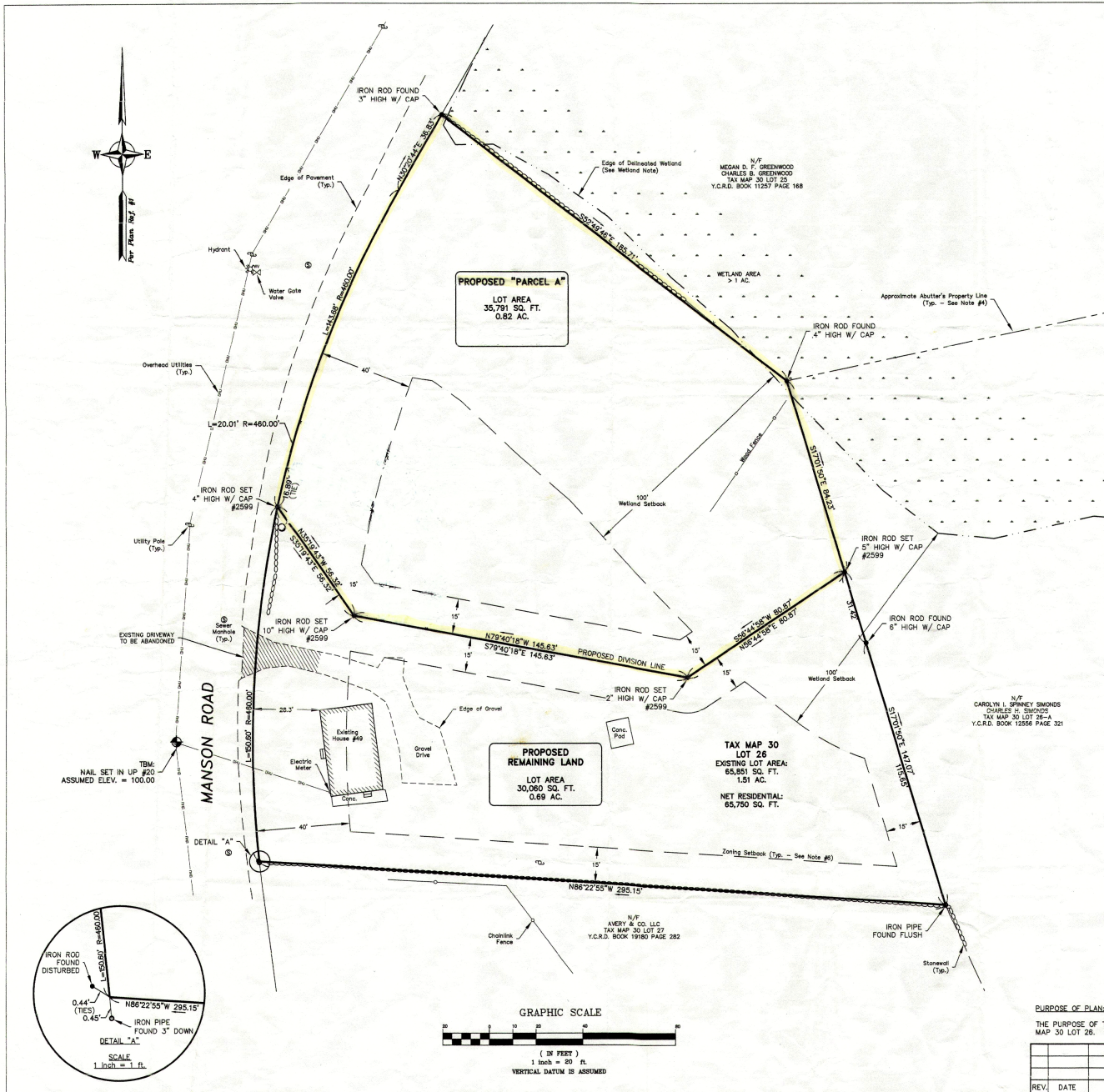




ZONING DATA PER KITTERY ZONING ORDINANCE (CODIC ONLINE LAST UPDATED MAY 8, 2023)

BASE ZONE: RESIDENTIAL-SUBURBAN (R-S)

REQUIREMENTS: (WITH PUBLIC SEWER)

MINIMUM LAND AREA	30,000 SQ. FT.
PER DWELLING UNIT:	30,000 SQ. FT.
MINIMUM LOT SIZE:	150 FT.
MINIMUM STREET FRONTAGE:	40 FT.
MINIMUM FRONT YARD:	20 FT.
MAXIMUM BUILDING COVERAGE:	35 FT.
MINIMUM REAR AND SIDE YARDS:	15 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.
WETLAND SETBACK (>1 AC.):	100 FT.

NOTES:

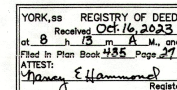
- OWNERS OF RECORD:
TAX MAP 30 LOT 26
CAROLYN I. SIMMONDS
CATHERINE J. SULLIVAN
SUSAN J. DREW
Y.C.R.D. BOOK 19159 PAGE 142
DATED NOVEMBER 21, 2022
- TOTAL EXISTING PARCEL AREA:
TAX MAP 30 LOT 26
1.51 AC.
- BASIS OF BEARING IS PER PLAN REFERENCE #1.
- APPROXIMATE ADJUTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR 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.
- THE BOUNDARY SHOWN HEREON IS PER PLAN REFERENCE #1.
- THIS DIVISION PLAN IS CONTINGENT ON BOTH "PARCEL A" & THE REMAINING PARCEL BECOMING TIED INTO PUBLIC SEWER IN ORDER FOR THE 30,000 SQ. FT. MINIMUM LOT SIZE & MINIMUM NET RESIDENTIAL AREA STANDARDS TO APPLY.
- THE PROPOSED DRIVEWAY LOCATION PROVIDES THE BEST AVAILABLE SIGHT DISTANCE, WHICH IS A SUBSTANTIAL IMPROVEMENT OVER THE EXISTING SIGHT DISTANCE AT THE EXISTING DRIVEWAY LOCATION. A 36" C&G CLUSTER WILL BE REMOVED TO ALLOW FOR THE BEST SIGHT DISTANCE TO THE SOUTH. REFERENCE IS MADE TO DRIVEWAY PERMIT NO. DE-23-6, ISSUED OCTOBER 3, 2023.

WETLAND NOTE:

THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, MAINE LICENSED SOIL SCIENTIST #209, IN JUNE 2023. THE FLAGS WERE LOCATED BY NORTH EASTERLY SURVEYING. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL", (1987) ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION", (VERSION 2, JANUARY 2012).

PLAN REFERENCES:

- "LOT LINE ADJUSTMENT, DIVISION OF LAND & RIGHT-OF-WAY EXTENSION FOR PROPERTY AT 39 & 49 MANSON ROAD, YORK COUNTY, KITTERY, MAINE, OWNED BY CAROLYN I. SPINNEY SIMMONDS & CHARLES H. SIMMONDS, RENE J. SPINNEY", PREPARED BY NORTH EASTERLY SURVEYING, INC., LAST REVISED MARCH 14, 2002, ON RECORD AT THE Y.C.R.D. PLAN BOOK 573 PAGE 34.
- "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 49 MANSON ROAD, YORK COUNTY, KITTERY, MAINE, OWNED BY IRENE J. SPINNEY", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED AUGUST 23, 2001, PROJECT NO. 00738.
- "EXISTING CONDITIONS PLAN FOR PROPERTY AT 49 MANSON ROAD, KITTERY, YORK COUNTY, MAINE, OWNED BY CAROLYN I. SIMMONDS, CATHERINE J. SULLIVAN, SUSAN J. DREW", PREPARED BY NORTH EASTERLY SURVEYING, DATED AUGUST 2, 2023, PROJECT NO. 00738.



PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW A DIVISION OF LAND FOR TAX MAP 30 LOT 26.

REV.	DATE	STATUS	BY	CHKD.	APPD.

PROPOSED DIVISION OF LAND

FOR PROPERTY AT

49 Manson Road

Kittery, York County, Maine

OWNED BY

Carolyn I. Simmonds

Catherine J. Sullivan

Susan J. Drew

c/o Carolyn Simmonds
4 Applegate Lane, Kittery, ME 03904

North



N. EASTERLY

SURVEYING

SURVEYORS IN N.H. & MAINE 1021 GOODWIN ROAD, UNIT #1
(207) 439-6333 ELIOT, MAINE 03903

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 20'	00738	10/12/2023	1 OF 1	A.P.M.	P.L.A.
DRAWING NO. 00738 DIVISION 2023	FIELD BOOK NO. "Kittery #41"				

Tax Map 30 Lot 26