

**Town of Kittery Maine
Town Planning Board Meeting
November 8, 2018**

ITEM – 9 Lawrence Lane – Shoreland Development Plan Review

Action: Accept or deny application. Approve or deny plan. Owner/applicant William Dean Howells requests consideration for the expansion and repair of a nonconforming boathouse and foundation on a 1.86 acre parcel located at 9 Lawrence Lane (Tax Map 18 Lot 31A) in the Residential – Kittery Point Village (R-KPV) and the Shoreland Overlay (OZ-SL-250') Zones.

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Determination of Completeness/Acceptance		Scheduled for 11/8/18
NO	Public Hearing		
NO	Site Walk		
YES	Final Plan Review and Decision		

Plan Review Notes reflect comments and recommendations regarding applicability of Town Land Use Development Code, and standard planning and development practices. Only the PB makes final decisions on code compliance and approves, approves with conditions or denies final plans. Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN ¼: HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 – Grading/Construction Final Plan Required. – Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.

Background

Planning Board review of this project is required by 16.10.3.4 Shoreland Development Review, because the proposed development is located within the required 250-foot setback in the Shoreland Overlay Zone. The parcel includes a single-family dwelling, barn, greenhouse, pool and a boathouse on a conforming lot (40,000 sf), 1.86 acres in size in the R-KPV zone.

The project consists of the expansion and repair of the boathouse and foundation which was damaged during a storm in in the spring of 2018. The boathouse is located entirely within the 100-foot shoreland setback and is at its closest point 32.7+- feet from the Highest Annual Tide (HAT). As part of the repair, the applicant is proposing an 120 square foot expansion of the boathouse. The expanded portion of the boathouse will be on piers as well as supported by an existing stone retaining wall. The expansion will not be closer the resource than the existing boathouse and will include a new roof. The overall height of the replaced boathouse will be less than 20 feet.

The property is currently conforming with 12% devegetated area (20% is the requirement), and with the improvements proposed the devegetated area will only increase to 12.7% and will remain in conformance.

Staff Review

1. The plans incorrectly show the Highest Annual Tide at 6' NAVD88. For Kittery the elevation 6.3' NAVD88 is equivalent to the MLLW elevation of 11.3' that is typical of NOAA/NOS tide tables, and is the regulatory elevation used for identifying the Highest Annual Tide (HAT), or the upland edge of a coastal wetland. The plan needs to be revised to reflect 6.3' as the HAT and clearly state HAT, not High Water Line.
2. The proposed expansion does not meet the requirements of the Shoreland Zone (OZ-SL-250'). However, the provisions of Title 16.7 Article III. Nonconformance apply to the property and existing structures.

16.7.3.3.B Nonconforming Structure Repair and Expansion provides for expansion of a non-conforming structure within the Shoreland Zone within certain standards and requirements.

- a. The foundation under the building expansion must be constructed to meet the setbacks to the greatest extent practical as determined by the Planning Board using 16.7.3.3.B's criteria.
 - i. The applicant has not stated in the narrative what the use of the boathouse is for. If it is not for a functionally water-dependent use a full replacement of the structure and reconstruction of the foundation would need to be placed such that setback requirements are met to the greatest practical extent as determined by the Planning Board based upon the criteria specified in 16.7.3.3A(2).
 - ii. The proposed addition as proposed is slightly farther away from than the rest of the existing structure, making it no more non-conforming.
- b. Since the structure is located less than 100 feet from the HAT, the maximum total footprint for the structure may not be expanded to a size greater than 1000 sf or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The height cannot be more than 20 feet or the height of the existing structure, whichever is greater. Roof slope must be 8:12 pitch. (see 16.7.3.3.B[4][a]).
 - i. The structure is at its closest point 32.7 feet from the HAT, however as noted before the HAT was incorrectly depicted.
 - ii. The expansion will be 120 sf, the existing structure is noted as being 471 sf. With the expansion, the structure will be 1,000 sf which is the limit permitted by Code.
 - iii. The maximum height of the boathouse is limited to 20 feet.
 - iv. The proposed roof slope is not indicated on the plans but it appears that it matches the existing roof pitch. If it less than an 8:12 pitch the applicant should consider requesting a waiver for the roof slope. There is an ordinance amendment before the Town Council to remove this requirement, however it has not yet been adopted.
3. The Shoreland Development Plan shows a proposed architectural "open" fence enclosing the perimeter of the pool and boathouse area the majority of which is located with the 100 foot shoreland setback. The height of the fence is not specified but if it is under 8 feet high it is not considered a structure and would not be subject to the nonconforming structure regulations. For the portions of the fencing within the State jurisdictional area a Permit By Rule (PBR) may be required.
4. Per 16.3.2.17.D (d) (Shoreland Overlay Zone, Standards) the total footprint of the devegetated area cannot exceed 20%. The property is currently 12+-% devegetated area and after the boathouse expansion the devegetated area will be 12.7%.
5. It appears that the existing boathouse is located within the a flood hazard area, Zone V2 (EI 13) "Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined" as shown on FEMA FIRM Community Panel No. 230171 0005 D, effective date: July 3, 1986, which has a base flood elevation of 13 feet. The finished floor elevation of the structure is shown to be 12 feet which would necessitate a flood hazard development permit being obtained from the Code Enforcement Officer before any construction begins.

Recommendation

While a site walk and public hearing are not required, the Board will need to consider whether or not to hold them. Staff recommends that the Board conduct both.

Action

If the Board concurs with Staff's recommendation, the Board may use one or both of the motions below.

Move to schedule a site visit on {date and time} for the Shoreland Development Plan application dated October 8, 2018 from owner/applicant William Dean Howells who requests consideration for the expansion and repair of a nonconforming boathouse and foundation on a 1.86 acre parcel located at 9 Lawrence Lane (Tax Map 18 Lot 31A) in the Residential – Kittery Point Village (R-KPV) and the Shoreland Overlay (OZ-SL-250') Zones.

And/or

Move to schedule a public hearing on {date} for the Shoreland Development Plan application Owner/applicant William Dean Howells requests consideration for the expansion and repair of a nonconforming boathouse and foundation on a 1.86 acre parcel located at 9 Lawrence Lane (Tax Map 18 Lot 31A) in the Residential – Kittery Point Village (R-KPV) and the Shoreland Overlay (OZ-SL-250') Zones.

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX : 603.749.7348

October 10, 2018

VIA USPS

Planning Board
Town of Kittery
200 Rogers Road
Kittery, ME 03904

Re: Shoreland Development Plan Application
9 Lawrence Lane
Kittery Point, Maine 03905
Our Reference No. 18032

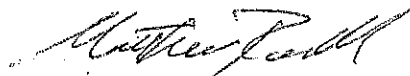
Dear Chairman:

Pursuant to Chapter 16.3.2.17 of the Town of Kittery Code, Shoreland Zoning Regulations, we are pleased to submit the attached application and supporting materials for work within the 250' Shoreland Zone adjacent to a protected natural resource, the Piscataqua River. The project consists of the repair of a boathouse located at 9 Lawrence Lane, Kittery Point, Maine 03095.

The proposed activity includes the repair of an existing boathouse and less than 30% expansion within the 250' Shoreland Zone and 75' NRPA setback for work adjacent to the upland edge of a coastal wetland.

Please contact me at 603-749-0443 or at mrandall@civilworksne.com if you have any questions regarding this matter.

Very truly yours,
CIVILWORKS NEW ENGLAND



Matthew M. Randall, P.E.

Enclosures
cc: File

SHORELAND DEVELOPMENT PLAN APPLICATION



TOWN OF KITTERY
Planning & Development Department
 200 Rogers Road, Kittery, ME 03904
 Telephone: 207-475-1323 Fax: 207-439-6806

MAP <u>18</u> LOT <u>31 A</u>
DATE: <u>10-4-18</u>
FEE: \$ <u>200.00</u>
ASA*: _____

PROPERTY DESCRIPTION	Physical Address	9 Lawrence Lane, Kittery Point, ME		
	Base Zone	R-KPV	Overlay Zone (s)	Shoreland (250')
OWNER INFORMATION	Name	William Dean Howells		Mailing Address 13 Lawrence Lane, Kittery Point Maine, 03905
	Phone	(603)-430-9004 (Auger Building Co.)		
	Email	ben@augerbuildingcompany.com		
AGENT INFORMATION	Name	Matt Randall		Company
	Phone	603-749-0443		Mailing Address PO Box 1166 Dover, NH 03821-1166
	Email	mrandall@civilworksne.com		
	Fax	603-749-7348		
APPLICANT INFORMATION	Name	see Owner/Agent		Mailing Address
	Phone			
	Email			

PROJECT DESCRIPTION	<p><u>Existing Use:</u> Single Family Home lot with an existing boathouse and other site improvements.</p>
	<p><u>Proposed Use</u> (describe in detail): See attached project narrative</p>

PROJECT DESCRIPTION	Please describe any construction constraints (wetlands, shoreland overlay zone, flood plain, non-conformance, etc.)
	See attached narrative.

I certify I have provided, to the best of my knowledge, information requested for this application that is true and correct and I will not deviate from the Plan submitted without notifying the Planning and Development Department of any changes.

Applicant's Signature:		Owner's Signature:	
Date:	10/10/18	Date:	11 Oct 18

*Applicant Service Accounts: Fees to pay other direct costs necessary to complete the application process, not including application fees. Title 3, Chapter 3.3.

MINIMUM PLAN SUBMITTAL REQUIREMENTS

15 Copies of this Application Form, all supporting documents, and the Development Plan and Vicinity Map 12 plan copies may be half-size (11"x17") and 3 must be full-size (24"x36")

- Shoreland Development Plan format and content:**
- A) Paper Size; no less than 11" X 17" or greater than 24" X 36"
 - B) Plan Scale
 - Under 10 acres: no greater than 1" = 30'
 - 10 + acres: 1" = 50'
 - C) Title Block
 - Title: Shoreland Development Plan
 - Applicant's name and address
 - Name of preparer of plan with professional information
 - Parcel's Kittery tax map identification (map - lot) in bottom right corner
 - Vicinity Map or aerial photo showing geographic features 5,000 feet around the site.
 - D) Signature Block
 - Area for signature by Planning Board Chair and Date of Planning Board Approval

Development Plan must include the following existing and proposed information:

<p>Existing:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Land Use Zones and boundaries <input checked="" type="checkbox"/> Topographic map (optional) <input checked="" type="checkbox"/> Wetlands and flood plains <input checked="" type="checkbox"/> Water bodies and water courses <input checked="" type="checkbox"/> Parcel area <input checked="" type="checkbox"/> Lot dimensions <input checked="" type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input checked="" type="checkbox"/> Streets, driveways and rights-of-way <input checked="" type="checkbox"/> Structures <input checked="" type="checkbox"/> Distance from structure to water body and property lines <input checked="" type="checkbox"/> Floor area, volume, devegetated area, and building coverage 	<p>Proposed: (Plan must show the lightened existing topography under the proposed project plan for comparison.)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Recreation areas and open space <input checked="" type="checkbox"/> Setback lines and building envelopes <input checked="" type="checkbox"/> Lot dimensions <input checked="" type="checkbox"/> Utilities (Sewer/septic, water, electric, phone) <input checked="" type="checkbox"/> Streets, driveways and rights-of-way <input checked="" type="checkbox"/> Structures <input checked="" type="checkbox"/> Floor area, volume, devegetated area, and building coverage <p>Distance to:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Nearest driveways and intersections <input checked="" type="checkbox"/> Nearest fire hydrant <input checked="" type="checkbox"/> Nearest significant water body, ocean, wetland, stream
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AN APPLICATION THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.

Expansion/Construction Analysis within the Shoreland Overlay Zone¹
(see Table 16.9)

Size of water body or wetland: <500 sf <501 sf-1 acre >1 acre

Structure distance from water body: _____ feet

STRUCTURE	Existing	Proposed	% Increase*	
SF (Area)	471 sf	120 sf	25 %	
CF (Volume)	n/a cf	n/a cf	N/A %	
Construction:	New: <input type="checkbox"/> Demo/Rebuild: <input checked="" type="checkbox"/> Maintenance/repair: <input checked="" type="checkbox"/>			Value: \$
*Total increase in area and/or volume may not exceed 30% for any new construction since 1/1/1989.				

PARCEL DE-VEGETATION	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) 42,931(sf) Shoreland)	20 %	5224 sf	5444 sf	12.7 %
*See underlying zone standards for de-vegetated area percent allowed within a Shoreland Overlay.				

BUILDING COVERAGE	% Allowed*	Existing SF	Proposed SF	% Proposed*
Lot Size (sf) +/- 81,080	20 %	3828 sf	3948 sf	4.9 %
*See underlying zone standards for building coverage percent allowed.				

¹Calculations for area, volume, and de-vegetated areas must be included on the final plan and certified by a State of Maine registered architect, landscape architect, engineer, or land surveyor.

INKED TO LIGHT TO VIEW TRUE WATERMARK OF PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

15332

Eastern Bank

Boston, MA 02110
easternbank.com
1-800-EASTERN

ESBANK Check Fraud
Protection for Business

Auger Building Company, Inc.
255 Portsmouth Avenue
Greenland, NH 03840

53-179/113

10/1/2018

PAY TO THE
ORDER OF

Town of Kittery

\$ **200.00

Two Hundred and 00/100*****

DOLLARS

Town of Kittery



[Signature]
AUTHORIZED SIGNATURE

MEMO

⑈015332⑈ ⑆01301798⑆ 1010047701⑈

Auger Building Company, Inc.

15332

Town of Kittery
1215

Permits

10/1/2018

200.00

Security features: Details on back.

CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443 FAX : 603.749.7348

Letter of Authorization

Re: Tax Map 18 Lot 31A
9 Lawrence Lane
Kittery Point, ME 03905

To Whom it May Concern:

I, Gurdon H. Metz, the applicant of the above referenced lot, do hereby authorize Civilworks New England of Dover, NH, to present plans and pursue permits for the boathouse repair within the above referenced lot on my behalf.

Sincerely,

Gurdon H. Metz

Gurdon H. Metz

8 Oct 18
Date

KNOW ALL MEN BY THESE PRESENTS

THAT I, William W. Howells, of 11 Lawrence Lane, Kittery Point, Maine, for consideration paid, grant a 2/3 undivided interest to William Dean Howells of 13 Lawrence Lane, Kittery Point, Maine, and Gurdon H. Metz of 580 Park Avenue, New York City, New York, as tenants in common and not as joint tenants, with WARRANTY COVENANTS, the land in the Town of Kittery, County of York, and State of Maine, viz:

A certain lot or parcel of land and being "Parcel B" on a plan entitled, "Division of Land and Lot Line Revision Plan for William White Howells, 11 Lawrence Lane, Kittery Point, Maine 03905", prepared by Easterly Surveying, scale 1" = 30', dated July 31, 1997, to be recorded at the York County Registry of Deed of even or near date herewith, said lot being more particularly bounded and described as follows:

Beginning at an iron pipe on the easterly sideline of Lawrence Lane, thence running North 02° 41' 07" West by and along the said easterly sideline of Lawrence Lane a distance of one hundred twenty-five and sixty-seven hundredths (125.67) feet to a rebar with cap to be set and, by way of reference, at a point which is South 02° 41' 07" East a distance of one hundred ninety-one and fifty-two hundredths (191.52) feet from a granite bound at the intersection of the easterly sideline of Lawrence Lane and the southerly sideline of Pepperell Road, so-called (also known as Route 103); thence turning and running South 82° 44' 00" East by and along land retained by William W. Howells a distance of one hundred eighteen and twenty-six hundredths (118.26) feet to a rebar with cap to be set; thence turning and running North 69° 18' 17" East by and along land retained by William W. Howells a distance of one hundred forty-six and thirty-five hundredths (146.35) feet to a rebar with cap to be set; thence turning and running South 09° 37' 55" East by and along land of Harvard College President & Fellows/Harvard Real Estate Inc. a distance of forty and zero hundredths (40.00) feet to a drill hole; thence continuing on the same course by and along land of Harvard College President & Fellows/Harvard Real Estate Inc. a distance of forty-three and sixty-two hundredths (43.62) feet to a drill hole; thence turning and running South 10° 32' 50" East by and along land of Harvard College President & Fellows/Harvard Real Estate Inc. a distance of ninety-four and ninety hundredths (94.90) feet to an iron pipe; thence turning and running South 40° 15' 03" East by and along land now or formerly of Harvard College President & Fellows/Harvard Real Estate Inc. a distance of fifty-eight and eighty-seven hundredths (58.87) feet to a rebar with cap to be set at a point which is South 47° 59' 04" East a distance of six and ninety-two hundredths (6.92) feet from an iron pipe; thence turning and running North 80° 39' 44" West by and along land now or formerly of the Warehouse Point Trust a distance of one hundred sixty-one and eighty-eight hundredths (161.88) feet to a rebar with cap to be set; thence turning and

NO R.E. TRANSFER TAX PAID

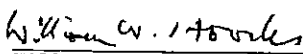
running North 34° 00' 00" West by and along land now or formerly of the Warehouse Point Trust a distance of thirty and ninety-two hundredths (30.92) feet to an iron pipe found at the corner of an abandoned lot line; thence continuing along the same course a distance of eight and fifty-eight hundredths (8.58) feet by and along land of the Warehouse Point Trust to a rebar with cap to be set; thence turning and running North 81° 21' 00" West by and along land of the Warehouse Point Trust a distance of one hundred and zero hundredths (100.00) feet to a rebar with cap to be set southwest of a twelve (12") inch maple; thence turning and running South 41° 55' 12" West by and along land now or formerly of the Warehouse Point Trust a distance of fifty-three and seventy-three hundredths (53.73) feet to a point, which point is South 09° 14' 18" West a distance of two and twelve hundredths (2.12) feet from a hub and tack; thence turning and running North 02° 41' 07" West by and along the easterly sideline of Lawrence Lane a distance of twenty-four and thirty-three hundredths (24.33) feet to an iron pipe at the point and place of beginning. Containing 40,000 square feet (.92 acres).

Excepting and reserving to the Grantor permission to flow septic to a portion of the septic disposal area of the Grantor which is on the land conveyed herein, said disposal area is approximately 21' x 60' feet in total dimension and is located on the northerly boundary line of Parcel B and the southerly boundary line of Parcel A as shown on said plan on the Lawrence Lane side of said properties. Said right to flow also includes the right to maintain and repair said disposal area and to cross the property of the Grantees to maintain and repair should access over the land of Grantees prove more convenient than access over the land of Grantor, subject, however, to the requirement that should the Grantees' property be used for access Grantor shall to restore and repair the land of the Grantees if damage is caused by use of said access.

Meaning and intending to convey a portion only of the premises conveyed to William W. Howells by Deed of Sale by Trustee from Bruce A. Whitney, Trustee by virtue of a Final Order in Re Petition of Mary M. Decatur, dated January 8, 1997, and recorded at the York County Registry of Deeds in Book 8125, Page 177. Reference also deed of William Dean Howells and Gurdon H. Metz (f/k/a Muriel H. Metz) as Trustees of the Warehouse Point Qualified Personal Residence Trust #1 and as Trustees of the Warehouse Point Qualified Personal Residence Trust #2, recorded at the York County Registry of Deeds of even or near date herewith.

WITNESS my hand and seal this 2nd day of November, 1998.


Witness


William W. Howells

BK9162 PG198

STATE OF MAINE
COUNTY OF YORK

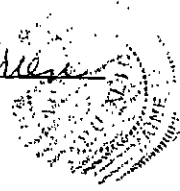
DATED: November 2, 1998

Then personally appeared the above-named William W. Howells
and acknowledged the foregoing instrument to be his free act and
deed.

Before me,

Victor J. O'Brien
Notary Public
Attorney at Law

Victor J. O'Brien
Notary Public
My Comm Expires 1/27/00



309 → 1111 FFW

RECEIVED YORK S.S.
1998 NOV 24 P 12:17

ATTEST: *Louis M. O'Brien*
REGISTER OF DEEDS

PROPERTY MAP
KITTERY
 MAINE



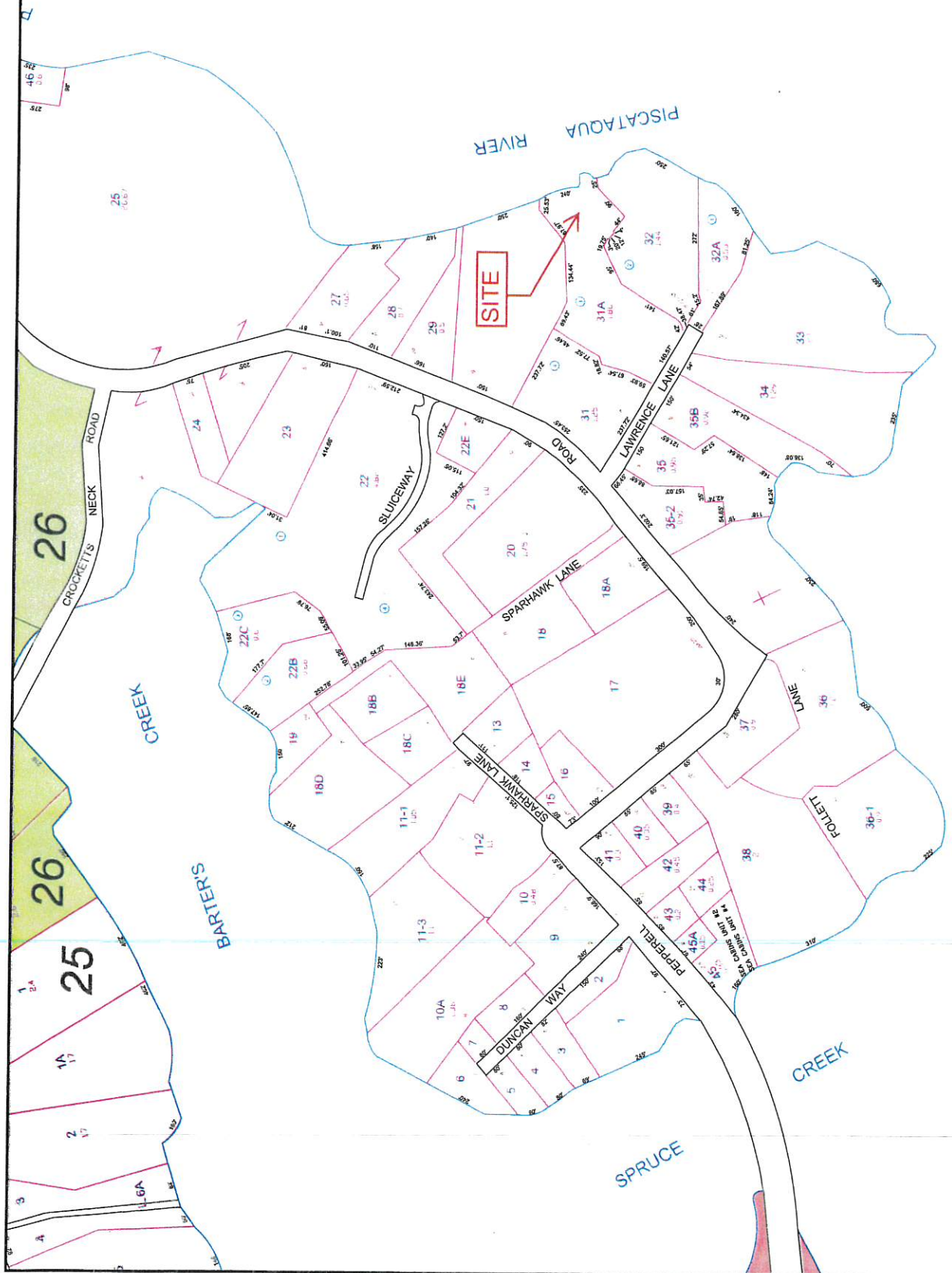
LEGEND

ADJUTING MAP NO. R11	LIT. JURISDICTION
PARCEL NUMBER	PROPERTY DIVISION
SUBDIVISION LOT NO.	RIGHT OF WAY
STREET ADDRESS NO.	EASEMENT

REVISED TO APRIL 1, 2018
 FOR ASSESSMENT PURPOSES ONLY
 NOT FOR PROPERTY CONVEYANCES

SCALE IN FEET
 0 100 200

John E. O'Donnell & Associates
 632 Bald Hill Road
 New Gloucester, Maine 04260
 (207) 926-4044
 www.jeodonnell.com



070° 43' 19.50" W
043° 05' 34.95" N

(YORK HARBOR)

070° 41' 58.52" W
043° 05' 34.95" N

(PORTSMOUTH)

(Unavailable)



043° 04' 11.16" N
070° 43' 19.50" W

(Unavailable)

Printed: Mon Oct 01, 2018

043° 04' 11.16" N
070° 41' 58.52" W

(EXETER)

(ISLES OF SHOALS)

Produced by MyTopo Terrain Navigator
Topography based on USGS 1:24,000
Maps

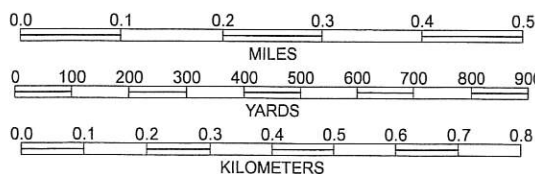
North American 1983 Datum (NAD83)
Transverse Mercator Projection

To place on the predicted North American
1927 move the projection lines 10M N and
41M E

Declination



SCALE 1:12000



CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM 1929

KITTERY, NH
1995

PROJECT NARRATIVE
HOWELLS' RESIDENCE BOATHOUSE REPAIR
SHORELAND PERMIT
for
William Dean Howells
9 Lawrence Lane, Kittery Point, Maine
Tax Map 18, Lot 31A

PROJECT OVERVIEW

This project consists of the expansion and repair of a boathouse and foundation which was damaged during a storm in the spring of 2018. The parcel, as shown on Tax Map 18 as Lot 31A is located within the Residential-Kittery Point Village and Shoreland Zones. This Shoreland Permit is requesting approval pursuant to Chapter 16.3.2.17 for work within the 250' Shoreland Area adjacent to the Piscataqua River. The proposed repair and addition will be located +/-32.7' and +/-33.2', respectively, from the upland edge of a coastal wetland as defined in the Kittery Town Code.

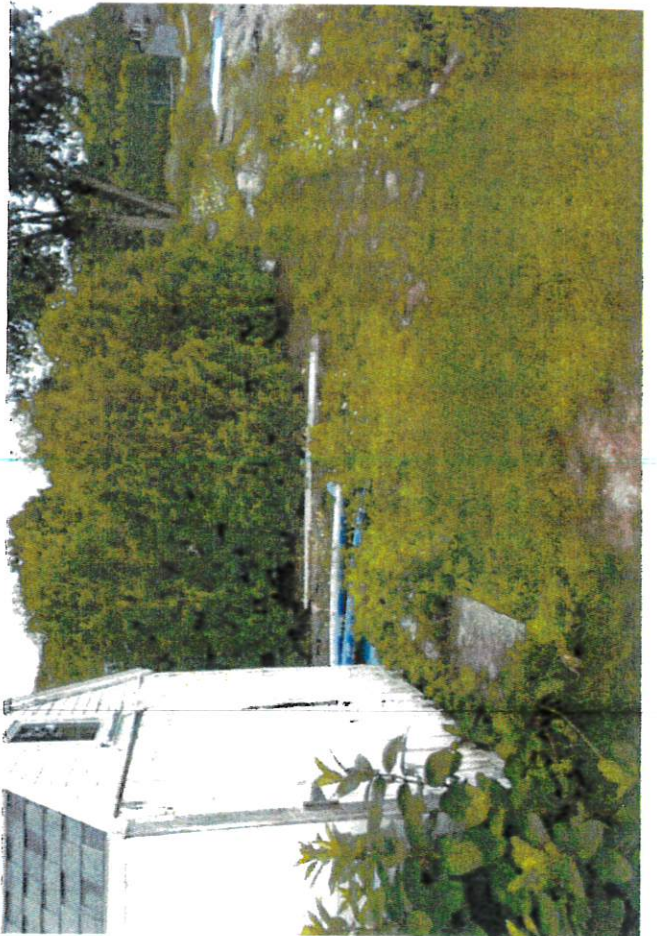
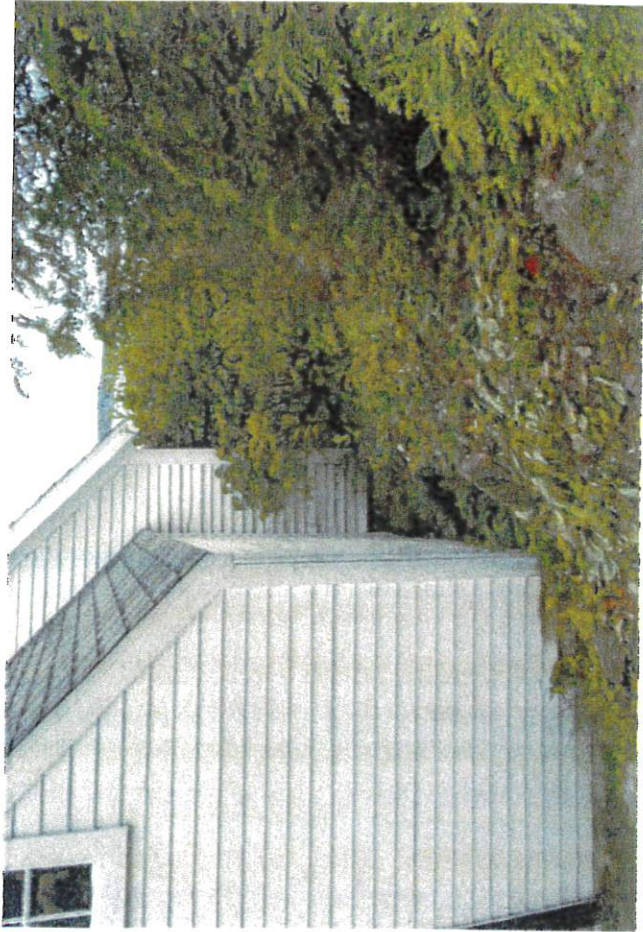
- Repair of a damaged boathouse and foundation including the expansion of less than 30% in the Shoreland Zone
- Minor changes of the path to the boathouse including the installation of stepping stones.

PROJECT LOCATION AND SITE CHARACTERISTICS

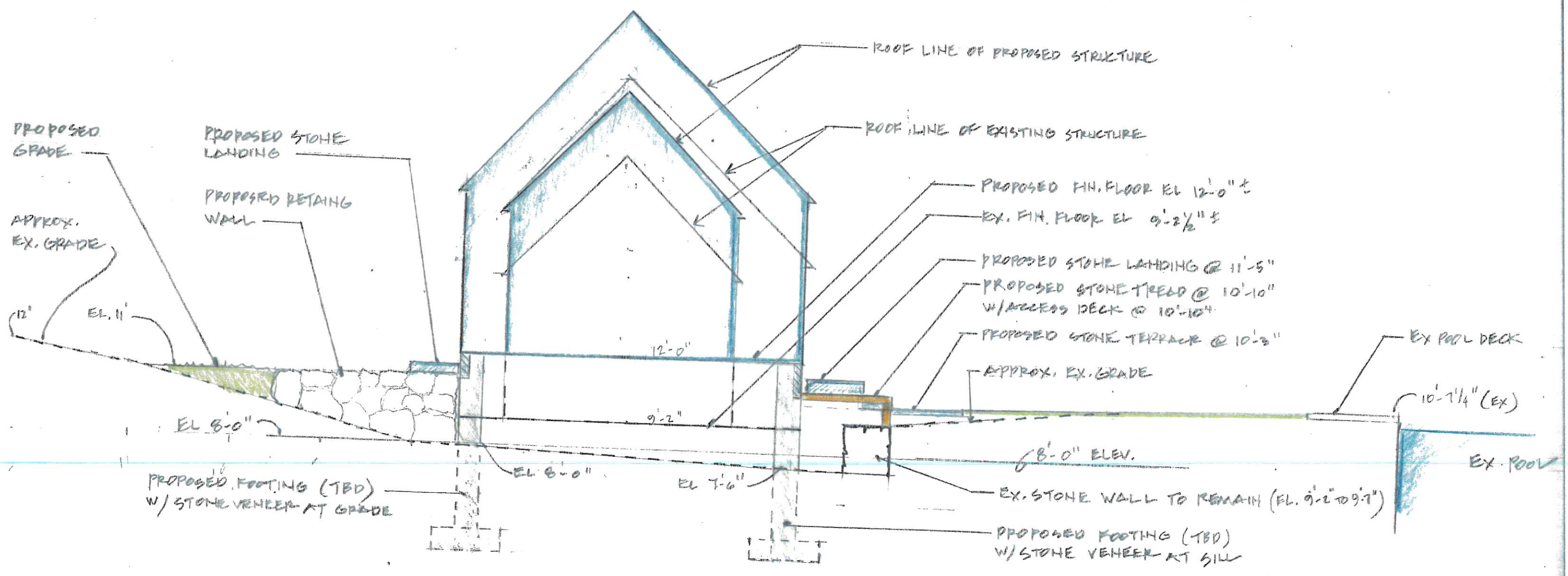
The project site consists of a single 1.86 ac. parcel of land shown on Tax Map 18 as Lot 31A. The site contains a single family house, barn, greenhouse, pool, and the damaged boathouse. The parcel has an existing building coverage of 4.7%, and with the 120 sf expansion of the boathouse the new building coverage will be 4.8%. This is well below the 20% zoning requirement for building coverage and within the 30% expansion allowance for non-conforming structures within the shoreland zone. The site currently has +/- 12.1% devegetated area within the 250' shoreland zone and after the boathouse expansion the devegetated area will be 12.7%. The expansion portion of the boathouse will be on piers as well as supported by the existing stone retaining wall. The expansion will not be closer to the resource than the original boathouse and include a roof. The overall height of the replaced boathouse will be less than 20'.

LEAST PRACTICABLE ALTERNATIVE

The location of the existing boathouse is in the least impacting, practicable area and it will be in the same footprint it has been in for approximately one century. The boathouse is nestled within ledge formations and can not be moved further from the resource. The boathouse is currently located +/- 32.7' from the upland edge of the coastal wetland, the Piscataqua River. The expansion will not be closer to the resource, and this activity has no practicable alternative due to the reuse of the existing footprint and location of the existing foundation of the boathouse.







PROPOSED GRADE

PROPOSED STONE LANDING

PROPOSED RETAINING WALL

APPROX. EX. GRADE

ROOF LINE OF PROPOSED STRUCTURE

ROOF LINE OF EXISTING STRUCTURE

PROPOSED FIN. FLOOR EL 12'-0" ±

EX. FIN. FLOOR EL 9'-2 1/2" ±

PROPOSED STONE LANDING @ 11'-5"

PROPOSED STONE TREAD @ 10'-10" W/ ACCESS DECK @ 10'-10"

PROPOSED STONE TERRACE @ 10'-3"

APPROX. EX. GRADE

EX. POOL DECK

EL 8'-0"

12'-0"

9'-2"

10'-1 1/4" (EX)

8'-0" ELEV.

EX. POOL

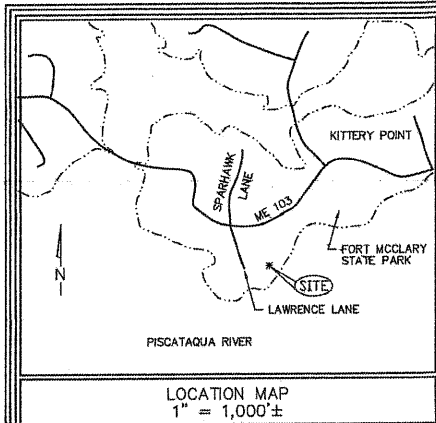
PROPOSED FOOTING (TBD) W/ STONE VENEER AT GRADE

EL 8'-0"

EL 7'-6"

EX. STONE WALL TO REMAIN (EL. 9'-2" TO 9'-7")

PROPOSED FOOTING (TBD) W/ STONE VENEER AT SILL



18 / 32
N/F William Dean & Benitha C. Howells
Muriel & Gurdon H. Metz
YCRD 15473 / 580

R-KPV ZONE
OZ-SL-250 OVERLAY

18 / 31A
PARCEL AREA
1.86 Ac. ±

18 / 30 N/F Harvard College Pres. & Fellows
Harvard Planning & Real Estate
YCRD 2299 / 96

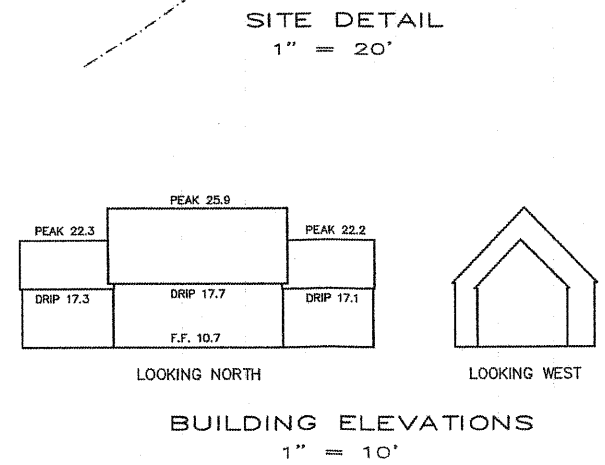
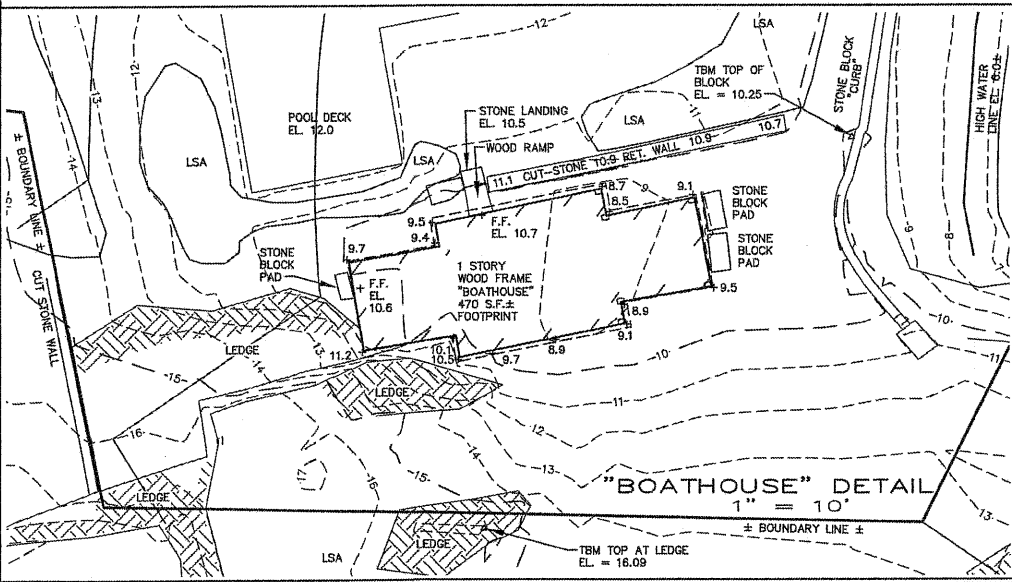
REFERENCE PLAN:

1.) PROPOSED PLAN FOR PROPERTY AT 3 - 13 LAWRENCE LANE, KITTERY POINT, YORK COUNTY, MAINE OWNED BY - WAREHOUSE POINT QUALIFIED PERSONAL RESIDENCE TRUST #2, C/O WILLIAM DEAN HOWELLS & GURDON H. METZ, TRUSTEES - 13 LAWRENCE LANE, KITTERY POINT, MAINE 03905 - WILLIAM W. & MURIEL HOWELLS 11 LAWRENCE LANE, KITTERY POINT, MAINE 03905 - WILLIAM DEAN HOWELLS GURDON H. METZ 13 LAWRENCE LANE, KITTERY POINT, MAINE 03905. SCALE: 1" = 30'; DATED: 8/31/12; PREPARED BY: NORTH EASTERLY SURVEYING. RECORDED Y.C.R.D. PLAN BOOK 357, PAGE 11.

NOTES:

- OWNERS OF RECORD: LOT 31A, MAP 18 WILLIAM DEAN HOWELLS GURDON H. METZ 13 LAWRENCE LANE KITTERY POINT, 03905 ME TITLE REFERENCE: Y.C.R.D. BOOK 9162, PAGE 196
- THE SUBJECT PARCEL IS LOCATED IN THE RESIDENTIAL -KITTERY POINT VILLAGE R-KPV AND THE SHORELAND OVERLAY ZONE - WATER BODY/WETLAND PROTECTION AREA -250 FEET OZ-SL-250
- RESIDENTIAL -KITTERY POINT VILLAGE R-KPV DIMENSIONAL AND AREA REQUIREMENTS:
MINIMUM LOT SIZE: 40,000 SQUARE FEET.
MINIMUM STREET FRONTAGE: 150 FEET
MINIMUM FRONT YARD: 40 FEET
MAXIMUM BUILDING COVERAGE: 20 PERCENT
MINIMUM REAR AND SIDE YARDS: 15 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MINIMUM SETBACK FROM WATER BODY AND WETLAND WATER-DEPENDENT USES: ZERO FEET.
MINIMUM SETBACK FROM STREAMS, WATER BODIES AND WETLANDS: IN ACCORDANCE WITH TABLE 16.9, § 16.3.2.17 AND APPENDIX A, FEE SCHEDULES.
- OZ-SL-250 OVERLAY DISTRICT DIMENSIONAL AND AREA REQUIREMENTS:
MINIMUM LOT SIZE: 40,000 SQUARE FEET.
MINIMUM SHORE FRONTAGE PER LOT: 150 FEET
THE TOTAL FOOTPRINT OF DEVEGETATED AREA MUST NOT EXCEED 20% OF THE LOT AREA LOCATED WITHIN THE SHORELAND OVERLAY ZONE.
- THE INTENT OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF THIS PORTION OF THE SUBJECT PARCEL AS OF JULY 9, 2018.
- BASIS OF BEARINGS: MAINE STATE GRID SPC 1802 ME W, AS DETERMINED BY GPS OBSERVATION TAKEN JULY 9, 2018 AND PROCESSED BY NOAA NGS SOLUTION OPUS REPORT.
- VERTICAL DATUM: NAVD29 AS DETERMINED BY GPS OBSERVATION TAKEN JULY 9, 2018 AND PROCESSED BY NOAA NGS SOLUTION OPUS REPORT. NAVD88 CONVERTED TO NAVD29 USING NOAA CONVERSION SOFTWARE. DIFFERENCE BETWEEN NAVD29 AND NAVD88 IS (+) 0.77 FEET.
- A PORTION OF THE SUBJECT PARCEL IS LOCATED IN THE ZONE V2 (EL. 13 NAVD29) "AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION); BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED" AS SHOWN ON FEMA FIRM 230171 0005 D, EFFECTIVE DATE: JULY 3, 1988.
* REFERENCE IS MADE TO "REVISED PRELIMINARY 4/14/2017" FEMA NFIP MAP VERSION NUMBER 2.3.2.1 MAP NUMBER 23031007296 WHICH DESCRIBES ZONE VE (EL. 20) AND ZONE AE (EL. 18) BASED ON NAVD88 DATUM IN THE AREA OF THE SUBJECT PREMISES.
- SURVEY OF EXISTING CONDITIONS PERFORMED BY McENEANEY SURVEY ASSOCIATES, INC. ON JULY 9, 2018.

LEGEND
N/F - NOW OR FORMERLY
YCRD - YORK COUNTY
REGISTRY OF DEEDS
xxx / xxx - BOOK NO. / PAGE NO.
S.F. - SQUARE FEET
Ac. - ACRE
O.A. - OVERALL
Ø - DIAMETER
- - - - - STONE WALL
18 / 31A - TAX MAP / LOT NO #
EL. - ELEVATION
F.F. - FINISH FLOOR
+ 8.2 - SPOT GRADE
TBM - TEMPORARY BENCHMARK
RET. - RETAINING
LSA - LANDSCAPED AREA (APPROXIMATE)



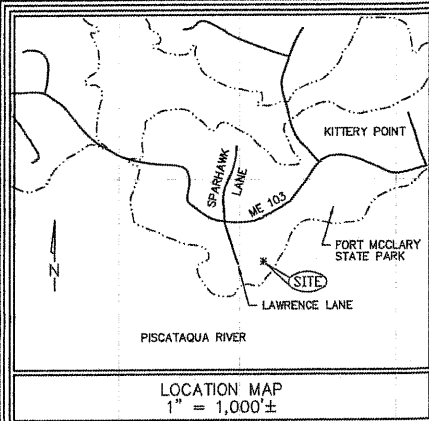
PISCATAQUA RIVER
TIDAL
FLOOD EBB

STATE OF MAINE STEPHEN J. HOUST No. 7050 LICENSED PROFESSIONAL ENGINEER 10/21/18	1	10-9-18	RJM	REVISE PER ENGINEER COMMENTS
	No.	DATE	BY	REVISION

"LIMITED" EXISTING CONDITIONS PLAN OF LAND
PREPARED FOR
WILLIAM DEAN HOWELLS & GURDON H. METZ
LOT 31A, TAX MAP 18
9 LAWRENCE LANE
KITTERY POINT, MAINE
COUNTY OF YORK
Owner of record: William Dean Howells, Gurdon H. Metz, 13 Lawrence Lane, Kittery Point, 03905 ME
Title Reference: Y.C.R.D. Book 9162, Page 196

Civilworks New England
civil engineering
P.O. Box 1166 Dover, NH 181 Watson Road 603-749-0443

DESIGN: PJC / RJM
SCALE: AS NOTED
DATE: 7-16-18
SHEET 1 OF 3
PROJECT # 18032



REFERENCE PLAN:

- PROPOSED PLAN FOR PROPERTY AT 3 - 13 LAWRENCE LANE, KITTERY POINT, YORK COUNTY, MAINE OWNED BY - WAREHOUSE POINT QUALIFIED PERSONAL RESIDENCE TRUST #2, C/O WILLIAM DEAN HOWELLS & GURDON H. METZ, TRUSTEES - 13 LAWRENCE LANE, KITTERY POINT, MAINE 03905 - WILLIAM W. & MURIEL HOWELLS 11 LAWRENCE LANE, KITTERY POINT, MAINE 03905 - WILLIAM DEAN HOWELLS GURDON H. METZ 13 LAWRENCE LANE, KITTERY POINT, MAINE 03905. SCALE: 1" = 30'; DATED: 8/31/12; PREPARED BY: NORTH EASTERLY SURVEYING, RECORDED Y.C.R.D. PLAN BOOK 357, PAGE 11.

OZ-SL-250 OVERLAY NOTES:

- AREA OF THE LOT LOCATED WITHIN 250 FT OF ELEV. 6 (REFERENCE LINE) = 43,323 S.F.±
- IMPERVIOUS AREA WITHIN 250 FEET OF THE REFERENCE LINE:

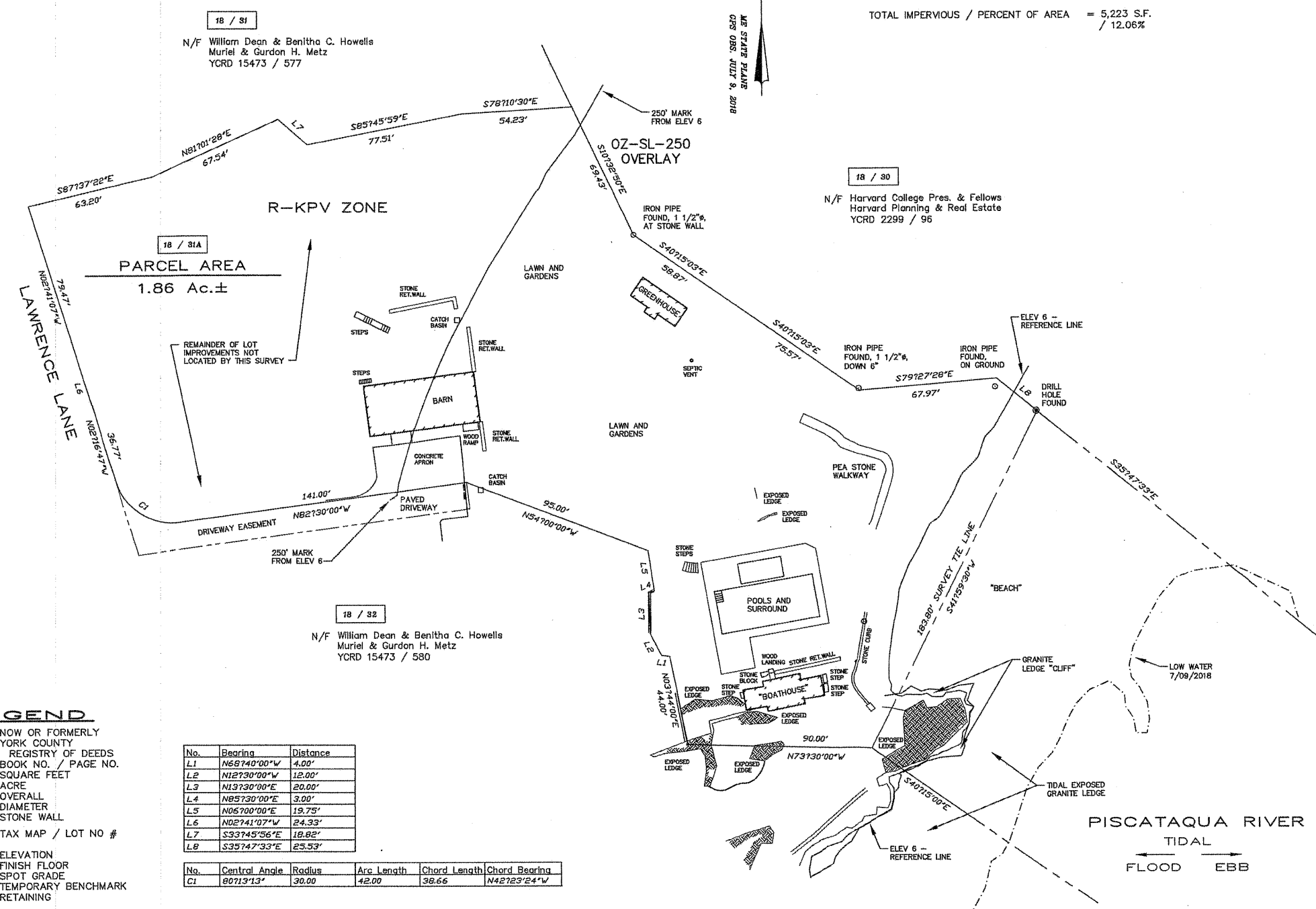
BARN	= 645 S.F.
CONCRETE APRON	= 1 S.F.
WOOD RAMP	= 28 S.F.
STONE RETAINING WALL SOUTH	= 24 S.F.
STONE RETAINING WALL NORTH	= 37 S.F.
BITUMINOUS DRIVEWAY	= 869 S.F.
GREENHOUSE	= 304 S.F.
POOLS AND SURROUND	= 2,528 S.F.
GRANITE STEPS TO POOL	= 32 S.F.
PEASTONE WALK	= 336 S.F.
STONE CURB	= 57 S.F.
BOATHOUSE	= 471 S.F.
WOOD LANDING TO BOATHOUSE	= 8 S.F.
STONE STEP WEST END	= 4 S.F.
STONE STEP EAST END NORTH	= 5 S.F.
STONE STEP EAST END SOUTH	= 9 S.F.
STONE BLOCK	= 8 S.F.
STONE BLOCK RETAINING WALL	= 55 S.F.
TOTAL IMPERVIOUS / PERCENT OF AREA	= 5,223 S.F. / 12.06%

NOTES:

- OWNERS OF RECORD: LOT 31A, MAP 18 WILLIAM DEAN HOWELLS GURDON H. METZ 13 LAWRENCE LANE KITTERY POINT, 03905 ME TITLE REFERENCE: Y.C.R.D. BOOK 9162, PAGE 196
- THE SUBJECT PARCEL IS LOCATED IN THE RESIDENTIAL - KITTERY POINT VILLAGE R-KPV AND THE SHORELAND OVERLAY ZONE - WATER BODY/METLAND PROTECTION AREA - 250 FEET OZ-SL-250
- RESIDENTIAL - KITTERY POINT VILLAGE R-KPV DIMENSIONAL AND AREA REQUIREMENTS:

MINIMUM LOT SIZE:	40,000 SQUARE FEET.
MINIMUM STREET FRONTAGE:	150 FEET
MINIMUM FRONT YARD:	40 FEET
MAXIMUM BUILDING COVERAGE:	20 PERCENT
MINIMUM REAR AND SIDE YARDS:	15 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MINIMUM SETBACK FROM WATER BODY AND WETLAND WATER-DEPENDENT USES:	ZERO FEET.
MINIMUM SETBACK FROM STREAMS, WATER BODIES AND WETLANDS:	IN ACCORDANCE WITH TABLE 16.9, 8 16.3.2.17 AND APPENDIX A, FEE SCHEDULES.
- OZ-SL-250 OVERLAY DISTRICT DIMENSIONAL AND AREA REQUIREMENTS:

MINIMUM LOT SIZE:	40,000 SQUARE FEET.
MINIMUM STREET FRONTAGE PER LOT:	150 FEET
THE TOTAL FOOTPRINT OF DEVEGETATED AREA MUST NOT EXCEED 20% OF THE LOT AREA LOCATED WITHIN THE SHORELAND OVERLAY ZONE.	
- THE INTENT OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF A PORTION OF THE SUBJECT PARCEL AS OF JULY 9, 2018.
- BASIS OF BEARINGS: MAINE STATE GRID SFC 1802 ME W, AS DETERMINED BY GPS OBSERVATION TAKEN JULY 9, 2018 AND PROCESSED BY NOAA NGS SOLUTION OPUS REPORT. PLAN BEARINGS SHOWN ARE AS GIVEN FROM REFERENCE PLAN No. 1. BOUNDARY LINES ARE APPROXIMATE AS SHOWN, BASED ON A LIMITED AMOUNT OF MONUMENTS LOCATED DURING THE EXISTING CONDITIONS SURVEY.
- VERTICAL DATUM: NGVD29 AS DETERMINED BY GPS OBSERVATION TAKEN JULY 9, 2018 AND PROCESSED BY NOAA NGS SOLUTION OPUS REPORT; NAVD88 CONVERTED TO NGVD29 USING NOAA CONVERSION SOFTWARE. DIFFERENCE BETWEEN NGVD29 AND NAVD88 IS (+) 0.77 FEET.
- A PORTION OF THE SUBJECT PARCEL IS LOCATED IN THE ZONE V2 (EL 13) "AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION); BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED" AS SHOWN ON FEMA FIRM 230171 0005 D, EFFECTIVE DATE: JULY 3, 1988. REFERENCE IS MADE TO "REVISED PRELIMINARY 4/14/2017" FEMA HMP MAP VERSION NUMBER 2.3.2.1 MAP NUMBER 23031C07286 WHICH DESCRIBES ZONE VE (EL 20) AND ZONE AE (EL 18) BASED ON NAVD88 DATUM IN THE AREA OF THE SUBJECT PREMISES.
- SURVEY OF EXISTING CONDITIONS PERFORMED BY McNEANEY SURVEY ASSOCIATES, INC. ON JULY 9, 2018.



LEGEND

N/F - NOW OR FORMERLY
YCRD - YORK COUNTY
REGISTRY OF DEEDS
xxx / xxx - BOOK NO. / PAGE NO.
S.F. - SQUARE FEET
Ac. - ACRE
O.A. - OVERALL
Ø - DIAMETER
--- - STONE WALL
18 / 81A - TAX MAP / LOT NO #
EL - ELEVATION
F.F. - FINISH FLOOR
+ 8.2 - SPOT GRADE
TBM - TEMPORARY BENCHMARK
RET. - RETAINING

No.	Bearing	Distance
L1	N68°40'00"W	4.00'
L2	N12°30'00"W	12.00'
L3	N13°30'00"E	20.00'
L4	N85°30'00"E	3.00'
L5	N06°00'00"E	19.75'
L6	N02°41'07"W	24.33'
L7	S33°45'56"E	18.82'
L8	S35°47'33"E	25.53'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
CI	80°13'13"	30.00	42.00	38.66	N42°23'24"W

1	10-9-18	RJM	REVISE PER ENGINEER COMMENTS
No.	DATE	BY	REVISION

"LIMITED" IMPERVIOUS IMPROVEMENTS PLAN OF LAND
PREPARED FOR
WILLIAM DEAN HOWELLS & GURDON H. METZ
LOT 31A, TAX MAP 18
9 LAWRENCE LANE
KITTERY POINT, MAINE
COUNTY OF YORK

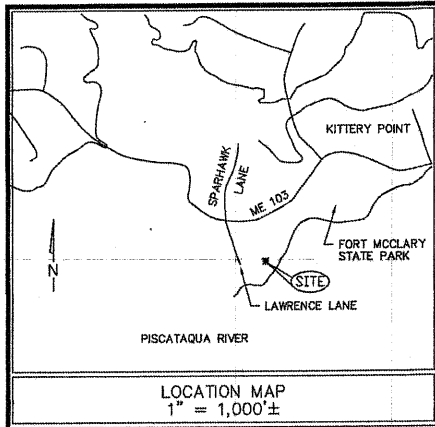
Owner of record: William Dean Howells, Gurdon H. Metz, 13 Lawrence Lane, Kittery Point, 03905 ME
Title Reference: Y.C.R.D. Book 9162, Page 196

30 15 0 15 30 60 90 120
SCALE IN FEET

Civilworks New England
civil engineering

P.O. Box 1166 Dover, NH 181 Watson Road 603-749-0443

DESIGN:	PJC / RJM
SCALE:	1" = 30'
DATE:	8-27-18
SHEET:	2 OF 3
PROJECT #:	18032



REFERENCE PLAN:

- 1.) "PROPOSED PLAN FOR PROPERTY AT 3 - 13 LAWRENCE LANE, KITTERY POINT, YORK COUNTY, MAINE OWNED BY - WAREHOUSE POINT QUALIFIED PERSONAL RESIDENCE TRUST #2, C/O WILLIAM DEAN HOWELLS & GURDON H. METZ, TRUSTEES - 13 LAWRENCE LANE, KITTERY POINT, MAINE 03905 - WILLIAM W. & MURIEL HOWELLS 11 LAWRENCE LANE, KITTERY POINT, MAINE 03905 - WILLIAM DEAN HOWELLS GURDON H. METZ 13 LAWRENCE LANE, KITTERY POINT, MAINE 03905". SCALE: 1" = 30'; DATED: 8/31/12; PREPARED BY: NORTH EASTERLY SURVEYING, RECORDED Y.C.R.D. PLAN BOOK 357, PAGE 11
- 2.) "LIMITED" IMPERVIOUS IMPROVEMENTS PLAN OF LAND, PREPARED FOR WILLIAM DEAN HOWELLS & GURDON H. METZ, LOT 31A TAX MAP 18, 9 LAWRENCE LANE KITTERY POINT, MAINE, COUNTY OF YORK. PREPARED BY CIVILWORKS NEW ENGLAND, SCALE 1"=30', DATED 8-27-18.

OZ-SL-250 OVERLAY AREA CALCULATIONS

- 1.) AREA OF THE LOT LOCATED WITHIN 250 FT OF ELEV. 6 (REFERENCE LINE) = 42,931 S.F.±. 20% DEVEGETATED AREA ALLOWED IN THE SHORELAND ZONE.
- 2.) IMPERVIOUS AREA WITHIN 250 FEET OF THE REFERENCE LINE: (NOT INCLUDING ROOF OVERHANG < 24")

	EXISTING	PROPOSED
BARN	= 645 S.F.	= 645 S.F.
CONCRETE APRON	= 1 S.F.	= 1 S.F.
WOOD RAMP	= 28 S.F.	= 28 S.F.
STONE RETAINING WALL SOUTH	= 24 S.F.	= 24 S.F.
STONE RETAINING WALL NORTH	= 37 S.F.	= 37 S.F.
STONE RETAINING WALL BACK LAWN	= 0 S.F.	= 0 S.F.
BITUMINOUS DRIVEWAY	= 669 S.F.	= 669 S.F.
GREENHOUSE	= 304 S.F.	= 304 S.F.
POOLS AND SURROUND	= 2,528 S.F.	= 2,528 S.F.
GRANITE STEPS TO POOL	= 32 S.F.	= 32 S.F.
PEASTONE WALK	= 336 S.F.	= 336 S.F.
STONE CURB	= 57 S.F.	= 57 S.F.
BOATHOUSE	= 471 S.F.	= 471 S.F.
WOOD LANDING TO BOATHOUSE	= 8 S.F.	= 8 S.F.
STONE STEP WEST END	= 4 S.F.	= 0 S.F.
STONE STEP EAST END NORTH	= 0 S.F.	= 0 S.F.
STONE STEP EAST END SOUTH	= 9 S.F.	= 0 S.F.
STONE BLOCK	= 8 S.F.	= 0 S.F.
STONE BLOCK RETAINING WALL	= 55 S.F.	= 55 S.F.
NEW LANDING	= 0 S.F.	= 70 S.F.
LAWN/PATH STEPS	= 0 S.F.	= 60 S.F.
BOATHOUSE ADDITION	= 0 S.F.	= 120 S.F.
NEW STEP SOUTH	= 0 S.F.	= 9 S.F.

TOTAL IMPERVIOUS / PERCENT OF AREA = 5,224 S.F. / 12.06% = 5,444 S.F. / 12.68%

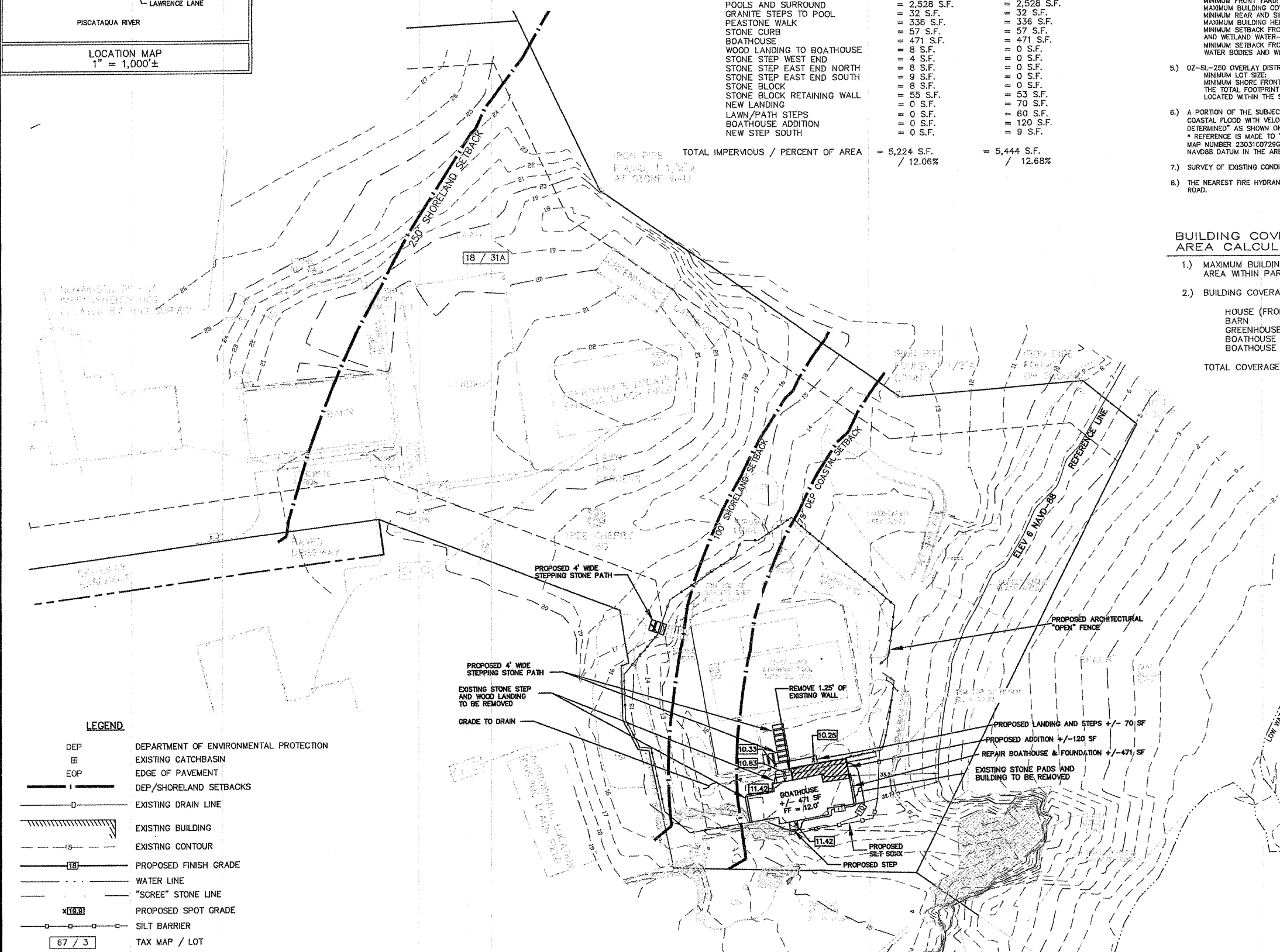
NOTES:

- 1.) OWNERS OF RECORD: LOT 31A, MAP 18 WILLIAM DEAN HOWELLS, GURDON H. METZ, 13 LAWRENCE LANE, KITTERY POINT, 03905 ME. TITLE REFERENCE: Y.C.R.D. BOOK 9162, PAGE 198
- 2.) THE INTENT OF THIS PLAN IS TO SHOW THE REPAIR AND LESS THAN 30% ADDITION TO AN EXISTING BOATHOUSE WITHIN THE SHORELAND ZONE AND 75' MHPA SETBACK. CALCULATIONS HAVE BEEN PROVIDED TO SHOW THE "DEVEGETATED AREA" WITHIN THE 250' SHORELAND ZONE AND THE OVERALL BUILDING COVERAGE WITHIN THE ENTIRE PARCEL.
- 3.) THE SUBJECT PARCEL IS LOCATED IN THE RESIDENTIAL-KITTERY POINT VILLAGE ("R-KPV") AND THE SHORELAND OVERLAY ZONE - WATER BODY/WETLAND PROTECTION AREA - 250 FEET ("OZ-SL-250")
- 4.) RESIDENTIAL-KITTERY POINT VILLAGE ("R-KPV") DIMENSIONAL AND AREA REQUIREMENTS:
 MINIMUM LOT SIZE: 40,000 SQUARE FEET
 MINIMUM STREET FRONTAGE: 150 FEET
 MINIMUM FRONT YARD: 40 FEET
 MAXIMUM BUILDING COVERAGE: 20 PERCENT
 MINIMUM REAR AND SIDE YARDS: 15 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 MINIMUM SETBACK FROM WATER BODY AND WETLAND WATER-DEPENDENT USES: ZERO FEET
 IN ACCORDANCE WITH TABLE 16.9, § 16.3.2.17 AND APPENDIX A, FEE SCHEDULES
- 5.) OZ-SL-250 OVERLAY DISTRICT DIMENSIONAL AND AREA REQUIREMENTS:
 MINIMUM LOT SIZE: 40,000 SQUARE FEET
 MINIMUM SHORE FRONTAGE PER LOT: 150 FEET
 THE TOTAL FOOTPRINT OF DEVEGETATED AREA MUST NOT EXCEED 20% OF THE LOT AREA LOCATED WITHIN THE SHORELAND OVERLAY ZONE.
- 6.) A PORTION OF THE SUBJECT PARCEL IS LOCATED IN THE ZONE V2 (EL 13) "AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION); BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED" AS SHOWN ON FEMA FIRM 230171 0005 D, EFFECTIVE DATE: JULY 3, 1986. * REFERENCE IS MADE TO "REVISED PRELIMINARY 4/14/2017" FEMA NFIP MAP VERSION NUMBER 2.3.2.1 MAP NUMBER 230310729G WHICH DESCRIBES ZONE VE (EL 20) AND ZONE AE (EL 18) BASED ON NAVD83 DATUM IN THE AREA OF THE SUBJECT PREMISES.
- 7.) SURVEY OF EXISTING CONDITIONS PERFORMED BY McENEANEY SURVEY ASSOCIATES, INC, ON JULY 9, 2018.
- 8.) THE NEAREST FIRE HYDRANT IS LOCATED 412' SOUTH OF THE LAWRENCE LANE ENTRANCE ON PEPPERELL ROAD.

BUILDING COVERAGE AREA CALCULATIONS

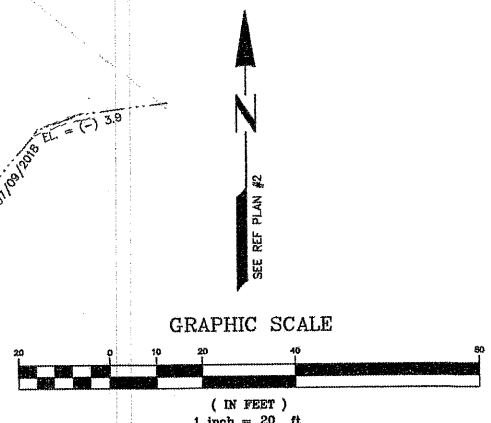
- 1.) MAXIMUM BUILDING COVERAGE ALLOWED IN THE R-KPV ZONE IS 20%. TOTAL AREA WITHIN PARCEL TAX MAP 18, LOT 31A IS 81,080 SF.
- 2.) BUILDING COVERAGE:

	EXISTING	PROPOSED
HOUSE (FROM REF #1)	= 1,715 S.F.	= 1,715 S.F.
BARN	= 1,338 S.F.	= 1,338 S.F.
GREENHOUSE	= 304 S.F.	= 304 S.F.
BOATHOUSE	= 471 S.F.	= 471 S.F.
BOATHOUSE ADDITION	= 0 S.F.	= 120 S.F.
TOTAL COVERAGE / PERCENT OF AREA	= 3,828 S.F. / 4.72%	= 3,948 S.F. / 4.87%



LEGEND

DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION
EB	EXISTING CATCHBASIN
EOP	EDGE OF PAVEMENT
---	DEP/SHORELAND SETBACKS
-D-	EXISTING DRAIN LINE
▨	EXISTING BUILDING
---	EXISTING CONTOUR
18	PROPOSED FINISH GRADE
---	WATER LINE
---	"SCREE" STONE LINE
x18.9	PROPOSED SPOT GRADE
---	SILT BARRIER
67 / 3	TAX MAP / LOT



APPROVED BY THE KITTERY PLANNING BOARD

CHAIR _____ DATE _____

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

CIVILWORKS NEW ENGLAND
181 Watson Road, P.O. Box 1156
Dover, New Hampshire 03820
(603) 749-0445

DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE NO.
10-8-18	1"=20'	SRD	MNR	SH	180332	SITE MMR

STATE OF MAINE
STEPHEN HAUGHT
No. 7950
LICENSED PROFESSIONAL ENGINEER
10/2/18

SHORELAND DEVELOPMENT PLAN

WILLIAM DEAN HOWELLS
13 LAWRENCE LANE
KITTERY POINT, MAINE

HOWELLS' BOATHOUSE
REPAIR LANE
KITTERY POINT, MAINE

3
TAX MAP 18
LOT 31A