

PLAN REFERENCES:

- "RIGHT OF WAY SURVEY OF WATER STREET FOR THE TOWN OF KITTERY, KITTERY MAINE 03904" BY EASTERLY SURVEYING, DATED 1/23/96. DRAWING NO. 94611-2. PLAN IS NOT RECORDED.
- "BOUNDARY SURVEY FOR ARLENE DEVOID 29 WATER ST. KITTERY, MAINE" BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED DECEMBER 11, 2002. YCRD PLAN #272-22.

NOTES:

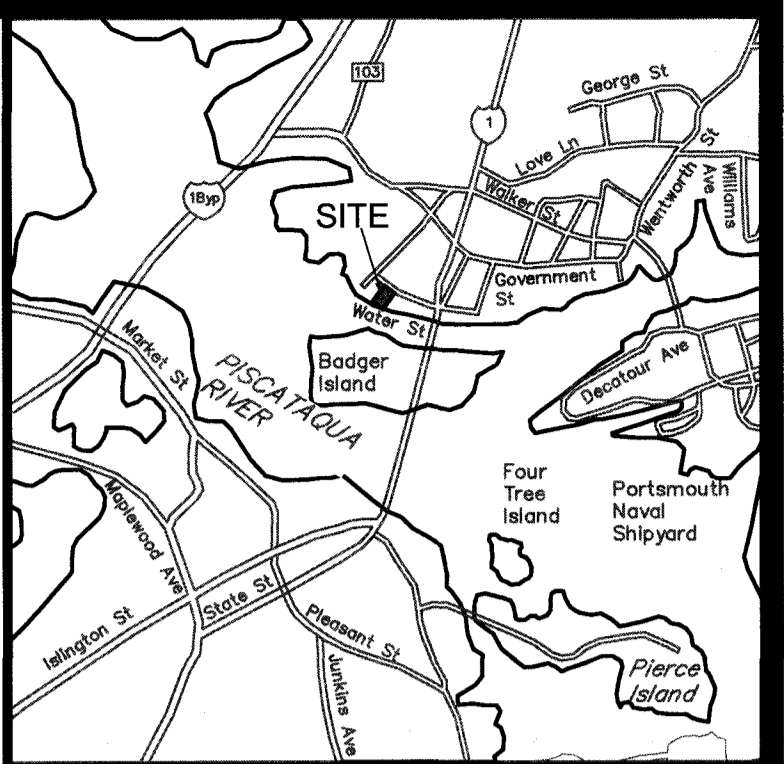
- THE PARCEL IS LOCATED IN THE RESIDENTIAL-URBAN (R-U) ZONE & THE SHORELAND OVERLAY ZONE (OZ-SL-250 FEET), PARTIALLY IN THE RESOURCE PROTECTION OVERLAY ZONE (OZ-RP) AND PARTIALLY IN THE COMMERCIAL FISHERIES/MARITIME USES OVERLAY ZONE (OZ-CFMU).
- THE PARCEL IS SHOWN ON THE TOWN OF KITTERY ASSESSOR'S MAP 1 AS LOT 52.
- THE PARCEL IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE A2 (EL.9) AS SHOWN ON FLOOD INSURANCE RATE MAP, YORK COUNTY, MAINE, PANEL 8 OF 10, MAP NUMBER 230171 0008 D, MAP REVISED: JULY 3, 1986.
- OWNER OF RECORD:
MAP 1 LOT 52
JOHN A. BRADY & LISE B. SEQUIN
36 MARKET STREET
PORTSMOUTH, NH 03801
YCRD BK.#18708 PG.#41

NOTES (CONT.):

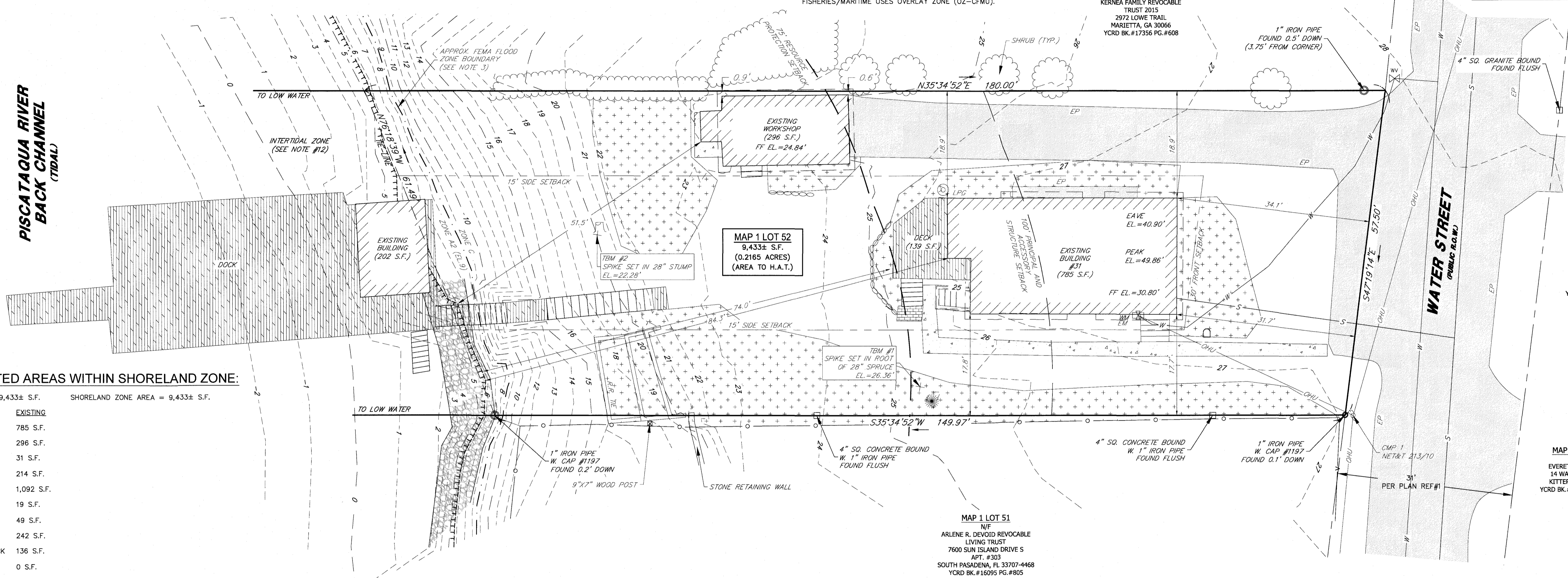
- ZONING REQUIREMENTS:
MINIMUM LOT AREA PER DWELLING UNIT: 20,000 S.F.
MINIMUM STREET FRONTAGE: 100 FT
MINIMUM YARD:
FRONT: 30 FT
SIDE: 15 FT
REAR: 15 FT
MAXIMUM BUILDING COVERAGE: 20%
MAXIMUM BUILDING HEIGHT: 35 FT
OVERLAY ZONE:
MINIMUM LAND AREA PER DWELLING UNIT: 20,000 S.F.
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM SHORE FRONTAGE: 50 FT
PRINCIPAL/ACCESSORY STRUCTURE SETBACK: 100 FT
MAXIMUM DEVEGETATED COVERAGE: 50%*
*SEE 16.3.2.17.D.1.d.3

NOTES (CONT.):

- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND MAJOR IMPROVEMENTS OF MAP 1 LOT 52.
- EXISTING USE OF THE PROPERTY IS RESIDENTIAL.
- FIELD SURVEY COMPLETED BY TODD C. EMERSON IN AUGUST 2021 USING A LEICA TS-16, A TOPCON HIPER SR AND A CARLSON RT-4 DATA COLLECTOR.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE YORK COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCELS WOULD DETERMINE.
- INTERSTITIAL ZONES ARE SUBJECT TO THE RIGHTS OF THE PUBLIC PER COLONIAL ORDINANCE OF 1641-47.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMOR, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.



LOCATION PLAN



DEVEGETATED AREAS WITHIN SHORELAND ZONE:

TOTAL LOT AREA = 9,433± S.F. SHORELAND ZONE AREA = 9,433± S.F.

	EXISTING
DWELLING	785 S.F.
GARAGE	296 S.F.
SHED	31 S.F.
DECKS/STEPS	214 S.F.
PAVED DRIVEWAY	1,092 S.F.
CONCRETE PAD	19 S.F.
BRICK/PLANTERS	49 S.F.
WALKWAYS	242 S.F.
WOOD STEPS TO DOCK	136 S.F.
A/C UNITS	0 S.F.
TOTAL	2,864 S.F.
DEVEGETATED %*	30.4%
*SEE 16.3.2.17.D.1.d.3	(2,864 S.F./9,433± S.F.)

BUILDING HEIGHT CALCULATION:

	EXISTING DWELLING	EXISTING GARAGE
AVERAGE GRADE:	26.4'	22.9'
PEAK ELEVATION:	49.9'	37.7'
BUILDING HEIGHT:	23.5'	14.8'

	EXISTING DWELLING
AVERAGE GRADE:	27.0'
PEAK ELEVATION:	49.9'
EAVE ELEVATION:	40.9'
BUILDING HEIGHT:	18.4'

BUILDING COVERAGE:

	EXISTING
DWELLING:	785 S.F.
GARAGE:	296 S.F.
SHED:	31 S.F.
(AREA ABOVE H.A.T.)	
TOTAL:	1,112 S.F.
COVERAGE %	11.8%
	(1,112 S.F./9,433± S.F.)

LEGEND:

- MAP 137 LOT 11 BK. PG. EL. EM EP FF LPG N/YR YCRD S.F. TBM WM
- ASSESSORS MAP AND LOT NUMBER
 - BOOK / PAGE
 - ELEVATION
 - ELECTRIC METER
 - EDGE OF PAVEMENT
 - FINISHED FLOOR
 - LIQUEFIED PETROLEUM GAS
 - NOW OR FORMERLY YORK COUNTY REGISTRY OF DEEDS
 - SQUARE FEET
 - TEMPORARY BENCHMARK
 - WATER METER
 - IRON PIPE/ROD FOUND
 - BOUND FOUND
 - UTILITY POLE
 - MAILBOX
 - POST
 - STUMP
 - CONIFEROUS TREE
 - WATER GATE VALVE
- TTTTTTTTTTTT HIGHEST ANNUAL TIDE (H.A.T.)(EL.5.8')
 - OHU OVERHEAD UTILITIES
 - CHAINLINK FENCE
 - BOUNDARY LINE
 - SETBACK LINE
 - SHRUB LINE
 - SEWER LINE
 - WATER LINE
 - 100 EXISTING CONTOUR
 - STONE WALL
 - APPROXIMATE FLOOD ZONE BOUNDARY
 - 250' SHORELAND SETBACK
 - 75' RESOURCE PROTECTION SETBACK
 - CONCRETE
 - PAVEMENT
 - BRICK
 - WOODEN DECK
 - LANDSCAPING
 - STONES

MAP 1 LOT 51

N/F
ARLENE R. DEVOID REVOCABLE LIVING TRUST
7600 SUN ISLAND DRIVE S
APT. #303
SOUTH PASADENA, FL 33707-4468
YCRD BK.#16095 PG.#805

MAP 1 LOT 53

N/F
KERNEA FAMILY REVOCABLE TRUST 2015
2972 LOWE TRAIL
MARIETTA, GA 30066
YCRD BK.#17356 PG.#608

MAP 1 LOT 68

N/F
RICHARD A. MOALLI, JR.
27 RICE AVENUE
KITTERY, ME 03904
YCRD BK.#8022 PG.#129

MAP 1 LOT 69

N/F
EVERETT B. LELAND
14 WATER STREET
KITTERY, ME 03904
YCRD BK.#5536 PG.#166

MAP 1 LOT 70

N/F
EVERETT B. LELAND
14 WATER STREET
KITTERY, ME 03904
YCRD BK.#12892 PG.#207



TAX MAP 1 LOT 52
SHORELAND DEVELOPMENT PLAN
EXISTING CONDITIONS PLAN
31 WATER STREET
KITTERY, MAINE
COUNTY OF YORK
OWNED BY
JOHN A. BRADY & LISE B. SEQUIN

SCALE: 1" = 10' (22x34)
1" = 20' (11x17)

OCTOBER 27, 2021

Seacoast Division

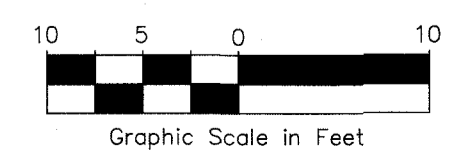
TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

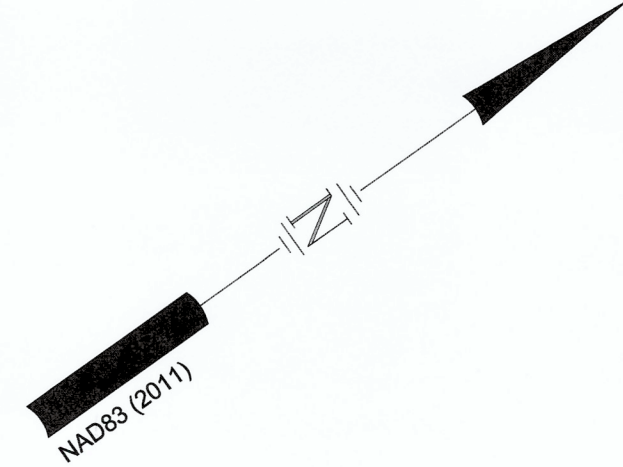
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

DR	PJT	FB	564	
CK	BMK	CADFILE	47457-00 Survey.dwg	S-1

REV.	DATE	DESCRIPTION	DR	CK
4	12/8/2021	NO REVISIONS THIS SHEET	BMK	JCC
3	12/2/2021	NO REVISIONS THIS SHEET	BMK	JCC
2	11/18/2021	NO REVISIONS THIS SHEET	BMK	JCC
1	10/29/2021	REVISED PER TOWN COMMENTS	BMK	JCC



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



NOTES:

- THE PARCEL IS LOCATED IN THE RESIDENTIAL-URBAN (R-U) ZONING DISTRICT AND THE SHORELAND OVERLAY ZONE (OZ-SL-250 FEET), PARTIALLY IN THE RESOURCE PROTECTION OVERLAY ZONE (OZ-RP) AND PARTIALLY IN THE COMMERCIAL FISHERIES/MARITIME USES OVERLAY ZONE (OZ-CFMU).
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- OWNER OF RECORD:
MAP 1 LOT 52
JOHN A. BRADY & LISE B. SEQUIN
36 MARKET STREET
PORTSMOUTH, NH 03801
YCRD BK.#18706 PG.#941

NOTES (CONT.):

5. ZONING REQUIREMENTS:

BASE ZONE:	ZONE R-U	EXISTING	PROPOSED
MINIMUM LOT AREA PER DWELLING UNIT:	20,000 S.F.	9,433± S.F.	9,433± S.F.
MINIMUM LOT SIZE:	20,000 S.F.	9,433± S.F.	9,433± S.F.
MINIMUM STREET FRONTAGE:	100 FT	57.5 FT	57.5 FT
MINIMUM YARD:			
FRONT SIDE:	30 FT	31.7 FT	30.0 FT
REAR:	15 FT	17.7 FT	15.0 FT
MAXIMUM BUILDING COVERAGE:	20%	11.8%	15.1%
MAXIMUM BUILDING HEIGHT:	35 FT	SEE TABLE	SEE TABLE

OVERLAY ZONE:
OZ-SL-250
MINIMUM LAND AREA PER DWELLING UNIT: 20,000 S.F.
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM SHORE FRONTAGE: 50 FT
PRINCIPAL/ACCESSORY STRUCTURE SETBACK: 100 FT
MAXIMUM DEVEGETATED AREA: 50%*
*SEE 16.3.2.17.D.1.d.3

PER TOWN OF KITTEERY, MAINE TITLE 16 LAND USE & DEVELOPMENT SECTIONS 16.3.2.4.D.2 & 16.3.2.17.D

MINIMUM SETBACK FROM WATER BODY AND WETLAND WATER-DEPENDENT USES: 0 FT

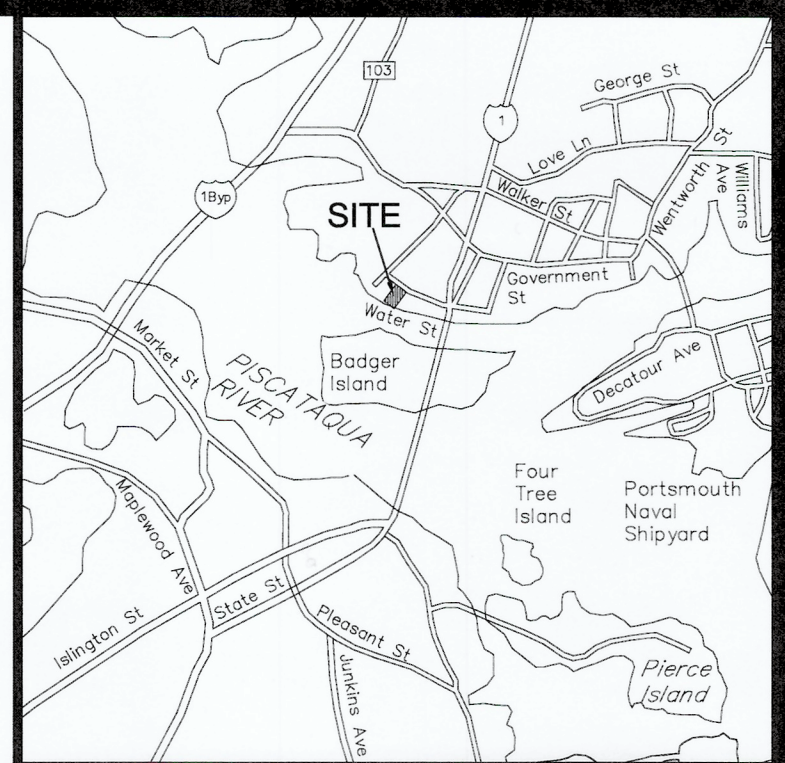
ADDITIONAL OVERLAY ZONES:
RESOURCE PROTECTION OVERLAY ZONE (OZ-RP) & COMMERCIAL FISHERIES/MARITIME USES OVERLAY ZONE (OZ-CFMU).

NOTES (CONT.):

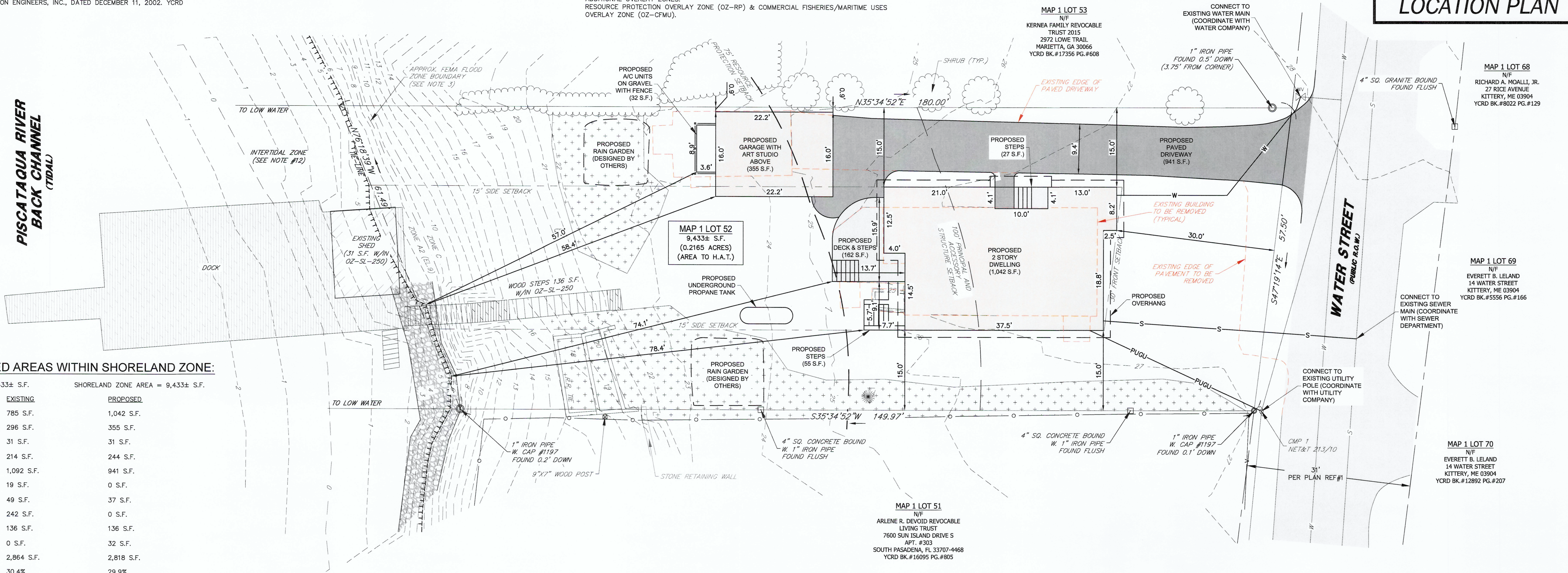
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- FIELD SURVEY COMPLETED BY TODD C. EMERSON IN AUGUST 2021 USING A LEICA TS-16, A TOPCON HIPER SR AND A CARLSON RT-4 DATA COLLECTOR.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE YORK COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCELS WOULD DETERMINE.
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PLAN REFERENCES:

- "RIGHT OF WAY SURVEY OF WATER STREET FOR THE TOWN OF KITTEERY, KITTEERY MAINE 03904" BY EASTERLY SURVEYING, DATED 1/23/96, DRAWING NO. 94611-2. PLAN IS NOT RECORDED.
- "BOUNDARY SURVEY FOR ARLENE DEVOID 29 WATER ST. KITTEERY, MAINE" BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED DECEMBER 11, 2002, YCRD PLAN #272-22.



LOCATION PLAN



DEVEGETATED AREAS WITHIN SHORELAND ZONE:

TOTAL LOT AREA = 9,433± S.F. SHORELAND ZONE AREA = 9,433± S.F.

	EXISTING	PROPOSED
DWELLING	785 S.F.	1,042 S.F.
GARAGE	296 S.F.	355 S.F.
SHED	31 S.F.	31 S.F.
DECK/STEPS	214 S.F.	244 S.F.
PAVED DRIVEWAY	1,092 S.F.	941 S.F.
CONCRETE PAD	19 S.F.	0 S.F.
BRICK/PLANTERS	49 S.F.	37 S.F.
WALKWAYS	242 S.F.	0 S.F.
WOOD STEPS TO DOCK	136 S.F.	136 S.F.
A/C UNITS	0 S.F.	32 S.F.
TOTAL	2,864 S.F.	2,818 S.F.
DEVEGETATED %*	30.4%	29.9%
	(2,864 S.F./9,433± S.F.)	(2,818 S.F./9,433± S.F.)

*SEE 16.3.2.17.D.1.d.3

BUILDING COVERAGE:

	EXISTING	PROPOSED
DWELLING:	785 S.F.	1,042 S.F.
GARAGE:	296 S.F.	355 S.F.
SHED:	31 S.F.	31 S.F.
(AREA ABOVE H.A.T.)		
TOTAL:	1,112 S.F.	1,428 S.F.
COVERAGE %	11.8%	15.1%
	(1,112 S.F./9,433± S.F.)	(1,428 S.F./9,433± S.F.)

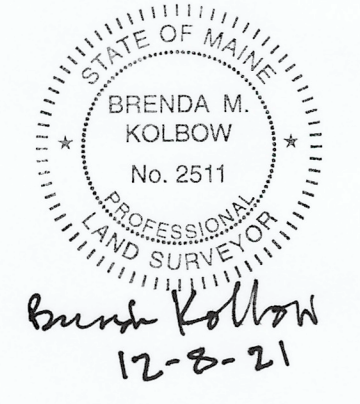
BUILDING HEIGHT CALCULATION:

INSIDE 100' SETBACK:	EXISTING DWELLING	EXISTING GARAGE	PROPOSED DWELLING	PROPOSED GARAGE
AVERAGE GRADE:	26.4'	22.9'	26.4'	22.9'
PEAK ELEVATION:	49.9'	37.7'	48.0'	42.8'
BUILDING HEIGHT:	23.5'	14.8'	21.6'	19.9'

OUTSIDE 100' SETBACK:	EXISTING DWELLING	PROPOSED DWELLING
AVERAGE GRADE:	27.0'	27.0'
PEAK ELEVATION:	49.9'	68.8'
EAVE ELEVATION:	40.9'	53.6'
BUILDING HEIGHT:	18.4'	34.2'

LEGEND:

- ASSESSOR'S MAP AND LOT NUMBER BOOK / PAGE ELEVATION ELECTRIC METER EDGE OF PAVEMENT FINISHED FLOOR LIQUEFIED PETROLEUM GAS NOW OR FORMERLY YORK COUNTY REGISTRY OF DEEDS SQUARE FEET TEMPORARY BENCHMARK WATER METER IRON PIPE/ROD FOUND BOUND FOUND UTILITY POLE MAILBOX POST STUMP CONIFEROUS TREE WATER GATE VALVE
- HIGHEST ANNUAL TIDE (H.A.T.)(EL.5.8')
 - - - - - OVERHEAD UTILITIES
 ○ - ○ CHAINLINK FENCE
 ——— BOUNDARY LINE
 - - - - - SETBACK LINE
 ~~~~~ SHRUB LINE  
 - - - - - SEWER LINE  
 - - - - - WATER LINE  
 - - - - - EXISTING CONTOUR  
 - - - - - APPROXIMATE FLOOD ZONE BOUNDARY  
 - - - - - 250' SHORELAND SETBACK  
 - - - - - 75' RESOURCE PROTECTION SETBACK  
 - - - - - PROPOSED SEWER LINE  
 - - - - - PROPOSED WATER LINE  
 - - - - - PROPOSED FENCE  
 - - - - - EXISTING BUILDING/FEATURE TO BE REMOVED  
 ——— PAVEMENT  
 ——— WOODEN DECK  
 ——— LANDSCAPING  
 ——— STONES  
 ——— PROPOSED BUILDING  
 ——— PROPOSED DECK  
 ——— PROPOSED PAVEMENT



**TOWN OF KITTEERY, MAINE APPROVAL**

CODE ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

| REV. | DATE       | DESCRIPTION               | DR  | CK  |
|------|------------|---------------------------|-----|-----|
| 4    | 12/8/2021  | REVISED PER TOWN COMMENTS | BMK | JCC |
| 3    | 12/2/2021  | REVISED SITE FEATURES     | BMK | JCC |
| 2    | 11/18/2021 | ADDED EXPANSION TABLE     | BMK | JCC |
| 1    | 10/29/2021 | REVISED PER TOWN COMMENTS | BMK | JCC |

TAX MAP 1 LOT 52  
**SHORELAND DEVELOPMENT PLAN**  
**PROPOSED CONDITIONS**  
**31 WATER STREET**  
**KITTEERY, MAINE**  
**COUNTY OF YORK**  
 OWNED BY  
**JOHN A. BRADY & LISE B. SEQUIN**

SCALE: 1" = 10' (22x34)  
 1" = 20' (11x17)

**OCTOBER 27, 2021**

Seacoast Division

**TFM**

Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists

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FILE 47457.00 DR FJT FB 564  
 CK BMK CADFILE 47457-00 Survey.dwg S-2