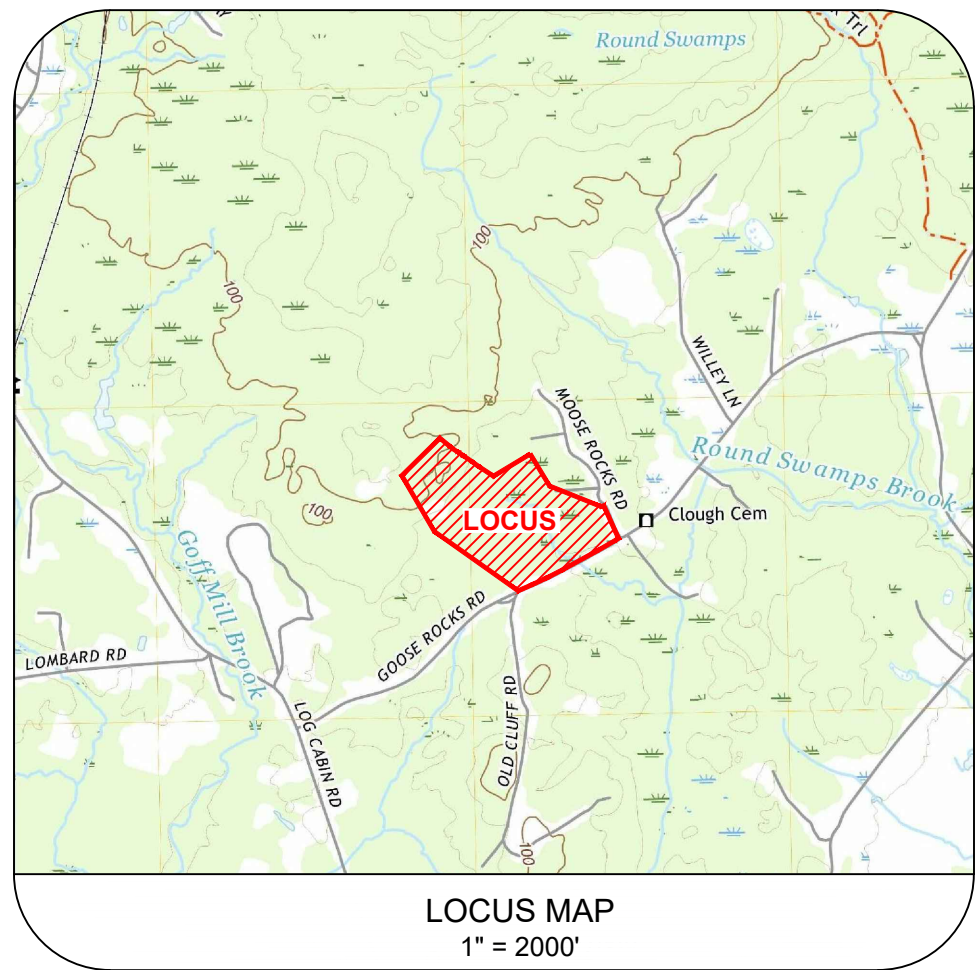
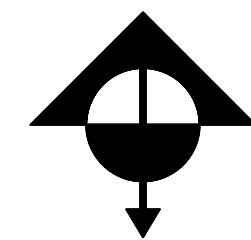




PRELIMINARY



LEGEND

- CONC MONUMENT TO BE SET
IRON ROD W/ CAP SET OR FOUND AS NOTED
IRON ROD W/ CAP TO BE SET PLS 2408
DRILLHOLE FOUND AS NOTED
IRON PIPE FOUND (SIZE AS NOTED)
PROPERTY OR LOT LINE
ABUTTER LINE
RIGHT OF WAY LINE
FIELDSTONE WALL
25' WETLAND BUFFER
N/O
BK 1234 PG 567
A.G.
EOP
- WETLAND
STORMWATER EASEMENT
MDEP NO DISTURBANCE BUFFER
OPEN SPACE
FEMA FLOOD ZONE B
SHORELAND OVERLAY ZONE

NOTES

1. THE PROJECT SITE IS COMPRISED OF THE FOLLOWING LOT:
RECORD OWNER YCRD BOOK PAGE MAP/BOOK/LOT
KJ TRUDO PROPERTIES, LLC 18632 / 387 15-1-1B
2. TOTAL AREA OF PARCEL 43.517 AC±
4. THE PROPERTY IS LOCATED IN A FARM AND FOREST ZONE
- 4.1. MIN LOT SIZE: 130,680 SF.
4.2. MIN LOT WIDTH: 200'
4.3. MIN STREET FRONTAGE: 200'
4.4. MIN FRONT SETBACK: 20'
4.5. MIN SIDE SETBACK: 15'
4.6. MIN REAR SETBACK: 15'
4.7. MAX BUILDING HEIGHT: 35'
4.8. MAX BUILDING COVERAGE: 10%
- THE DIMENSIONAL REQUIREMENTS SHOWN HEREON SHALL BE VERIFIED WITH THE CODE OFFICER PRIOR TO ANY REGULATED ADDITIONS OR CHANGES.
5. THIS SURVEY EXCEPTS CHAPTER 90, PART 2, OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES AS ALLOWED.
6. BEARINGS ARE GRID NORTH AND REFER TO THE MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83, U.S. SURVEY FEET (ME83-WF).
6. A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN FEMA FLOOD ZONE "B" AS NOTED AND SHOWN WITH THE REMAINDER IN ZONE "C". AREA OF MINIMAL FLOODING AS SHOWN ON FEMA FIRM PANEL 2301700001B, EFFECTIVE DATE: APRIL 18, 1983.
7. WETLAND BOUNDARIES DEPICTED ON THIS PLAN WERE DELINEATED BY LONGVIEW PARTNERSHIP LLC, IN APRIL OF 2021.

REFERENCES

1. DEED AND PLAN BOOK REFERENCES SHOWN HEREON REFER TO DOCUMENTS FOUND IN THE YORK COUNTY, ME REGISTRY OF DEEDS (YCRD).
2. RELEVANT PRECEDENT CHAIN OF TITLE FOR ALL DEED REFERENCES SHOWN HEREON SHALL BE CONSIDERED TO BE A PART OF SAID REFERENCES.
3. 3 ROD WIDTH USED FOR GOOSE ROCKS ROAD WAS TAKEN FROM RECORDS FOUND IN THE TOWN OF KENNEBUNKPORT ROAD BOOK.
4. "STANDARD BOUNDARY SURVEY FOR DANIEL HIGGINS", BY: ECCO ENGINEERING, EDMUND C. COOPER, ME PLS 747 DATED: JUNE 14, 1990, PLAN BK 193 PG 41 YCRD
5. "LAND OF PAUL PHILLIP MURPHY" BY: ANDREW E. BRADFORD, ME PLS 2010, DATED DECEMBER 2007, NOT RECORDED.

BOUNDARY LINE AND CURVE TABLE

Line #/Curve #	Length	Bearing/Delta	Radius
B1	45.94	S89° 49' 22"E	
B2	53.21	S67° 10' 08"E	
B3	24.22	S62° 21' 10"E	
B4	39.47	S52° 43' 00"E	
B5	26.79	S58° 00' 39"E	
B6	98.45	S54° 56' 42"E	
B7	84.89	S54° 42' 42"E	
B8	36.88	S58° 20' 41"W	

ROADWAY LINE AND CURVE TABLE

Line #/Curve #	Length	Bearing/Delta	Radius
RC1	195.93	40° 05' 37"	280.00
RC2	122.32	25° 01' 49"	280.00
RC3	21.34	4° 22' 03"	280.00
RC4	15.71	60° 00' 00"	15.00
RC5	15.71	60° 00' 00"	15.00
RC6	21.84	83° 29' 19"	15.00
RC7	21.52	82° 13' 01"	15.00
RC8	15.71	60° 00' 00"	15.00
RC9	15.71	60° 00' 00"	15.00

EASEMENT LINE AND CURVE TABLE

Line #/Curve #	Length	Bearing/Delta	Radius
E1	144.69	S45° 31' 27"W	
E2	80.00	S44° 28' 33"E	
E3	119.83	N45° 31' 27"E	
E4	100.79	N62° 47' 39"E	
E5	207.91	N27° 12' 36"W	
E6	106.88	N67° 16' 12"W	
E7	178.60	S38° 09' 36"W	
E8	113.13	S73° 01' 26"W	
E9	80.00	N18° 58' 34"W	
E10	39.41	N73° 01' 26"E	
E11	111.30	N34° 10' 01"E	
E12	80.00	N55° 49' 59"W	
E13	51.98	S34° 10' 01"W	
E14	248.72	N42° 13' 27"W	

EASEMENT LINE AND CURVE TABLE

Line #/Curve #	Length	Bearing/Delta	Radius
E15	232.75	N42° 13' 27"W	
E16	232.75	S51° 07' 24"W	
E17	229.98	S61° 07' 24"W	
E18	126.20	N47° 56' 20"W	
E19	80.00	S42° 03' 40"W	
E20	122.16	S47° 56' 20"E	
E21	85.00	N43° 34' 18"W	
E22	80.00	N46° 25' 42"E	
E23	70.66	S43° 34' 18"E	
E24	79.98	N46° 25' 42"E	
E25	86.16	N46° 25' 42"E	
E26	129.46	40° 05' 37"	185.00
E27	36.52	S9° 44' 34"	35.03
E28	67.80	S9° 44' 34"	65.03

MDEP LINE AND CURVE TABLE

Line #/Curve #	Length	Bearing/Delta	Radius
M1	137.38	N25° 13' 27"E	
M2	207.96	S34° 02' 43"E	
M3	154.63	N25° 13' 27"E	
M4	79.72	S34° 02' 43"E	
M5	104.63	N25° 01' 20"W	
M6	120.19	N47° 42' 36"W	
M7	70.00	N30° 01' 29"W	
M8	139.91	N61° 07' 24"E	
M9	22.31	N42° 13' 27"W	
M10	30.00	S46° 25' 42"W	
M11	181.49	S14° 59' 36"W	
M12	88.49	N85° 58' 24"E	
M13	133.54	S60° 07' 43"E	
M14	172.08	S20° 16' 09"W	

MDEP LINE AND CURVE TABLE

Line #/Curve #	Length	Bearing/Delta	Radius
M15	132.87	S20° 16' 09"W	
M16	174.13	N85° 58' 24"E	
M17	94.31	S8° 25' 21"E	
M18	219.90	S16° 59' 36"W	
MC1	140.79	S9° 44' 34"	135.03
MC2	49.11	S0° 23' 53"	35.00
MC3	89.84	N14° 19' 45"	35.00

DENSITY CALCULATION	
FARM AND FOREST ZONE MIN LOT AI	130,680.00
TOTAL AREA	1,895,609
ROADWAY	284,341
REQUIRED OPEN SPACE	284,341
DEVELOPMENT AREA	1,326,927
NO. OF ALLOWED UNITS	10

LOT AREA TABLE				
LOT #	GROSS AREA		EASEMENTS	
	SF.	WETLANDS	SF.	NET AREA
LOT 1	161,838.54	20,548.93	10,580.67	130,708.94
LOT 2	186,723.19	45,998.68	9,987.94	130,736.57
LOT 3	164,543.61	33,242.89	0.00	131,300.72
LOT 4	180,693.91	46,555.42	3,400.00	130,738.49
LOT 5	141,743.26	4,807.98	4,563.01	132,372.27
LOT 6	175,687.92	37,089.42	5,584.64	133,013.86
LOT 7	153,415.38	11,974.05	10,212.62	131,228.71
LOT 8	187,428.56	46,108.54	10,630.90	130,689.12
LOT 9	140,939.54	10,256.74	0.00	130,682.80
OPEN SPACE	284,443.10	52,850.04		231,593.06
	15.0%	OPEN SPACE		
	81.4%	UPLANDS		
MOOSE ROCKS	12,501.06			
ROADWAY	105,651.22			
TOTAL AREA	1,895,609.3	256,582.7	54,959.8	1,181,471.5

PRELIMINARY



REVISION
DESCRIPTION
BY
DATE
NO.

OWNER OF RECORD:
KJ TRUDO PROPERTIES, LLC
20 Apple Blossom Lane
Kennebunkport, ME 04046

OWNER OF RECORD:
KJ TRUDO PROPERTIES, LLC
20 Apple Blossom Lane
Kennebunkport, ME 04046

GOOSEROCKS SUBDIVISION
MAP 15 LOT 1-1
GOOSE ROCKS ROAD
KENNEBUNKPORT, YORK COUNTY, MAINE

DATE:
JANUARY 30, 2023
PROJECT NO.
2021-113
SCALE:
1" = 100'

DATE:
JANUARY 30, 2023
PROJECT NO.
2021-113
SCALE:
1" = 100'

CAD FILE:
2021-113 SUBDIVISION
PLAN R1.dwg

SHEET
1

