

ZONING DATA PER KITTERY ZONING ORDINANCE
(E-Code Online March 17, 2021):

BASE ZONE: Residential-Rural Conservation (R-RC)

REQUIREMENTS:

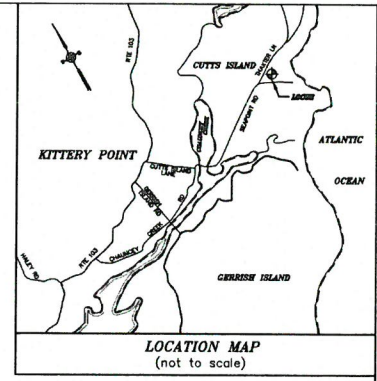
MINIMUM LAND AREA	
PER DWELLING UNIT:	80,000 Sq Ft
MINIMUM LOT SIZE:	80,000 Sq Ft
MINIMUM STREET FRONTAGE:	200 Ft
MINIMUM FRONT YARD:	40 Ft
MAXIMUM BUILDING COVERAGE:	5%
MINIMUM REAR AND SIDE YARDS:	20 Ft*
MAXIMUM BUILDING HEIGHT:	35 Ft*

WETLAND SETBACKS:

501 SQ. FT. TO 1 ACRE:	50 Ft
GREATER THAN 1 ACRE:	100 Ft

BUILDING COVERAGE CALCULATION:

LOT AREA:	40,644 SQ. FT.	
EXISTING:		PROPOSED:
HOUSE:	1,464± SQ. FT.	1,464± SQ. FT.
ADDITION 'A':		45± SQ. FT.
ADDITION 'B':		46± SQ. FT.
ADDITION 'C':		59± SQ. FT.
GARAGE:	299± SQ. FT.	299± SQ. FT.
TOTAL:	1,763± SQ. FT. (4.3%)	1,913± SQ. FT. (4.7%)



- PLAN REFERENCES:**
- "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 6 THAXTER LANE, KITTERY POINT, YORK COUNTY, MAINE OWNED BY ROSAMOND T. HALLE, C/O TIM HALLE 6 THAXTER LANE, KITTERY POINT MAINE 03905", PREPARED BY NORTH EASTERLY SURVEYING, INC., LAST DATED OCTOBER 26, 2009, AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 340 PAGE 14.
 - "PLAN OF LAND IN KITTERY POINT, ME SHOWING PROPOSED CONDITIONS AT 8 THAXTER LANE, PREPARED FOR TODD THAYER", PREPARED BY MILLENNIUM ENGINEERING, INC, DATED JULY 25, 2019, NOT RECORDED.
 - "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 47 SEAPOINT ROAD KITTERY POINT, YORK COUNTY, MAINE OWNED BY MOLLY SAMSON", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED NOVEMBER 7, 2000, AND ON FILE AS PROJECT No. 00721.
 - "EXISTING CONDITIONS PLAN FOR PROPERTY AT 6 THAXTER LANE, KITTERY, YORK COUNTY, MAINE, OWNED BY MARC TIMOTHY HALLE", PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED MARCH 18, 2021 AND ON FILE AS PROJECT No. 09695.

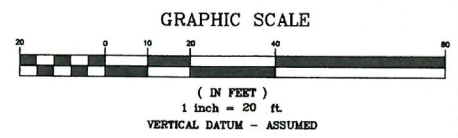
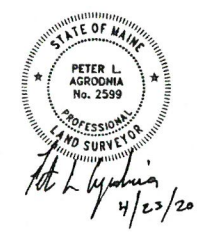
- NOTES:**
- OWNERS OF RECORD:
TAX MAP 64 LOT 24B
MARC TIMOTHY HALLE
Y.C.R.D. BOOK 17923 PAGE 926
DATED MARCH 25, 2019
 - TOTAL EXISTING PARCEL AREA:
TAX MAP 64 LOT 24B
0.93 Acres
 - BASIS OF BEARING IS PER PLAN REFERENCE #1.
 - APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
 - EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
 - ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION.
 - THE BOUNDARY SHOWN HEREON IS PER PLAN REFERENCE #1)
 - REFERENCE IS MADE TO DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF LAND RESOURCES FIELD DETERMINATION FORM, DATED MARCH 12, 2019.
 - REFERENCE IS MADE TO DESIGN PLANS BY ANNE WHITNEY TO BE PROVIDED BY APPLICANT FOR DIMENSIONS, ELEVATIONS AND SPECIFICATIONS.

WETLAND NOTE:

THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, MAINE LICENSED SOIL SCIENTIST #209. THE FLAGS WERE LOCATED BY NORTH EASTERLY SURVEYING, INC.. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL", (1987) ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2012). 6 THAXTER LANE WAS REFLAGGED/UPDATED ON JANUARY 28, 2021.

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.



PROPOSED SITE PLAN
FOR PROPERTY AT
6 Thaxter Lane
Kittery Point, York County, Maine
OWNED BY
Marc Timothy Halle
260 Pearl Street
Cambridge, MA 02139

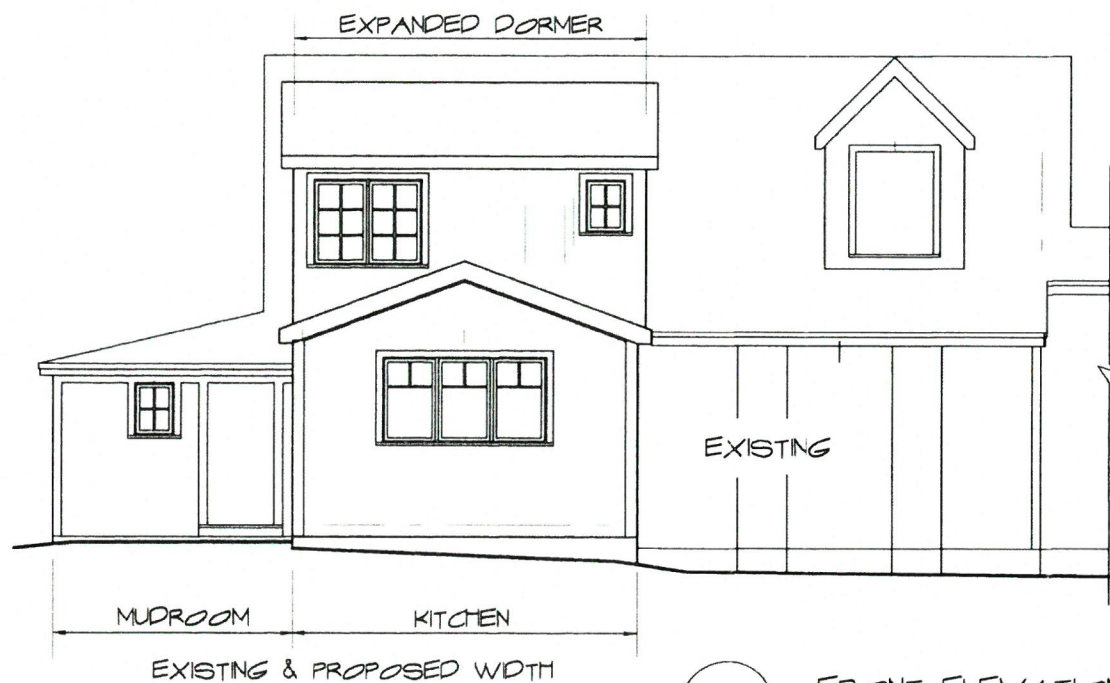
EASTERLY SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
(207) 439-6333 KITTERY, MAINE 03904

SCALE: 1" = 20'
PROJECT NO. 09695
DATE: 4/22/21
SHEET: 1 OF 1
DRAWN BY: A.H.P.
CHECKED BY: P.L.A.

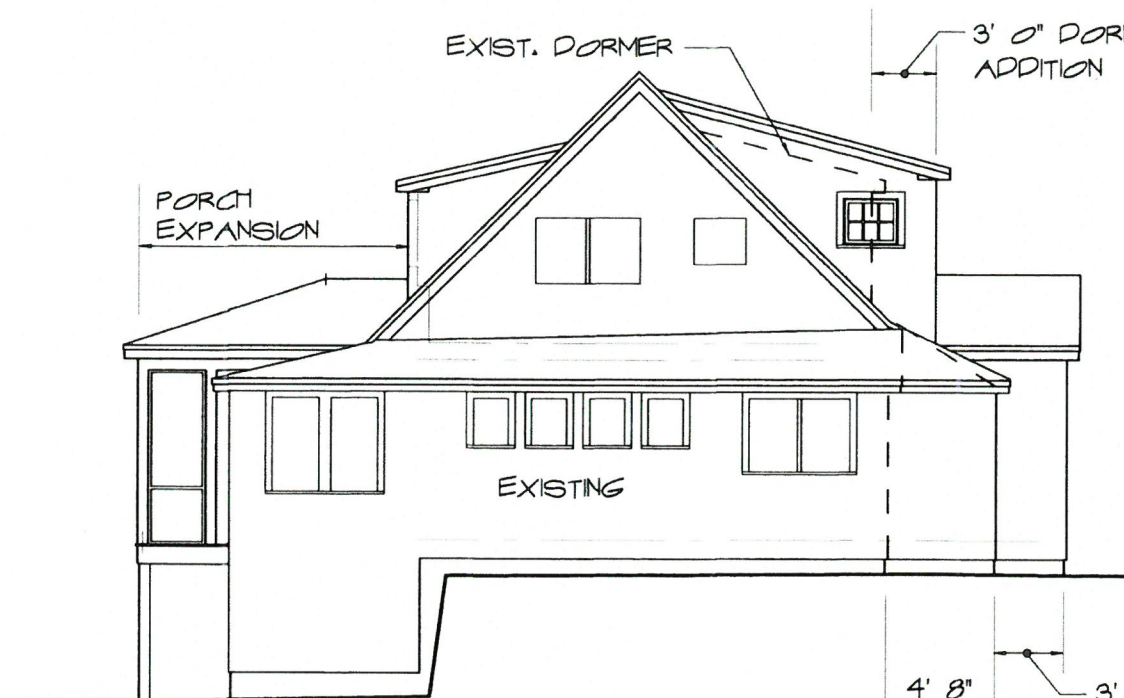
DRAWING No: 09695 SITE 2021
FIELD BOOK No: "Kittery Point #15"

Tax Map 64 Lot 24B

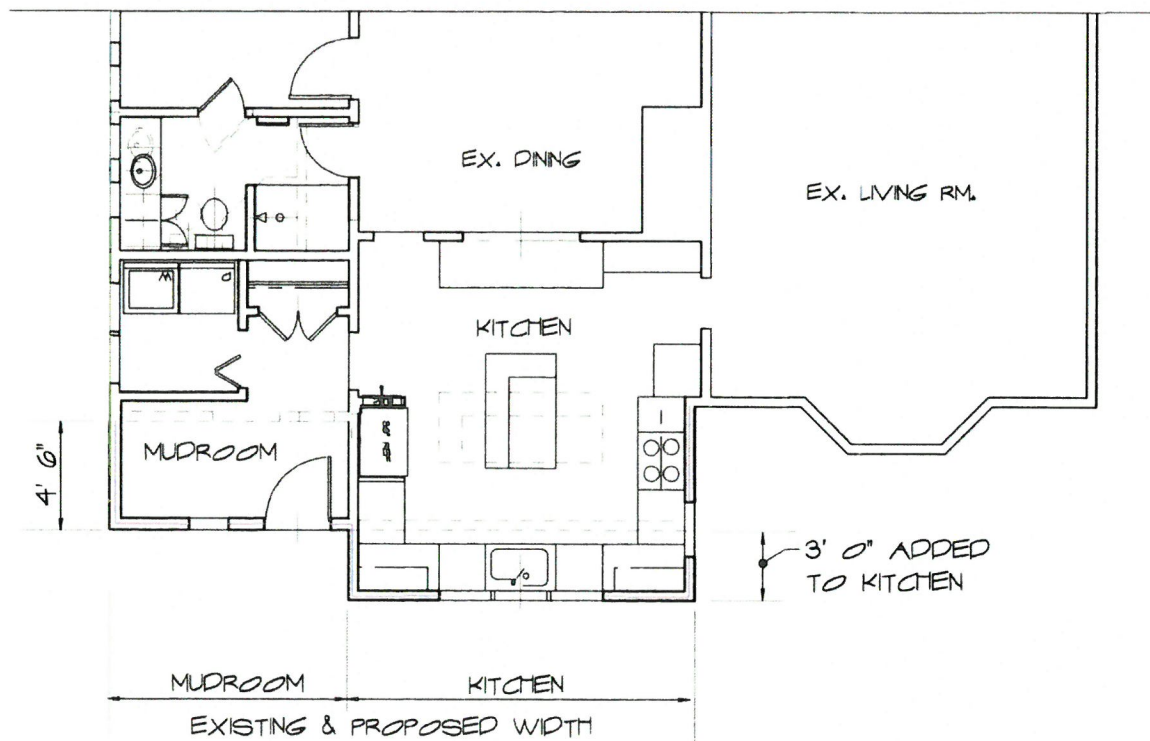
REV.	DATE	STATUS	BY	CHKD	APPD.
A	4/23/21	REVISE PROPOSED AREA 'C' & COVERAGE	A.H.P.	P.L.A.	P.L.A.



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



EAST SIDE ELEVATION
SCALE: 1/8" = 1'-0"



KITCHEN & MUDROOM ADDITIONS
SCALE: 1/8" = 1'-0"

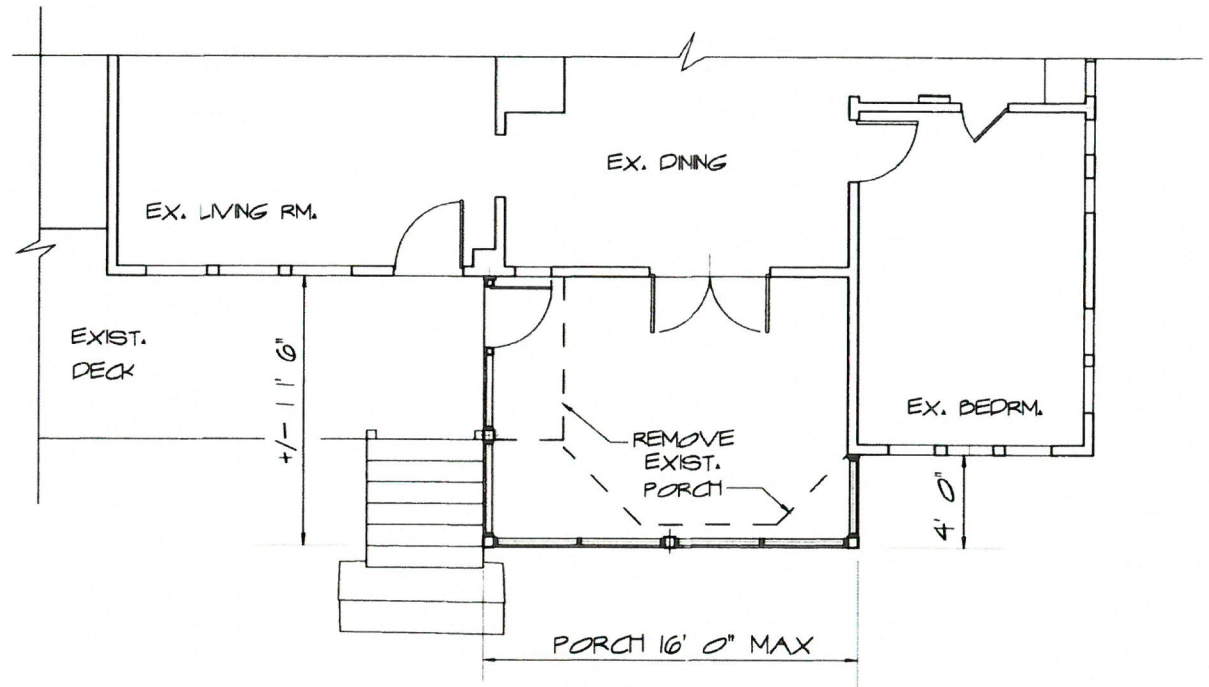


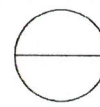
EXISTING ENTRY



VIEW FROM THAXTER LANE

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, HALL RESIDENCE 6 THAXTER LANE	9 Sheafe Street Portsmouth NH 03801 603-427-2832	AW	Project: 1907 Revisions:	Date: 4/23/21
	ANNE WHITNEY ARCHITECT		2 OF 3	

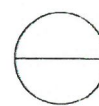



PORCH EXPANSION PLAN
 SCALE : 1/8" = 1'-0"



VIEW OF EAST SIDE ELEVATION





REAR ELEVATION
 SCALE : 1/8" = 1'-0"



REAR DECK & PORCH VIEWS



SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, HALL RESIDENCE 6 THAXTER LANE	 ANNE WHITNEY ARCHITECT 9 Sheafe Street Portsmouth NH 03801 603-427-2832	Project: 01907	Date: 4/23/21
		Revisions:	3 OF 3