STRUCTURE DIMENSIONS WITH LOT SETBACKS:

FIRST FLOOR	62'6" x 30'0" FT.
SECOND FLOOR	34'0" x 30'0" FT.
DECK/WOOD	24'0" x 30'0" FT.
TOTAL	1,208'00" FT. (1,210'00" FT. EXPANSION ALLOWED)

EXISTING AREA CALCULATIONS:

HOUSE	8276'00" SQ. FT. (64% LOT COVERAGE)
PAVEMENT/PARKING	258'00" SQ. FT.
BRICK	24'00" SQ. FT.
DECK/WOOD	864'00" SQ. FT.
TOTAL	1,208'00" SQ. FT. (1,210'00" FT. EXPANSION ALLOWED)

PROPOSED DEVELOPER'S COVERAGE CALCULATIONS:

HOUSE	844'00" SQ. FT. (67% LOT COVERAGE)
PAVEMENT/PARKING	448'00" SQ. FT.
DECK	38'00" SQ. FT.
POUCH	48'00" SQ. FT.
SKED	90'00" SQ. FT.
TOTAL	1,568'00" SQ. FT. (1,248'00" FT. = 7.80%)

EXISTING VOLUME CALCULATIONS:

TOTAL	1,498'00" CU. FT. (1,473.58'00" CU. FT. ALLOWED)
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EXISTING DECK AREA CALCULATIONS:

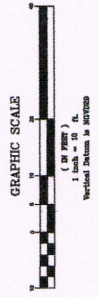
DECK SPACE	50.04'00" SQ. FT.
FIRST FLOOR/DECK	222.88'00" SQ. FT.
SECOND FLOOR	222.88'00" SQ. FT.
DECK	222.88'00" SQ. FT.
TOTAL	628.68'00" SQ. FT.

DECKED VOLUME CALCULATIONS:

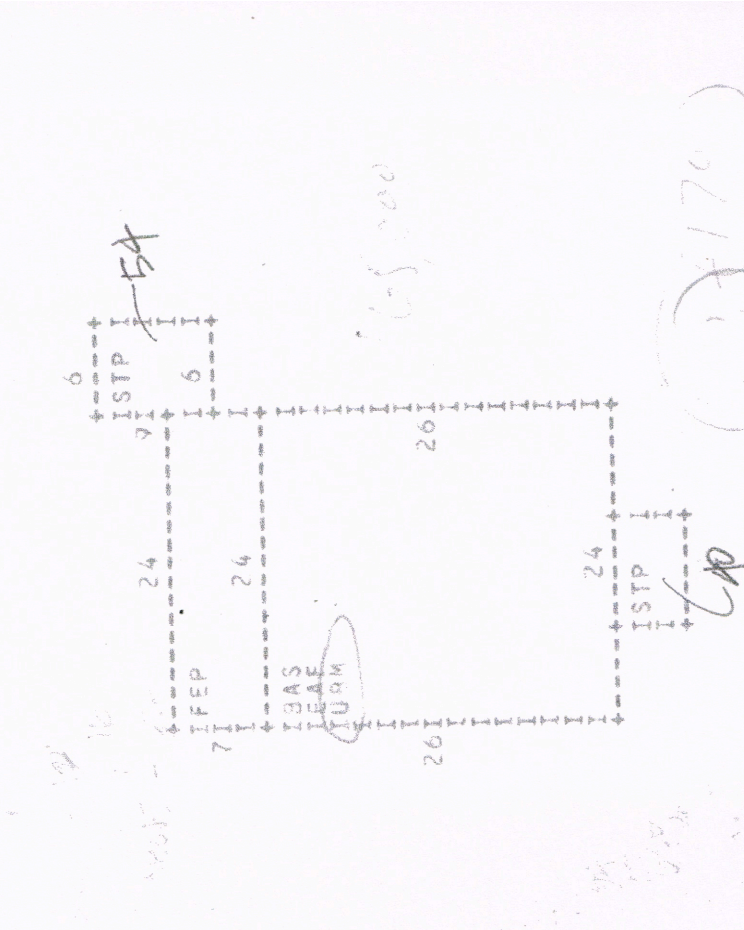
TOTAL	12,408'00" CU. FT. (11,315.26'00" CU. FT. ALLOWED)
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STRUCTURE AREA AND VOLUME CALCULATIONS PROVIDED BY TOM ERIGSON

FOR REVIEW



NOTES VALUE FOR AUTHORITY PERRING CHANGES



CONSTRUCTION DETAIL

- 10 CEMENT
- 11 SAND
- 12 GROUT
- 13 BRICK
- 14 PLASTER
- 15 WOOD SHED
- 16 WALK UP HIP
- 17 CLASSIC
- 18 WOOD SHED

DECK LOOKS RUTID
3.25 CREEK X SHAPE
WOOD SHED
WALK UP HIP
CLASSIC

COST MARKET APPROACH
3500
42,560
1952
1708
20,000
1948

46,341

AREA TYPE	DESCRIPTION	GROSS AREA	EFFECTIVE AREA	JMT COST	UNDEPRECIATED COST MARKET VALUE
BAS	BASE	624	624	←	26,453
FEPPORCH	FEPPORCH, ENCLOSED, F	198	118	←	4,998
STAPSTOOP	STAPSTOOP	24	218	←	9,381
SUBMEAS	SUBMEASUREMENT, UNFINI	624	125	←	5,234
TOTALS		2,134	1,094		46,341

BUILDING TRAVERSE
BASE=W24FEP=N7E24S4S
W6S08S3W24S26F7S
W03E17H263P1R=W24CAF=S26E24
N36W24SURM=S26E24N26W24

OUTBUILDINGS/EXTRA FEATURES	AREA	AVG. DEPR. DATE	AVG. COST/UNIT	TOTAL DEPR. VALUE
100	2,200	1993	1,900	4,180
6000	2800	2001	300	1,740
TOTAL DEPR. VALUE				5,920

24,500

2,100

182,400

CASH, S...
L = 24,500
B = 157,900
182,400

CONSTRUCTION DETAIL (CONTINUED)

Code	Description	Percentage
0113	MIXED USE	100
0113	SR WATER MDI-01	

COST/MARKET VALUATION	
Adj. Base Rate	52.18
Section RCN	45,553
Net Other Aids	0.00
Replace Cost	45,553
AVB	1982
FYB	1987
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	14
Functional Obsole	0
External Obsole	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Comp	84
Apprais Val	38,300
Dep % Ovr	0
Dep Ovr Comment	
Misc. Dep Ovr	0
Misc. Dep Ovr Comment	
Cost to Care Ovr	0
Cost to Care Ovr Comment	

ON-BUILDING & YARD ITEMS (EX- BUILDING EXTRA FEATURES)(B)

Code	Description	Cost	Est. Price	% of Total	% of App. Value
01	1,000.00	19%	845	400	

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Cost	Est. Price	% of Total	% of App. Value
01	Living Area	624	624	52.18	32,500	
02	Front Porch	0	624	13.05	3,140	
03	Attch. Expansion, 1 finished	0	168	84	26.00	
04	Porch, Enclosed, 1 finished	0	94	9	5.00	
05	Deck, Wood	0	0	0	0	



45,553

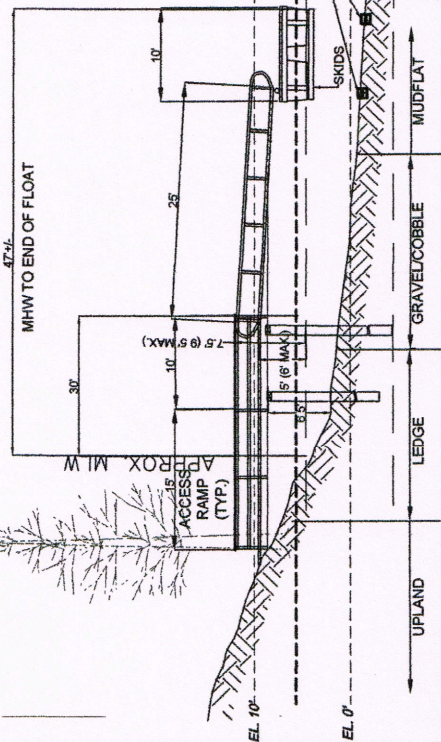
ELEVATION VIEW

SCALE 1"=10'

PIER AND SEASONAL RAMP AND FLOAT STRUCTURE

APPROX. HAT
APPROX. MHW
APPROX. MLW

CHAUNCEY CREEK



PLAN VIEW

SCALE 1"=20'

CHAUNCEY CREEK

NOTES:

- 1) THE STRUCTURE HAS BEEN DESIGNED TO PROVIDE SAFE, NONDESTRUCTIVE ACCESS TO THE WATER.
- 2) THE FLOAT WILL BE LOCATED ENTIRELY ABOVE THE MLW AND THIS WILL BE DRY AT PERIOD OF LOW WATER. FLOAT SKIDS ARE PROPOSED AS PART OF THE SYSTEM TO SUSPEND THE FLOATATION DRUMS OFF OF THE SUBSTRATE.
- 3) REMAINTS OF A DOCK CAN BE SEEN ON THE PROPERTY.

EZUSM (ESTUARINE INTERTIDAL UNCONSOLIDATED SHORE IRREGULARLY EXPOSED)

PIER, RAMP AND FLOAT SYSTEM

FLOAT AND RAMP ARE SEASONAL BOTH WILL BE TAKEN OUT OF CREEK OVER WINTER RAMP WILL BE PULLED AND STORED ON THE PEIR DOCK WILL BE PULLED AND STORED ON THE LAND

CINDER BLOCKS OR OTHER EQUIV. (SEE PROFILE)

Transition line from gravel to Mud flat

Transition line from ledge/cobble to Mud flat

CHAUNCEY CREEK

APPROX. MHW

APPROX. H.A.T.

APPROX. BOUNDARY (TYP.)

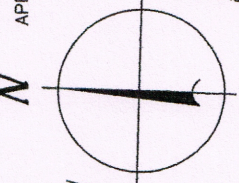
APPROX. BOUNDARY (TYP.)

APPROX. H.A.T.

APPROX. H.A.T.

APPROX. H.A.T.

APPROX. H.A.T.



APPROX. EASEMENT

WOODED
N/F
GREGORY L. SMITH
TAX MAP 58 LOT 19

GOODWIN ROAD

APPROX. GOODWIN RD/EXT.

Utility Pole Camp #12
SPIKIE IN U.P. ELEVATION = 16.43

ANCHOR, PULLEY & RAIL SYSTEM
PROPOSED DOCK REMOVAL SYSTEM

APPROX. LOC. DOCK REMAINTS

APPROX. MHW

CHAUNCEY CREEK

LEDGE GENTLE SLOPE

FLOOD EBB

MHW TO END OF FLOAT

APPROX. MHW

7.5' (6.5' MAX)

10'

10'

25'

30'

47'-4"

5'

5' (6' MAX)

10'

25'

30'

47'-4"

5'

5' (6' MAX)

10'

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47'-4"

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5' (6' MAX)

10'

25'

30'

47'-4"

5'

5' (6' MAX)

10'

25'

30'

47'-4"

5'

Clear Water Environmental, LLC
Decentralized Wastewater Professionals
Civil Engineers

87 Bartlett Road
Kittery Point, Maine
03905

Tele (888) 439-0032
Fax (207) 475-0998

SCALE AS NOTED

PROPOSED PIER PROJECT MAP 85-LOT 19

PREPARED FOR
LAURIE AND GREGORY SMITH
24 GOODWIN ROAD - GERRISH ISLAND - KITTERY POINT - ME 03905
MAILING. 350 QUINAPOXET ROAD - JEFFERSON - MA 01522

CLIENT REP/PREPARED BY
ELIZABETH DUPRE, BSCE, LSE
439-0032

DESIGN DATE: MAY 31, 2012

- REVISIONS
- 6-25-12 PER KPA ADDED NOTES-MLW AND "SEASONAL" FLOAT AND RAMP
 - 8-6-12 REDUCED RAMP TO 25'
 - 9-18-12 PER DEP ADDED HAT AND RAMP & DOCK REMOVAL METHODS
 - 10-4-12 REDUCED PIER TO 10'
 - 12-4-12 ADDED BLOCKS UNDER SKIDS

24 GOODWIN RD/KITTERY POINT ME SHT. 1/1