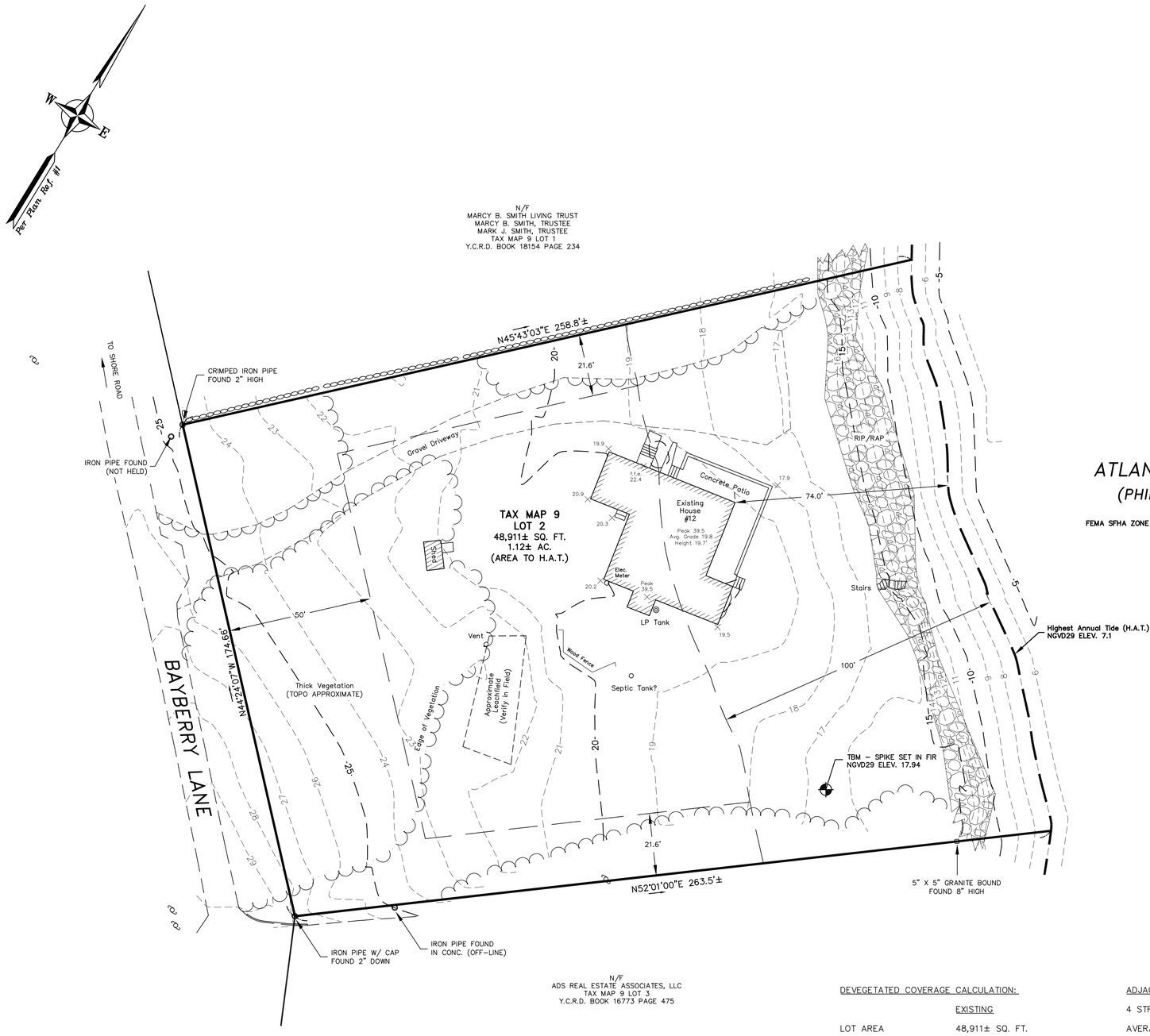
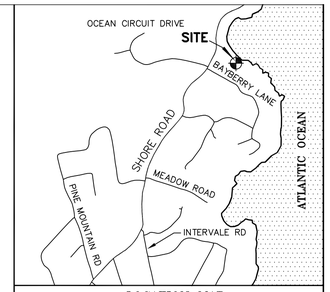


ATLANTIC OCEAN
(PHILLIPS COVE)

FEMA SFHA ZONE VE (EL. 16) & COASTAL BARRIER
(SEE NOTE #8)



LOCATION MAP
(not to scale)

ZONING DATA PER TOWN OF YORK ZONING ORDINANCE LAST REVISED NOVEMBER 7, 2017 (SEE NOTE #6):

BASE ZONE: Residential 3 (RES-3)

SHORELAND OVERLAY DISTRICT: Limited Residential

REQUIREMENTS:
- MINIMUM LAND AREA: 87,120 Square Feet
- MINIMUM STREET FRONTAGE: 200 Ft
- MINIMUM LOT DEPTH: None
- MINIMUM FRONT SETBACK: 50 Ft
- MINIMUM SIDE SETBACK: 30 Ft (21.6' Ft. per Sec. 17.3.4.3)
- MINIMUM REAR SETBACK: 30 Ft
- MAXIMUM NON-VEGETATED: 20% (PER 8.1.3.B)
- MAXIMUM BUILDING HEIGHT: 35 Ft

PLAN REFERENCES:

1. "AVERILL COVE TRACT DEVELOPMENT EAST SIDE OF SHORE ROAD, TOWN OF YORK, MAINE, PROPERTY OF WARREN C. VERMEULE", SURVEYED BY ALVERT MOULTON AUGUST AND SEPTEMBER 1949, LOTS NO. 6 AND NO. 7, SEPT. 1951.

2. "DEVELOPMENT PLAN C, 4 BAYBERRY LANE, YORK, COUNTY OF YORK, STATE OF MAINE", PREPARED BY AMBIT ENGINEERING, LAST REVISED JANUARY 5, 2017.

NOTES:

1. OWNERS OF RECORD:
   TAX MAP 9 LOT 2
   LUISA GUEMBES-BUCHANAN REVOCABLE TRUST
   LUISA GUEMBES-BUCHANAN, TRUSTEE
   Y.C.R.D. BOOK 18728 PAGE 151
   DATED JULY 6, 2021

2. TOTAL EXISTING PARCEL AREA:
   TAX MAP 9 LOT 2
   1.12± AC. (AREA TO H.A.T.)

3. BASIS OF BEARING IS PER PLAN REFERENCE #1.

4. APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.

5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.

6. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF YORK PRIOR TO DESIGN OR CONSTRUCTION.

7. THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.

8. PORTIONS OF THE SUBJECT PROPERTY FALL WITHIN A SPECIAL FLOOD HAZARD AREA AND COASTAL BARRIER. REFERENCE IS MADE TO FEMA FIRM 230159 0013 D, MAP REVISED JUNE 17, 2002.

9. PARCEL IS SUBJECT TO DEED RESTRICTION AT Y.C.R.D. BOOK 18728 PAGE 15, "...THAT ONLY ONE SINGLE PRIVATE DWELLING AND GARAGE SHALL BE ERECTED OR MAINTAINED THEREON."

PRELIMINARY

DEVEGETATED COVERAGE CALCULATION:

	EXISTING
LOT AREA	48,911± SQ. FT.
HOUSE	1,795± SQ. FT.
SHED	60± SQ. FT.
CONC. PATIO/STEPS	611± SQ. FT.
WALKWAY/STEPS	100± SQ. FT.
GRAVEL DRIVEWAY	3,431± SQ. FT.
RIP/RAP & STAIRS	2,757± SQ. FT.
LP TANK	3± SQ. FT.
TOTAL	8,757± SQ. FT. (17.9%)

ADJACENT BUILDING HEIGHT CALCULATION:

4 STRUCTURES MEASURED

AVERAGE HEIGHT = 30.9 FT.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
Contour Interval = 1'
Vertical Datum s NGVD29

REV.	DATE	STATUS	BY	CHKD	APPD.

EXISTING CONDITIONS PLAN

FOR PROPERTY AT
12 Bayberry Lane
Cape Neddick, York County, Maine
OWNED BY
Luisa Guembes-Buchanan Revocable Trust
Luisa Guembes-Buchanan, Trustee
84 Grozier Road, Cambridge, MA 02138

North
WESTERLY
SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE
(207) 439-6333
191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 20'	21692	8/11/2021	1 OF 1	A.P.M.	A.M.P.

DRAWING No: 21692 Existing Conditions
FIELD BOOK No: "York #47"

Tax Map 9 Lot 2