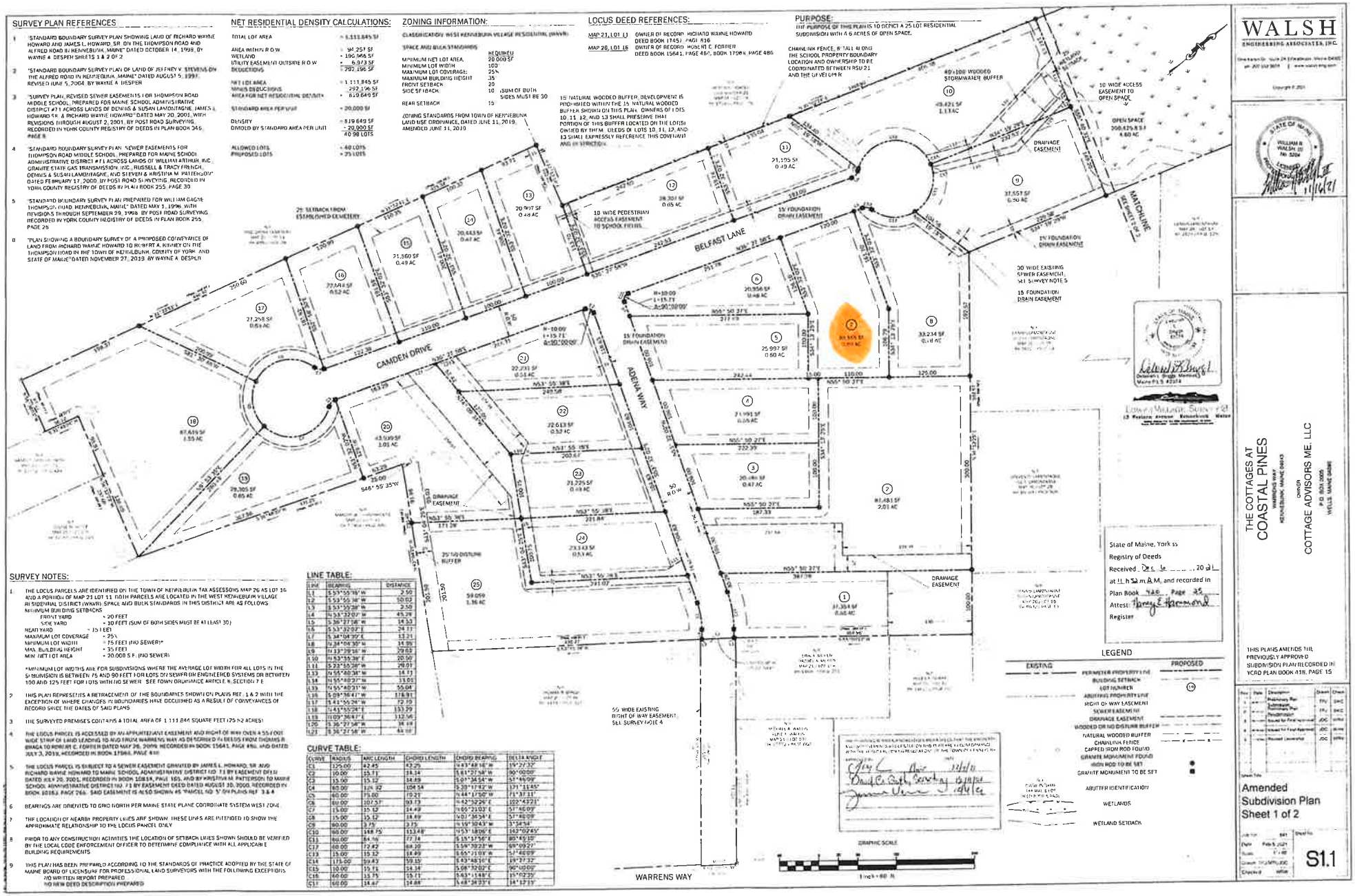


SURVEY PLAN REFERENCES

1. "STANDARD BOUNDARY SURVEY PLAN SHOWING LAND OF RICHARD WAYNE HOWARD AND JAMES L. HOWARD, SR. ON THE THOMPSON ROAD AND ALFRED ROAD IN KENNEBUNK, MAINE" DATED OCTOBER 14, 1998, BY WAYNE A. DESPER SHEETS 1 & 2 OF 2
2. "STANDARD BOUNDARY SURVEY PLAN OF LAND OF JEFFREY V. STEVENS ON THE ALFRED ROAD IN KENNEBUNK, MAINE" DATED AUGUST 5, 1997, REVISED JUNE 5, 2004, BY WAYNE A. DESPER
3. "SURVEY PLAN, REVISED SEWER EASEMENTS FOR THOMPSON ROAD MIDDLE SCHOOL, PREPARED FOR MAINE SCHOOL ADMINISTRATIVE DISTRICT #71 ACROSS LANDS OF DENNIS & SUSAN LAMOUREAUX, JAMES L. HOWARD SR. & RICHARD WAYNE HOWARD" DATED MAY 20, 2001, WITH REVISIONS THROUGH AUGUST 2, 2001, BY POST ROAD SURVEYING, RECORDED IN YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 346, PAGE 8
4. "STANDARD BOUNDARY SURVEY PLAN, SEWER EASEMENTS FOR THOMPSON ROAD MIDDLE SCHOOL, PREPARED FOR MAINE SCHOOL ADMINISTRATIVE DISTRICT #71 ACROSS LANDS OF WILLIAM ARTHUR, INC., GRANITE STATE GAS TRANSMISSION, INC., RUSSELL & TRACY FRENCH, DENNIS & SUSAN LAMOUREAUX, AND STEVEN & KRISTINA M. PATTERSON" DATED FEBRUARY 17, 2000, BY POST ROAD SURVEYING, RECORDED IN YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 255, PAGE 30
5. "STANDARD BOUNDARY SURVEY PLAN PREPARED FOR WILLIAM GAGNE THOMPSON ROAD, KENNEBUNK, MAINE" DATED MAY 1, 1996, WITH REVISIONS THROUGH SEPTEMBER 29, 1998, BY POST ROAD SURVEYING, RECORDED IN YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 255, PAGE 28
6. "PLAN SHOWING A BOUNDARY SURVEY OF A PROPOSED CONVEYANCE OF LAND FROM RICHARD WAYNE HOWARD TO ROBERT A. KINNEY ON THE THOMPSON ROAD IN THE TOWN OF KENNEBUNK, COUNTY OF YORK, AND STATE OF MAINE" DATED NOVEMBER 27, 2019, BY WAYNE A. DESPER

NET RESIDENTIAL DENSITY CALCULATIONS:

TOTAL LOT AREA	= 1,111,845 SF
AREA WITHIN R.O.W.	- 94,257 SF
WETLAND	- 196,966 SF
UTILITY EASEMENT OUTSIDE R.O.W.	- 6,973 SF
DEDUCTIONS	= 292,196 SF
NET LOT AREA	= 1,111,845 SF
MINUS DEDUCTIONS	- 292,196 SF
AREA FOR NET RESIDENTIAL DENSITY	= 819,649 SF
STANDARD AREA PER UNIT	÷ 20,000 SF
DENSITY	= 819,649 SF
DIVIDED BY STANDARD AREA PER UNIT	÷ 20,000 SF
	40.98 LOTS
ALLOWED LOTS	= 40 LOTS
PROPOSED LOTS	= 25 LOTS

ZONING INFORMATION:

CLASSIFICATION: WEST KENNEBUNK VILLAGE RESIDENTIAL (WKVR)

SPACE AND BULK STANDARDS

	REQUIRED
MINIMUM NET LOT AREA	20,000 SF
MINIMUM LOT WIDTH	100
MAXIMUM LOT COVERAGE:	25%
MAXIMUM BUILDING HEIGHT	35
FRONT SETBACK	20
SIDE SETBACK	10 (SUM OF BOTH SIDES MUST BE 30
REAR SETBACK	15

ZONING STANDARDS FROM TOWN OF KENNEBUNK LAND USE ORDINANCE, DATED JUNE 11, 2019, AMENDED JUNE 11, 2019

15' NATURAL WOODED BUFFER. DEVELOPMENT IS PROHIBITED WITHIN THE 15' NATURAL WOODED BUFFER SHOWN ON THIS PLAN. OWNERS OF LOTS 10, 11, 12, AND 13 SHALL PRESERVE THAT PORTION OF THIS BUFFER LOCATED ON THE LOT(S) OWNED BY THEM. DEEDS OF LOTS 10, 11, 12, AND 13 SHALL EXPRESSLY REFERENCE THIS COVENANT AND ITS STRICTURE.

LOCUS DEED REFERENCES:

MAP 21, LOT 11 — OWNER OF RECORD: RICHARD WAYNE HOWARD, DEED BOOK 17451, PAGE 836

MAP 20, LOT 16 — OWNER OF RECORD: ROBERT C. FORTIER, DEED BOOK 15641, PAGE 486, BOOK 17984, PAGE 486

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO DEPICT A 25 LOT RESIDENTIAL SUBDIVISION WITH 4.6 ACRES OF OPEN SPACE.

CHAINLINK FENCE, IF TALL ALONG THE SCHOOL PROPERTY BOUNDARY LOCATION AND OWNERSHIP TO BE COORDINATED BETWEEN RSU 21 AND THE OF VETUM R

SURVEY NOTES:

1. THE LOCUS PARCELS ARE IDENTIFIED ON THE TOWN OF KENNEBUNK TAX ASSESSORS MAP 20 AS LOT 16 AND A PORTION OF MAP 21 LOT 11. BOTH PARCELS ARE LOCATED IN THE WEST KENNEBUNK VILLAGE RESIDENTIAL DISTRICT (WKVR). SPACE AND BULK STANDARDS IN THIS DISTRICT ARE AS FOLLOWS:

MINIMUM BUILDING SETBACKS	
FRONT YARD	= 20 FEET
SIDE YARD	= 10 FEET (SUM OF BOTH SIDES MUST BE 41 LEAST 30)
REAR YARD	= 15 FEET
MAXIMUM LOT COVERAGE	= 25%
MINIMUM LOT WIDTH	= 75 FEET (NO SEWER)*
MAX. BUILDING HEIGHT	= 35 FEET
MIN. NET LOT AREA	= 20,000 S.F. (NO SEWER)

*MINIMUM LOT WIDTHS ARE FOR SUBDIVISIONS WHERE THE AVERAGE LOT WIDTH FOR ALL LOTS IN THE SUBDIVISION IS BETWEEN 75 AND 90 FEET FOR LOTS ON SEWER ON ENGINEERED SYSTEMS OR BETWEEN 100 AND 125 FEET FOR LOTS WITH NO SEWER. SEE TOWN ORDINANCE ARTICLE II, SECTION 7 E

2. THIS PLAN REPRESENTS A RETRACEMENT OF THE BOUNDARIES SHOWN ON PLANS REF. 1 & 2 WITH THE EXCEPTION OF WHERE CHANGES IN BOUNDARIES HAVE OCCURRED AS A RESULT OF CONVEYANCES OF RECORD SINCE THE DATES OF SAID PLANS
3. THE SURVEYED PREMISES CONTAINS A TOTAL AREA OF 1,111,844 SQUARE FEET (25 ±2 ACRES)
4. THE LOCUS PARCEL IS ACCESSED BY AN APPURTENANT EASEMENT AND RIGHT OF WAY OVER A 55 FOOT WIDE STRIP OF LAND LEADING TO AND FROM WARRENS WAY AS DESCRIBED IN DEEDS FROM THOMAS R. BHAGA TO ROBERT C. FORTIER DATED MAY 26, 2009, RECORDED IN BOOK 15641, PAGE 486, AND DATED JULY 3, 2013, RECORDED IN BOOK 17984, PAGE 486
5. THE LOCUS PARCEL IS SUBJECT TO A SEWER EASEMENT GRANTED BY JAMES L. HOWARD, SR. AND RICHARD WAYNE HOWARD TO MAINE SCHOOL ADMINISTRATIVE DISTRICT NO. 71 BY EASEMENT DEED DATED JULY 20, 2001, RECORDED IN BOOK 10814, PAGE 165, AND BY KRISTINA M. PATTERSON TO MAINE SCHOOL ADMINISTRATIVE DISTRICT NO. 71 BY EASEMENT DEED DATED AUGUST 30, 2000, RECORDED IN BOOK 10163, PAGE 266. SAID EASEMENT IS ALSO SHOWN AS "PARCEL NO. 5" ON PLANS REF. 3 & 4
6. BEARINGS ARE ORIENTED TO GRID NORTH PER MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE
7. THE LOCATION OF NEARBY PROPERTY LINES ARE SHOWN. THESE LINES ARE INTENDED TO SHOW THE APPROXIMATE RELATIONSHIP TO THE LOCUS PARCEL ONLY
8. PRIOR TO ANY CONSTRUCTION ACTIVITIES THE LOCATION OF SETBACK LINES SHOWN SHOULD BE VERIFIED BY THE LOCAL CODE ENFORCEMENT OFFICER TO DETERMINE COMPLIANCE WITH ALL APPLICABLE BUILDING REQUIREMENTS
9. THIS PLAN HAS BEEN PREPARED ACCORDING TO THE STANDARDS OF PRACTICE ADOPTED BY THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:
   NO WRITTEN REPORT PREPARED
   NO NEW DEED DESCRIPTION PREPARED

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 53°55'35" W	2.50
L2	S 53°55'35" W	50.02
L3	S 53°55'35" W	2.50
L4	N 53°32'07" E	45.28
L5	S 36°27'58" W	14.33
L6	S 53°32'07" E	24.11
L7	S 34°04'39" E	13.21
L8	N 34°04'39" W	14.95
L9	N 53°29'16" W	29.02
L10	N 53°55'39" E	20.50
L11	S 23°10'58" W	29.01
L12	N 55°40'38" W	14.13
L13	N 55°40'27" W	13.01
L14	N 55°40'27" W	55.04
L15	S 09°38'47" W	178.91
L16	S 41°55'24" W	72.70
L17	S 41°55'24" E	133.29
L18	N 09°38'47" E	132.96
L19	S 36°27'58" W	14.68
L20	S 36°27'58" W	44.00
L21	S 36°27'58" W	44.00

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00	42.45	42.25	N 43°48'16" W	19°27'32"
C2	10.00	15.71	14.14	S 81°27'58" W	90°00'00"
C3	15.00	15.52	14.89	S 01°34'54" W	53°46'09"
C4	60.00	124.92	104.54	S 39°47'42" W	171°11'45"
C5	60.00	73.00	70.21	N 44°13'50" W	71°37'11"
C6	60.00	107.57	93.73	N 42°30'26" E	102°43'21"
C7	15.00	15.52	14.89	N 66°21'05" E	57°46'09"
C8	15.00	15.52	14.89	N 01°34'54" E	57°46'09"
C9	60.00	3.75	3.75	N 19°10'43" W	3°34'54"
C10	60.00	148.75	113.48	N 53°18'06" E	142°02'45"
C11	60.00	84.96	77.74	S 15°15'59" E	80°45'10"
C12	60.00	72.42	68.20	S 59°30'22" W	69°09'22"
C13	15.00	15.52	14.89	S 65°21'05" W	57°46'09"
C14	175.00	59.43	59.15	S 43°46'16" E	19°27'32"
C15	10.00	15.71	14.14	S 08°32'02" E	90°00'00"
C16	60.00	53.75	51.71	S 63°11'48" E	51°19'25"
C17	60.00	34.67	34.18	S 48°34'33" E	34°12'17"

LEGEND

EXISTING	PROPOSED
PERIMETER PROPERTY LINE	
BUILDING SETBACK	
LOT NUMBER	(10)
ABUTTING RIGHT-OF-WAY LINE	
RIGHT OF WAY EASEMENT	
SEWER EASEMENT	
DRAINAGE EASEMENT	
WOODED OR NO DISTURB BUFFER	
NATURAL WOODED BUFFER	
CHAINLINK FENCE	
CAPPED IRON ROD FOUND	
GRANITE MONUMENT FOUND	
IRON ROD TO BE SET	
GRANITE MONUMENT TO BE SET	
ABUTTER IDENTIFICATION	
WETLANDS	
WETLAND SETBACK	

State of Maine, York ss
Registry of Deeds
Received Dec 6 ____, 20 21
at 11 h 52 m A.M. and recorded in
Plan Book 416 Page 15
Attest: Tracy E Hammond
Register

WALSH ENGINEERING ASSOCIATES, INC.

THE COTTAGES AT COASTAL PINES
WARRENS WAY
KENNEBUNK, MAINE 04043

OWNER
COTTAGE ADVISORS ME, LLC
P.O. BOX 2005
WELLS, MAINE 04090

THIS PLAN IS AMENDS THE PREVIOUSLY APPROVED SUBDIVISION PLAN RECORDED IN YCRD PLAN BOOK 416, PAGE 15

Rev	Date	Description	Drawn	Check
1	10/21	Preliminary Plan Submission	TPV	DWC
2	11/21	Preliminary Plan Resubmission	TPV	DWC
3	11/21	Revised for Final Approval	JDC	MRW
4	12/21	Final Approval	JDC	MRW
5	12/21	Revised Ownership	JDC	MRW

Sheet Title
Amended Subdivision Plan
Sheet 1 of 2

Job No. 581 Sheet No. S1.1
Date Feb 5 2021
Scale 1" = 60'
Drawn TPV/JDC
Checked MRW