

DEP CHAPTER 355
COASTAL SAND DUNE RULES

5. STANDARDS FOR ALL PROJECTS
- B. (1) NO MORE THAN 40% OF A LOT MAY BE COVERED BY DEVELOPMENT (1,253.6 S.F.)
- B. (2) THE PERCENTAGE OF LOT AREA COVERED BY DEVELOPMENT MAY NOT BE INCREASED.
- B. (4) NO BUILDING MAY BE CONSTRUCTED SUCH THAT ANY PART EXTENDS SEAWARD OF A LINE DRAWN BETWEEN THE SEAWARD-MOST POINT OF BUILDINGS ON ADJACENT PROPERTIES
7. STANDARDS FOR BACK DUNE PROJECTS
- B. NO MORE THAN 20% TOTAL AREA OF THE LOT (626.8 S.F.) MAY BE COVERED BY THE FOOTPRINT OF BUILDING(S).
- C. UNSTABLE BACK DUNE AREAS MAY BE IDENTIFIED AS EROSION HAZARD AREAS. THOSE AREAS MUST MEET THE STANDARDS OF SECTION 6(G).
6. (G): ALL NEW BUILDINGS CONSTRUCTED ... MUST HAVE THE LOWEST PORTION OF THE STRUCTURAL MEMBERS OF THE LOWEST FLOOR CONSTRUCTED ON A POST OR PILING FOUNDATION, AND BE ELEVATED THE ELEVATION REQUIRED IN THE LOCAL MUNICIPAL FLOODPLAIN ORDINANCE, WHICHEVER ELEVATION IS HIGHER WHEN CHOOSING BETWEEN 1 OR 2 ABOVE.

KENNEBUNKPORT ARTICLE 240-8.3
EXPANSION OF NONCONFORMING STRUCTURES:

- B. (1) IF ANY PORTION OF A STRUCTURE IS LESS THAN THE REQUIRED SETBACK FROM A LOT LINE THAT PORTION OF THE STRUCTURE SHALL NOT BE EXPANDED BY 30% OR MORE.

PLAN NOTES:

1. SEE SHEET C1.1 FOR PLAN REFERENCES AND ZONING RESTRICTIONS.

KENNEBUNKPORT ARTICLE 219-6
DEVELOPMENT STANDARDS:

- ALL DEVELOPMENTS IN AREAS OF SPECIAL FLOOD HAZARD SHALL MEET THE FOLLOWING APPLICABLE STANDARDS:
- F. RESIDENTIAL. NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT OF ANY RESIDENTIAL STRUCTURE
(1) THE LOWEST FLOOR (INCLUDING BASEMENT) ELEVATED TO AT LEAST TWO FEET ABOVE THE BASE FLOOD ELEVATION.
- KENNEBUNKPORT ARTICLE 240-4.17**
STRUCTURE & SETBACKS:
- ALL STRUCTURES IN THE SHORELAND ZONE SHALL BE SET BACK AT LEAST 75 FEET HORIZONTAL DISTANCE FROM THE NORMAL HIGH-WATER MARK OF BODIES OF WATER, TRIBUTARY STREAMS, AND FROM THE UPLAND EDGE OF A WETLAND.
- D. ALL STRUCTURES SHALL CONFORM TO THE HEIGHT RESTRICTIONS SET FORTH IN § 240-6.2. THE LOWEST FLOOR ELEVATION SHALL BE ELEVATED AT LEAST TWO FEET ABOVE THE ELEVATION OF THE ONE-HUNDRED-YEAR FLOOD OR THE FLOOD OF RECORD.
- E. THE TOTAL FOOT PRINT AREA OF ALL STRUCTURES, PARKING LOTS AND OTHER NONVEGETATED SURFACES WITHIN THE SHORELAND ZONE SHALL NOT EXCEED 20% OF THE LOT OR A PORTION THEREOF, LOCATED WITHIN THE SHORELAND ZONE, INCLUDING LAND AREA PREVIOUSLY DEVELOPED.

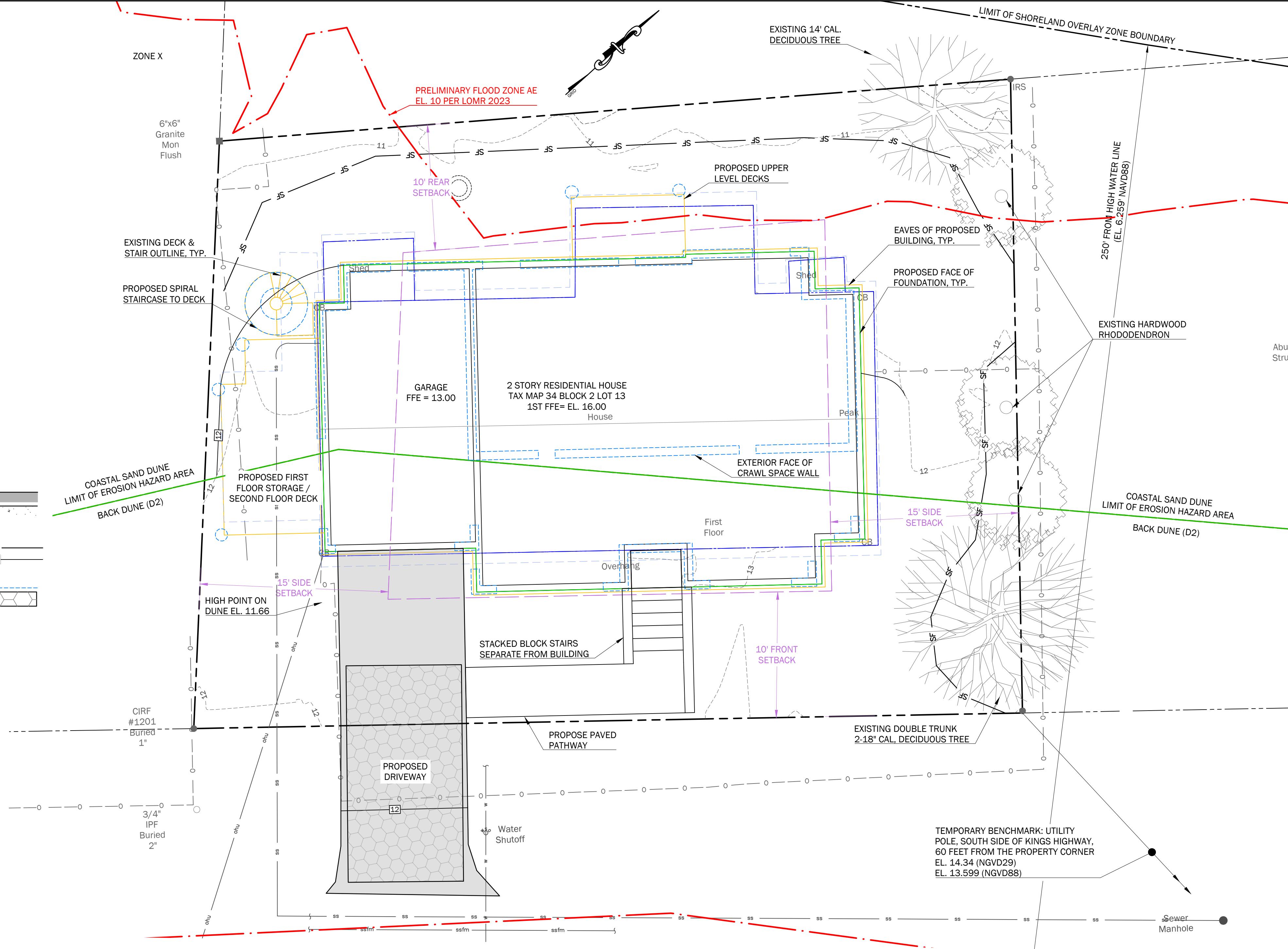
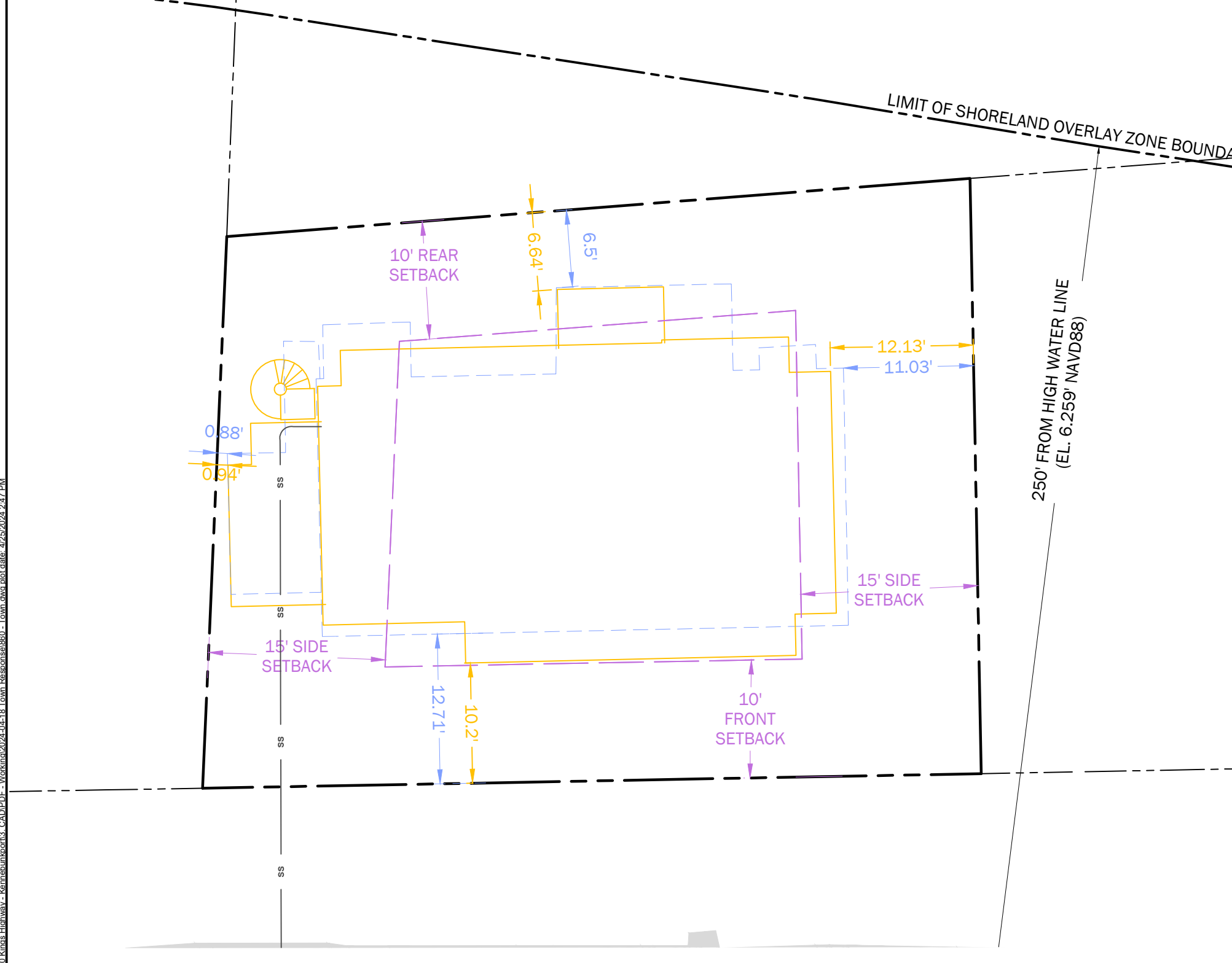
KENNEBUNKPORT ARTICLE 240-6.2
HEIGHT RESTRICTIONS:

- NO STRUCTURE OR BUILDING SHALL EXCEED 2 1/2 STORIES OR 30 FEET IN BUILDING HEIGHT AS MEASURED FROM THE AVERAGE ELEVATION OF THE ORIGINAL GROUND LEVEL ON ALL SIDES WITHIN 20 FEET OF THE BUILDING

LEGEND

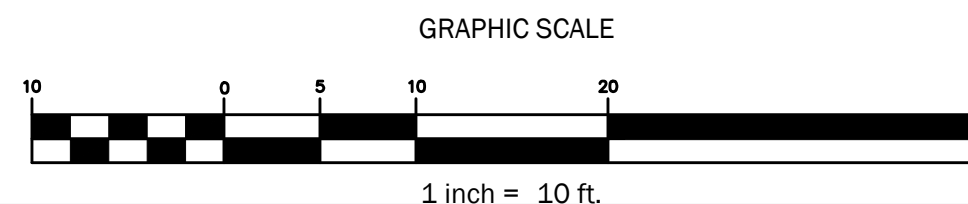
EXISTING	FLOOD ZONE	PROPOSED	EXISTING	PROPOSED
--- (Red dashed)	PROPERTY LINE	--- (Grey)	--- (Grey)	BRICK LANDSCAPE/RETAINING WALL
--- (Black dashed)	ABUTTER'S PROPERTY LINE	--- (Grey with dots)	--- (Grey with dots)	BITUMINOUS PAVEMENT
N/F	ABUTTER IDENTIFICATION	--- (Grey with dots)	--- (Grey with dots)	CONCRETE PAD OR STEP
--- (Black dashed)	PROPERTY SETBACK	--- (Grey with dots)	--- (Grey with dots)	CONCRETE PAVERS
--- (Green dashed)	SHORELAND OVERLAY BOUNDARY	--- (Grey with dots)	--- (Grey with dots)	BRICK WALK
--- (Green dashed)	LIMIT OF EROSION HAZARD AREA	--- (Grey with dots)	--- (Grey with dots)	INDEX CONTOUR
--- (Green dashed)	LIMIT SAND DUNE ZONE	--- (Grey with dots)	--- (Grey with dots)	INTERMEDIATE CONTOUR
IRF or IPF	IRON ROD OR PIN FOUND	--- (Grey with dots)	--- (Grey with dots)	SPOT GRADE
--- (Black dashed)	GRANITE MONUMENT FOUND	--- (Grey with dots)	--- (Grey with dots)	FOUNDATION
--- (Black dashed)	SANITARY SEWER MANHOLE	--- (Grey with dots)	--- (Grey with dots)	CONSTRUCTION ENTRANCE
--- (Black dashed)	SANITARY SEWER LINE	--- (Grey with dots)	--- (Grey with dots)	
--- (Black dashed)	SANITARY FORCE MAIN	--- (Grey with dots)	--- (Grey with dots)	
--- (Black dashed)	WATERLINE	--- (Grey with dots)	--- (Grey with dots)	
--- (Black dashed)	WATER LINE SHUT-OFF VALVE	--- (Grey with dots)	--- (Grey with dots)	
--- (Black dashed)	OVERHEAD ELECTRIC LINE	--- (Grey with dots)	--- (Grey with dots)	
--- (Black dashed)	UTILITY POLE	--- (Grey with dots)	--- (Grey with dots)	
--- (Black dashed)	PROJECT BUILDING	--- (Grey with dots)	--- (Grey with dots)	
--- (Black dashed)	ABUTTER'S BUILDING	--- (Grey with dots)	--- (Grey with dots)	
--- (Black dashed)	EDGE OF BUILDING EAVES	--- (Grey with dots)	--- (Grey with dots)	
--- (Black dashed)	WOOD DECK / STEPS	--- (Grey with dots)	--- (Grey with dots)	
--- (Black dashed)	WOOD FENCE	--- (Grey with dots)	--- (Grey with dots)	
--- (Black dashed)	WOOD LANDSCAPE/RETAINING WALL	--- (Grey with dots)	--- (Grey with dots)	
--- (Black dashed)	MASONRY LANDSCAPE/RETAINING WALL	--- (Grey with dots)	--- (Grey with dots)	

PROPOSED VS EXISTING EAVE LINES



LEGEND

--- (Blue dashed)	EXISTING EAVE LINE
--- (Yellow dashed)	PROPOSED EAVE LINE
--- (Black dashed)	PROPERTY LINE
--- (Purple dashed)	SETBACK LINE



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STATE OF MAINE
NOELAN G. CHAMBERLAIN II
No. 7144
LICENSED PROFESSIONAL ENGINEER
1/29/2024

Abu Stru

670 KINGS HIGHWAY
KENNEBUNKPORT, ME 04046

PREPARED FOR:
670 GRB REALTY TRUST
14 SPRUCE LANE
DRACUT, MASSACHUSETTS 01826

GRAPHIC SCALE
1 inch = 5 ft.

Rev.	Date	Description	Drawn	Check
1	02/16/24	DEP COMMENTS	KRM	NGC
2	02/22/24	FOR BUILDING PERMIT	KRM	NGC
3	04/18/24	TOWN REVISION	KRM	NGC

Sheet Title:
SITE PLANS AND ZONING NOTES

Job No.: 860
Date: JAN. 26, 2024
Scale:
Drawn: KEW
Checked: NGC

Sheet No.:
C2.1

PRELIMINARY - NOT FOR CONSTRUCTION