

PLAN REFERENCES:

"DIVISION OF LAND FOR JOHN F. & NORMA F. MILLER, SHORE ROAD, OGUNQUIT, MAINE" PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC. DATED JANUARY 1995 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 230 PAGE 7.

"STATE OF MAINE DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, STATE AID HIGHWAY NO 15, OGUNQUIT, YORK COUNTY, MAINE" DATED AUGUST 1999, DOT FILE NO 16-385 AND RECORDED AT THE Y.C.R.D. AS PLAN BOIK 277 - 13.

"PROPOSED LAYOUT OF ROCKY LANE, TOWN OF OGUNQUIT, OGUNQUIT, YORK COUNTY, MAINE" PREPARED BY CIVIL CONSULTANTS DATED MARCH 3, 1993 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 212 PAGE 24.

"SURVEY OF ROCKY LANE, TOWN OF OGUNQUIT, OGUNQUIT, YORK COUNTY, MAINE" PREPARED BY CIVIL CONSULTANTS DATED SEPTEMBER 8, 1987 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 162 PAGE 30.

"SITE PLAN FOR COLONY TERRACE CONDOMINIUMS, OGUNQUIT, MAINE" PREPARED BY FRANK EMERY DATED JULY 2, 1981 AND RECORDED AT THE Y.C.R.D. AS CONDO FILE 205 PAGE 1.

ZONE DATA:

ZONE: LIMITED BUSINESS DISTRICT - LB

REQUIREMENTS:

- MINIMUM LOT SIZE: 10,000 Square Feet
- MINIMUM FRONTAGE: 75 Feet
- MINIMUM FRONT YARD: 20 Feet
- MINIMUM SIDE YARD: 10 Feet
- MINIMUM REAR YARD: 10 Feet
- MAXIMUM BUILDING COVERAGE: 30%
- EXISTING BUILDING COVERAGE: 22.4%

LEGEND:

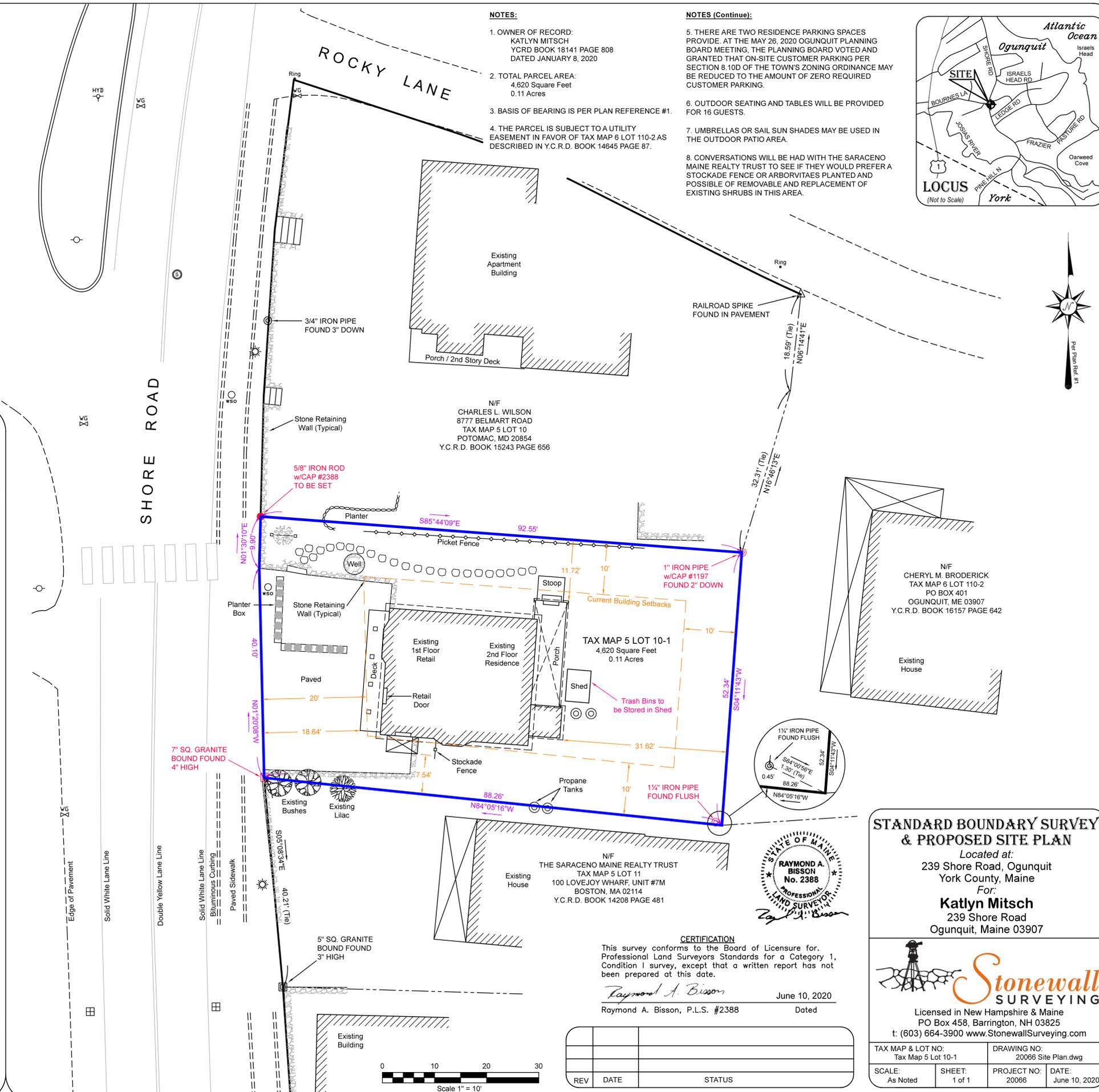
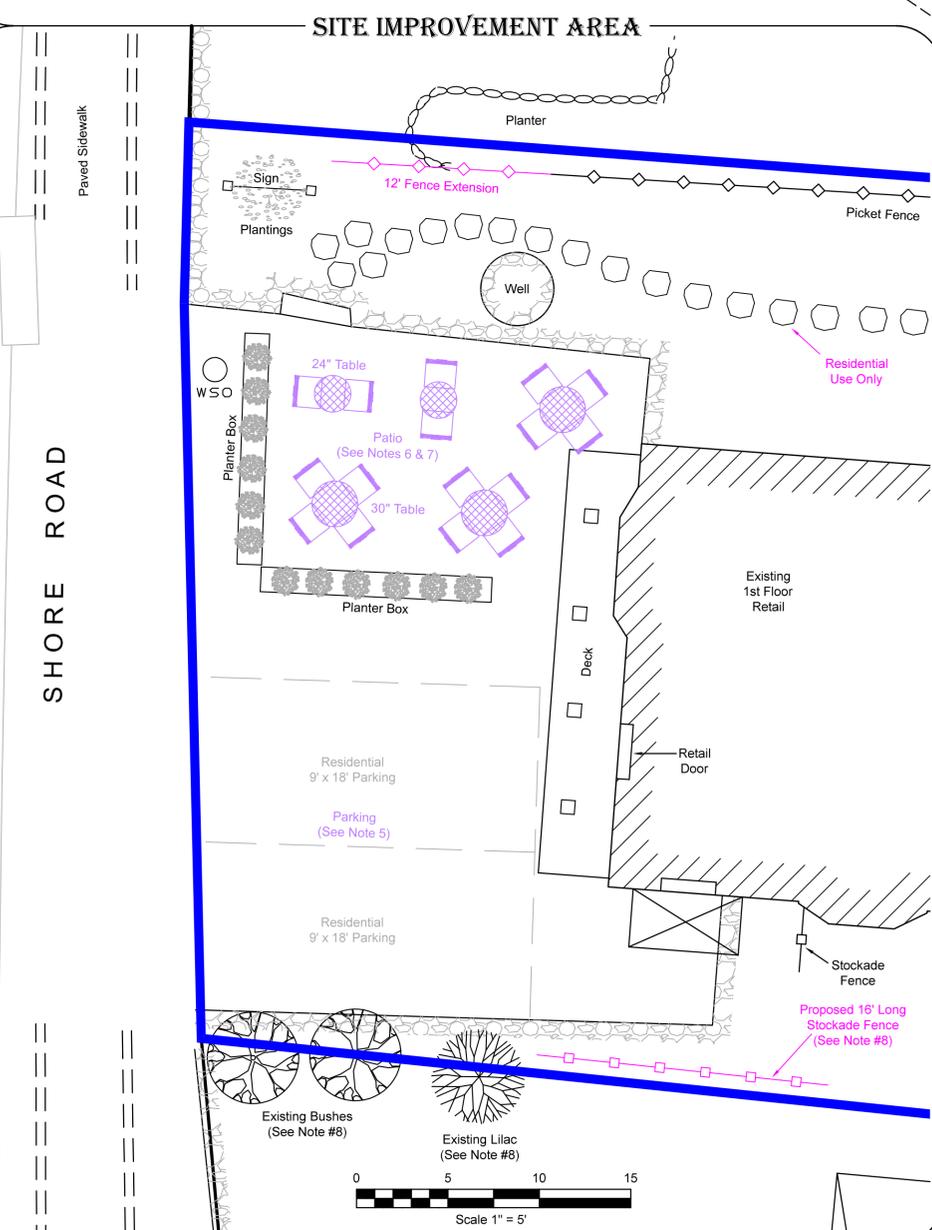
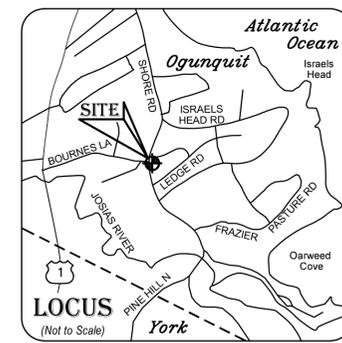
- NOW OR FORMERLY N/F
- YORK COUNTY REGISTRY OF DEEDS Y.C.R.D.
- WATER GATE VALVE
- WATER SHUT OFF
- FIRE HYDRANT HYD
- UTILITY POLE
- CATCH BASIN
- SEWER MANHOLE
- LIGHT POLE

NOTES:

1. OWNER OF RECORD: KATLYN MITSCH YCRD BOOK 18141 PAGE 808 DATED JANUARY 8, 2020
2. TOTAL PARCEL AREA: 4,620 Square Feet 0.11 Acres
3. BASIS OF BEARING IS PER PLAN REFERENCE #1.
4. THE PARCEL IS SUBJECT TO A UTILITY EASEMENT IN FAVOR OF TAX MAP 6 LOT 110-2 AS DESCRIBED IN Y.C.R.D. BOOK 14645 PAGE 87.

NOTES (Continue):

5. THERE ARE TWO RESIDENCE PARKING SPACES PROVIDE AT THE MAY 26, 2020 OGUNQUIT PLANNING BOARD MEETING. THE PLANNING BOARD VOTED AND GRANTED THAT ON-SITE CUSTOMER PARKING PER SECTION 8.10D OF THE TOWN'S ZONING ORDINANCE MAY BE REDUCED TO THE AMOUNT OF ZERO REQUIRED CUSTOMER PARKING.
6. OUTDOOR SEATING AND TABLES WILL BE PROVIDED FOR 16 GUESTS.
7. UMBRELLAS OR SAIL SUN SHADES MAY BE USED IN THE OUTDOOR PATIO AREA.
8. CONVERSATIONS WILL BE HAD WITH THE SARACENO MAINE REALTY TRUST TO SEE IF THEY WOULD PREFER A STOCKADE FENCE OR ARBORVITAE PLANTED AND POSSIBLE OF REMOVABLE AND REPLACEMENT OF EXISTING SHRUBS IN THIS AREA.



CERTIFICATION
 This survey conforms to the Board of Licensure for Professional Land Surveyors Standards for a Category 1, Condition I survey, except that a written report has not been prepared at this date.
 Raymond A. Bisson
 Raymond A. Bisson, P.L.S. #2388
 June 10, 2020
 Dated

REV	DATE	STATUS

STANDARD BOUNDARY SURVEY & PROPOSED SITE PLAN
 Located at:
 239 Shore Road, Ogunquit
 York County, Maine
 For:
 Katlyn Mitsch
 239 Shore Road
 Ogunquit, Maine 03907

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TAX MAP & LOT NO: Tax Map 5 Lot 10-1	DRAWING NO: 20066 Site Plan.dwg
SCALE: As Noted	SHEET: 1 of 1
PROJECT NO: 20066	DATE: June 10, 2020