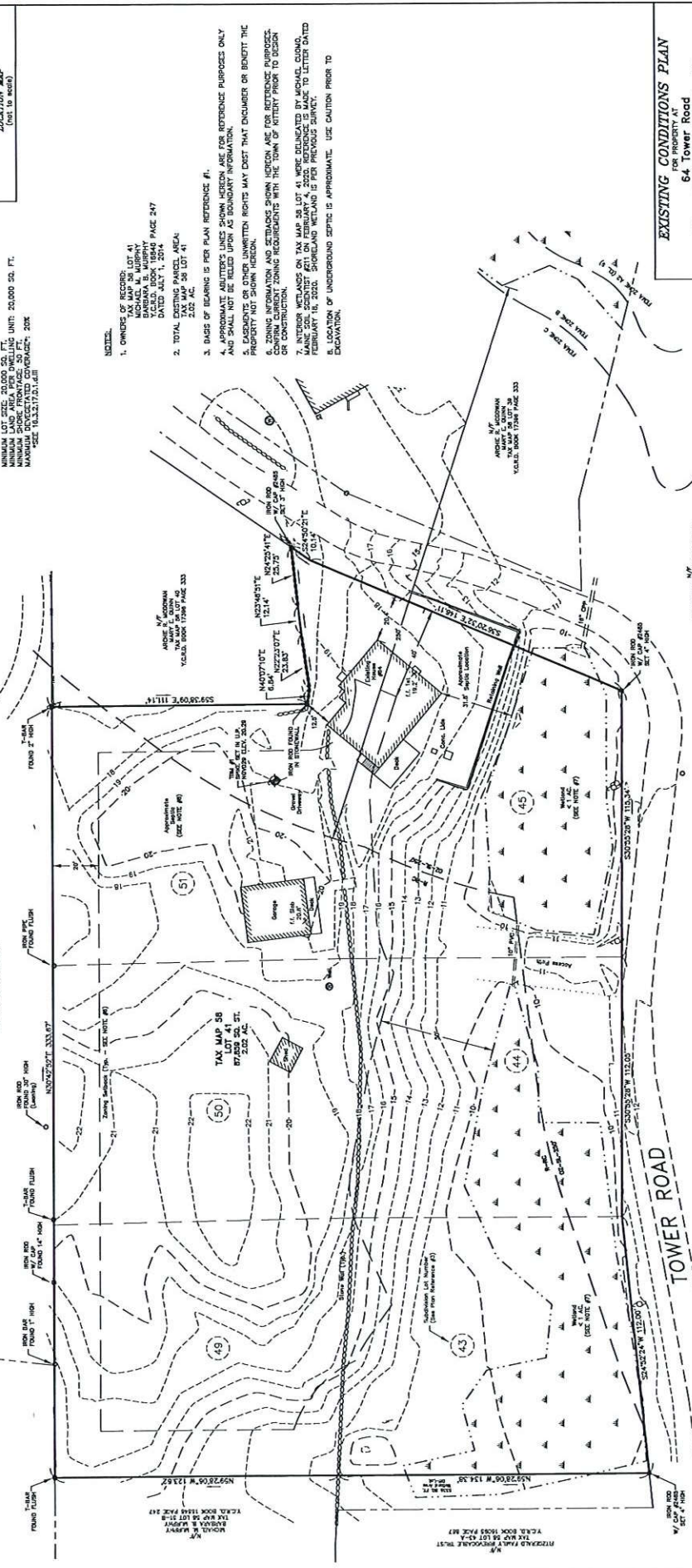


ZONING DATA PER KITTERY ZONING ORDINANCE (LAST AMENDED MAY 29, 2018 - SEE NEXT PAGE)
BASE ZONE: Residential-Build Conservation (R-4C)
OVERLAY ZONE: Shoreland (OS-3A-2007)
REQUIREMENTS:
 Minimum Lot Area: 65,000 SQ. FT.
 Minimum Lot Size: 50,000 SQ. FT.
 Minimum Street Frontage: 200 FT.
 Minimum Building Coverage: 25 FT.
 Maximum Building Coverage: 25 FT.
 Maximum Building Height: 35 FT.
OS-3A-2007 REQUIREMENTS (SEE 16.3.2.2.2):
 Minimum Lot Size: 20,000 SQ. FT.
 Minimum Street Frontage: 150 FT.
 Maximum Decanted Coverage: 20%
 (SEE 16.3.2.1.2.1.1.1.1)

PLAN REFERENCES:
 1. EXISTING CONDITIONS PLAN FOR PROPERTY AT 58 & 59 TOWER ROAD, KITTERY POINT, YORK COUNTY, MAINE, OWNED BY ARSIE N. MCCORMAN & MARY QUINN, PREPARED BY TERRY M. COONAN, DATE: JANUARY 19, 2017, LAST REVISED OCTOBER 13, 2018, AND ONLY AS SHOWN ON THAT PLAN.
 2. PLAN OF LAND MAP 58, PARCEL 419, 32 COONAN ROAD, KITTERY, MAINE, OWNED/PREPARED FOR MICHAEL M. & BARBARA B. MURPHY, PREPARED BY KIMBALL SURVEY & DESIGN, INC., DATED JANUARY 30, 2020.
 3. PLAN OF ROCKY SHORE FRONT OF ISLAND AGRES INC., GORRISH ISLANDS, KITTERY, MAINE, OWNED/PREPARED FOR MICHAEL M. & BARBARA B. MURPHY, PREPARED BY KIMBALL SURVEY & DESIGN, INC., DATED MAR. 1950 AND RECORDED AT THE TOWN OF KITTERY, MAINE, AS PLAN BOOK 22 PAGE 94.



DECEASED COVERAGE (SHORELAND OVERLAY ZONE ONLY):

SHORELAND OVERLAY ZONE	24,018 SQ. FT.
TOTAL	3,305 SQ. FT. (13.7%)

BUILDING COVERAGE CALCULATION:

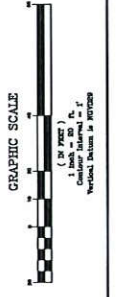
LOT AREA	87,859 SQ. FT.
DECKING	8,455 SQ. FT.
HOUSE	1,038 SQ. FT.
SCREENED PORCH	2,094 SQ. FT.
SCREENED WALL	418 SQ. FT.
TOTAL	2,206 SQ. FT. (2.5%)

PRELIMINARY

EXISTING CONDITIONS PLAN
 FOR PROPERTY AT
 64 Tower Road
 Kittery Point, York County, Maine
 Michael M. Murphy
 Barbara B. Murphy
 P.O. Box 135, Kittery Point, Maine 03908

W. EASTERLY SURVEYING, INC.
 SURVEYORS IN N.H. & MAINE
 191 STATE ROAD, SUITE #1
 KITTERY, MAINE 03904
 (207) 439-8333

DATE	1/23/20	REVISED	02-26-2018	PROJECT NO.	2018	DATE	1/23/2020	SHEET	1 OF 1	DRAWN BY	A.J.P.	CHECKED BY	A.J.P.
REV.	DATE	REVISION	STATUS	BY	CHKD.	APPD.							



- NOTES:**
- OWNERS OF RECORD:
 1. MICHAEL M. & BARBARA B. MURPHY
 2. MICHAEL M. & BARBARA B. MURPHY
 DATED JULY 1, 2014
 3. TOTAL EXISTING PARCEL AREA:
 2.55 AC
 2.55 AC 58 59 LOT 41
 - BASES OF MEASUREMENT IS FOR PLAN REFERENCE #1.
 4. ALL DIMENSIONS SHOWN HEREIN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
 5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCOMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
 6. ZONING INFORMATION AND EASEMENTS SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
 7. CONSTRUCTION OF THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNLAWFUL CONSTRUCTION OR VIOLATION OF ANY APPLICABLE ZONING ORDINANCES.
 8. THE LOCATION OF UNDERGROUND SEPTIC IS APPROXIMATE. USE CAUTION PRIOR TO EXCAVATION.