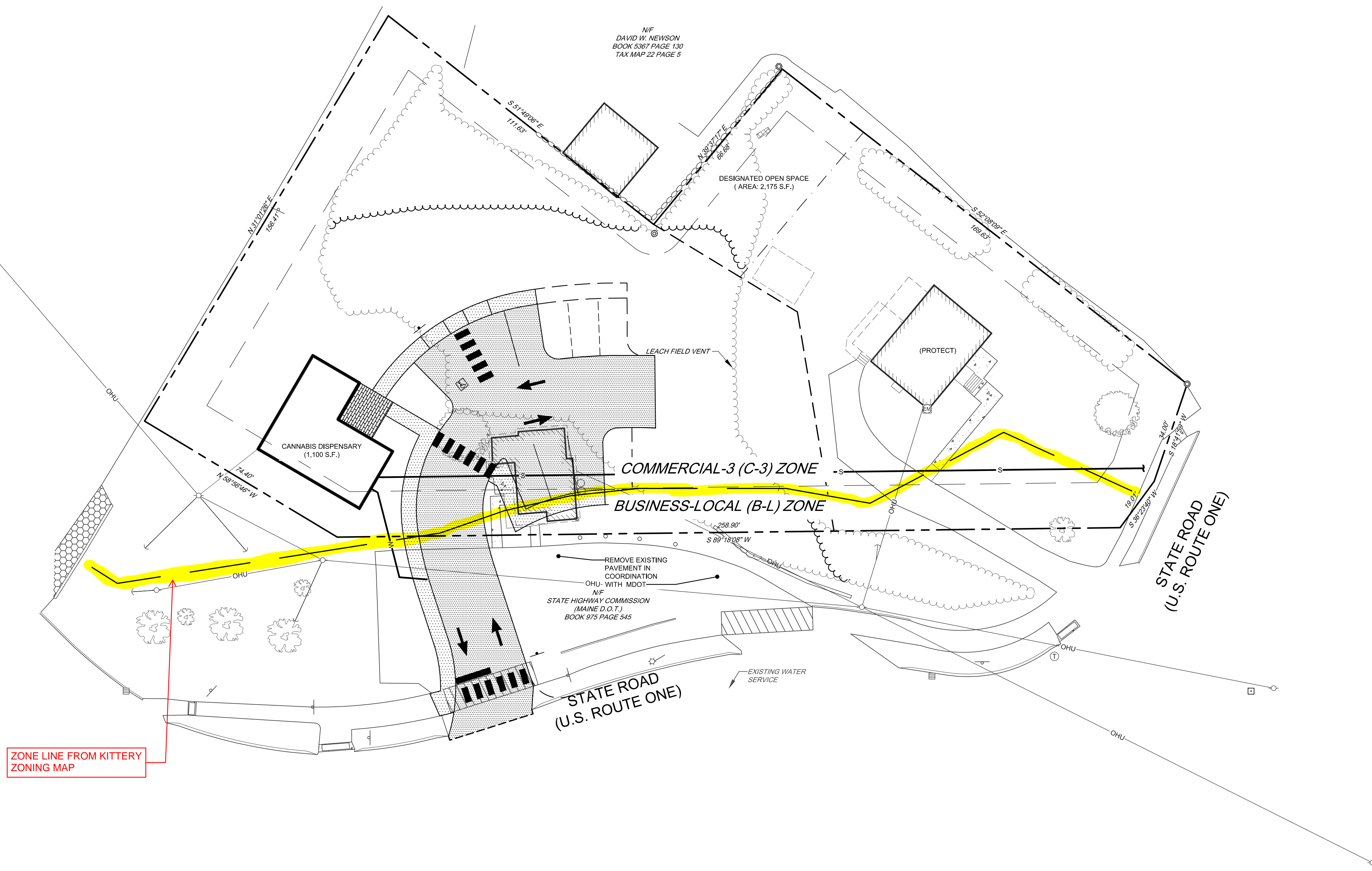


LOCATION MAP N.T.S.

NOT FOR CONSTRUCTION



ZONE LINE FROM KITTERY ZONING MAP

GENERAL NOTES:

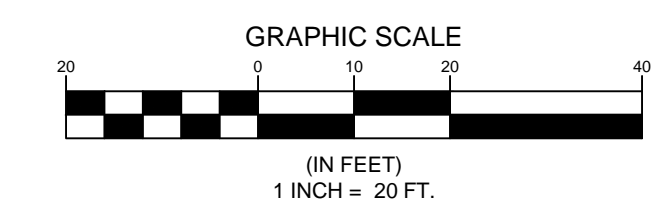
- THE RECORD OWNER OF THE PARCEL IS PENN CONCESSIONS, LLC BY DEED DATED MAY 27, 2004 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 14106, PAGE 2. THE OWNER OF UNIT 1, AS SHOWN ON PLAN REFERENCE 6D, IS OSCAR D. BORETH BY DEED DATED APRIL 20, 2005 AND RECORDED AT THE YCRD IN DEED BOOK 14440, PAGE 653.
- THE PROPERTY IS SHOWN AS LOT 4 ON THE TOWN OF KITTERY TAX MAP 22 AND IS LOCATED IN THE COMMERCIAL 3 DISTRICT.
- SPACE AND BULK CRITERIA FOR THE C-3 DISTRICT ARE AS FOLLOWS:
 NET RESIDENTIAL DENSITY: 40,000 SQUARE FEET
 MINIMUM LOT SIZE: 40,000 SQUARE FEET
 MINIMUM STREET FRONTAGE: NO MINIMUM
 MINIMUM FRONT YARD: 15 FEET
 MINIMUM SIDE YARD: 10 FEET
 MINIMUM REAR YARD: 10 FEET
 MAXIMUM BUILDING HEIGHT: 40 FEET
 BUILDING COVERAGE: 70% (46.4% PROPOSED)
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 0.48 ACRES.
- THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY INFORMATION SHOWN HEREON IS SOLELY FROM PLAN REFERENCE 6D, THE CURRENT DEED, AND MONUMENTS SHOWN. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN JUNE OF 2022.
- PLAN REFERENCES:
 A. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY PLAN STATE HIGHWAY A-10 KITTERY" SHEET 4 OF 4, DATED JULY 1941 AND RECORDED IN Y.C.R.D. BOOK 16 PAGE 57.
 B. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, LAND OF MAINE - NEW HAMPSHIRE BRIDGE AUTHORITY TO STATE (M.D.O.T.)", SHEET NO. 5 OF 6 D.O.T. FILE NO. 16-297, DATED DECEMBER 1938 REVISED SEPTEMBER 1985 AND RECORDED IN Y.C.R.D. BOOK 155 PG 68.
 C. "MAINE - NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE KITTERY, MAINE - PORTSMOUTH, NEW HAMPSHIRE RIGHT OF WAY MAP - MAINE APPROACH", SHEET 3 OF 3 DATED NOVEMBER 1938, RECORDED IN Y.C.R.D. BOOK 12 PAGE 73.
 D. "PENN CONDOMINIUM PLAN FOR PENN CONCESSIONS, LLC ROUTE 236 - STATE ROAD (U.S. ROUTE 1) KITTERY, MAINE", DATED SEPTEMBER 2004 AND RECORDED IN Y.C.R.D. CONDOMINIUM FILE BOOK 631 PAGE 1.
- BOUNDARY NOTES
 A. THIS BURIED PIPE, AS SHOWN ON REFERENCE 6D, IS PAVED OVER. THE POSITION OF THIS MARKER WAS ESTABLISHED VIA METAL DETECTOR AND HELD.
 B. THIS 1" PIPE IS FLUSH WITH THE GROUND AND IS APPROXIMATELY 1 FOOT FARTHER IN DISTANCE AWAY FROM THE MARKER IN NOTE 7A AS SHOWN ON PLAN REFERENCE 6D. WITHIN A 5 FOOT RADIUS ANOTHER 1" PIPE 1 FOOT LONG WAS FOUND PRONE WITH A YELLOW IDENTIFICATION CAP STAMPED "ANDERSON." IT IS THIS SURVEYOR'S BELIEF THAT THIS CAPPED PIPE IS THE TOP HALF OF THE FLUSH 1" PIPE. AS SUCH, THIS 1" FLUSH PIPE IS BEING HELD FOR LINE.
 C. THE TWO PIPES REFERENCED ABOVE WERE THE ONLY MONUMENTS FOUND AS SHOWN ON PLAN REFERENCE 6D. RECENT CIVIL WORK WAS PERFORMED SINCE THE ISSUANCE OF THE PLAN. IT IS BELIEVED BY THIS SURVEYOR THAT THE OTHER MONUMENTS HAVE BEEN DISTURBED OR DESTROYED.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BENCHMARK:
 BM-1 BOX CUT IN LIGHT POLE BASE ELEVATION: (NAVD88) = 33.08'
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C1ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR: TOWN OF KITTERY MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 2301710004 C, HAVING AN EFFECTIVE DATE OF JULY 5, 1984. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.

REV.	BY	DATE	STATUS
D	KSM	10-19-2022	REVISED PER SKETCH PLAN
C	CAB	07-18-2022	RE-ISSUED FOR SKETCH PLAN REVIEW
B	CAB	07-12-2022	RE-ISSUED FOR SKETCH PLAN REVIEW
A	CAB	06-02-2022	ISSUED FOR SKETCH PLAN REVIEW

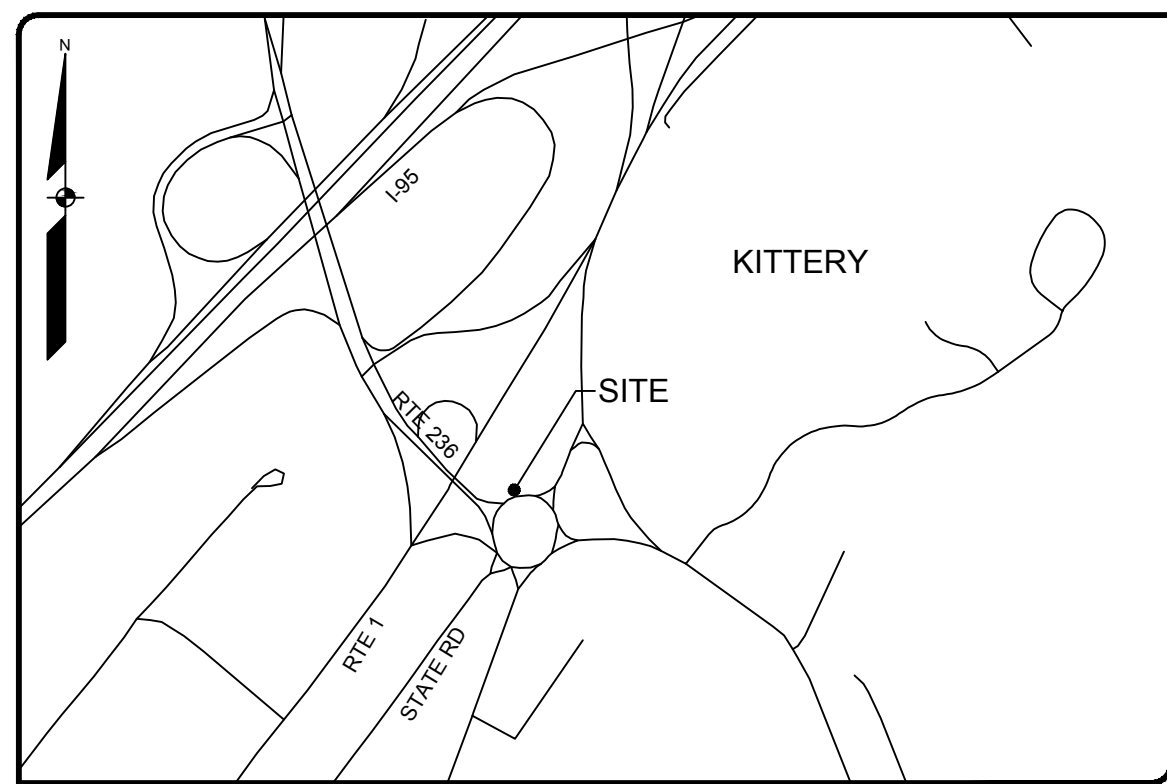
SEBAGO
 TECHNICS
 WWW.SEAGOTECHNICS.COM
 75 John Roberts Rd.
 Sullis, IA
 South Portland, ME 04106
 Tel. 207-200-2100

OVERALL SITE PLAN
 OF:
 INDICO CANNABIS RETAIL
 120 STATE ROAD
 KITTERY, MAINE 03904
 FOR:
 INDICO
 120 STATE ROAD
 KITTERY, MAINE 03904

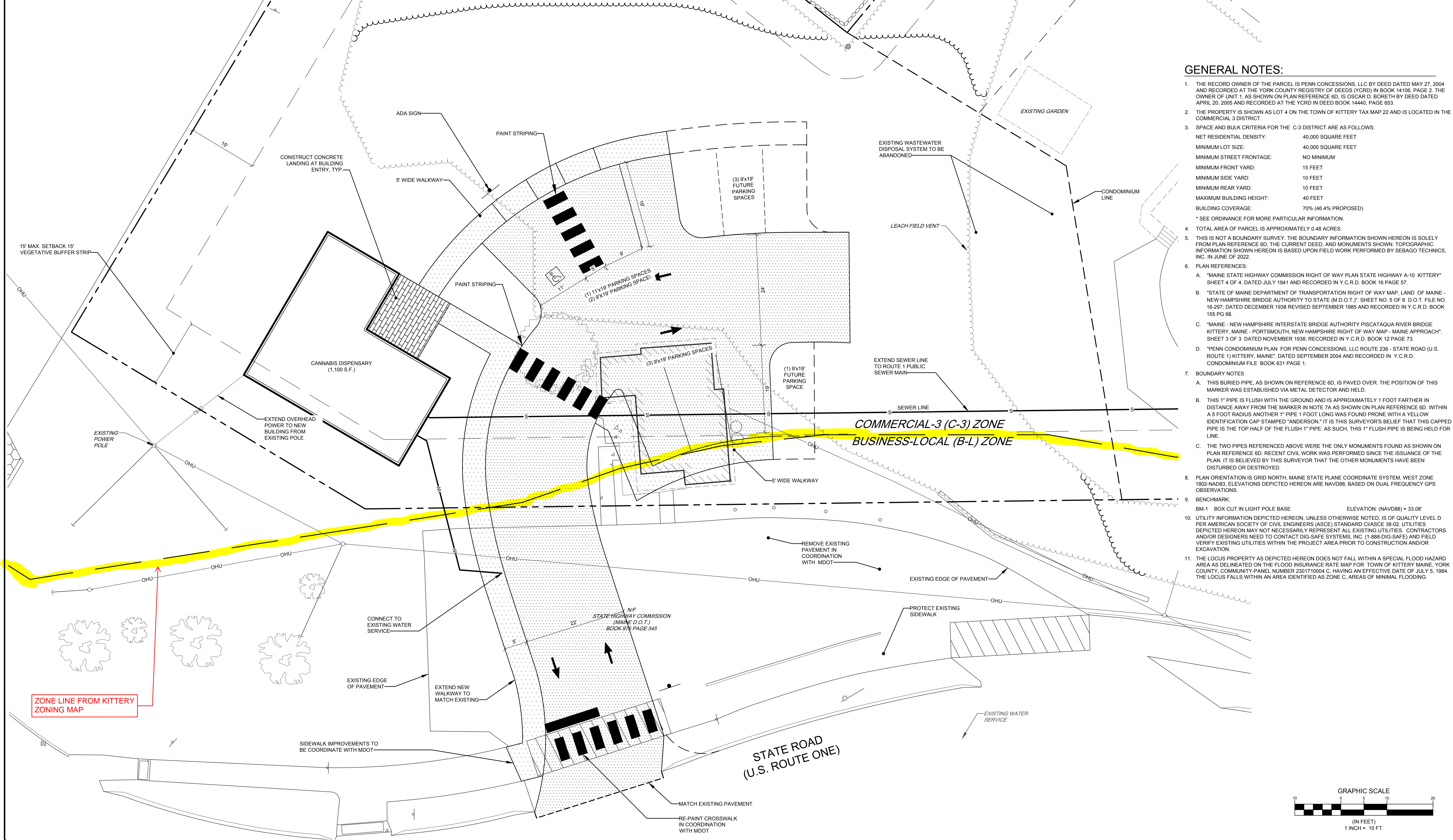
DESIGNED	KSM
DRAWN	ABB
CHECKED	CHK
DATE	10/18/2022
SCALE	120'
PROJECT	220066



220066_0422.dwg, TAB.S1



LOCATION MAP N.T.S.



GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS PENN CONCESSIONS, LLC BY DEED DATED MAY 27, 2004 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 14106, PAGE 2. THE OWNER OF UNIT 1, AS SHOWN ON PLAN REFERENCE 6D, IS OSCAR D. BORETH BY DEED DATED APRIL 20, 2005 AND RECORDED AT THE YCRD IN DEED BOOK 14440, PAGE 653.
- THE PROPERTY IS SHOWN AS LOT 4 ON THE TOWN OF KITTERY TAX MAP 22 AND IS LOCATED IN THE COMMERCIAL 3 DISTRICT.
- SPACE AND BULK CRITERIA FOR THE C-3 DISTRICT ARE AS FOLLOWS:
 NET RESIDENTIAL DENSITY: 40,000 SQUARE FEET
 MINIMUM LOT SIZE: 40,000 SQUARE FEET
 MINIMUM STREET FRONTAGE: NO MINIMUM
 MINIMUM FRONT YARD: 15 FEET
 MINIMUM SIDE YARD: 10 FEET
 MINIMUM REAR YARD: 10 FEET
 MAXIMUM BUILDING HEIGHT: 40 FEET
 BUILDING COVERAGE: 70% (46.4% PROPOSED)
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 0.48 ACRES.
- THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY INFORMATION SHOWN HEREON IS SOLELY FROM PLAN REFERENCE 6D, THE CURRENT DEED, AND MONUMENTS SHOWN. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN JUNE OF 2022.
- PLAN REFERENCES:
 A. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY PLAN STATE HIGHWAY A-10 KITTERY" SHEET 4 OF 4, DATED JULY 1941 AND RECORDED IN Y.C.R.D. BOOK 16 PAGE 57.
 B. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, LAND OF MAINE - NEW HAMPSHIRE BRIDGE AUTHORITY TO STATE (M.D.O.T.)", SHEET NO. 5 OF 6 D.O.T. FILE NO. 16-297, DATED DECEMBER 1938 REVISED SEPTEMBER 1985 AND RECORDED IN Y.C.R.D. BOOK 155 PG 68.
 C. "MAINE - NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE KITTERY, MAINE - PORTSMOUTH, NEW HAMPSHIRE RIGHT OF WAY MAP - MAINE APPROACH", SHEET 3 OF 3, DATED NOVEMBER 1938, RECORDED IN Y.C.R.D. BOOK 12 PAGE 73.
 D. "PENN CONDOMINIUM PLAN FOR PENN CONCESSIONS, LLC ROUTE 236 - STATE ROAD (U.S. ROUTE 1) KITTERY, MAINE", DATED SEPTEMBER 2004 AND RECORDED IN Y.C.R.D. CONDOMINIUM FILE BOOK 631 PAGE 1.
- BOUNDARY NOTES
 A. THIS BURIED PIPE, AS SHOWN ON REFERENCE 6D, IS PAVED OVER. THE POSITION OF THIS MARKER WAS ESTABLISHED VIA METAL DETECTOR AND HELD.
 B. THIS 1" PIPE IS FLUSH WITH THE GROUND AND IS APPROXIMATELY 1 FOOT FARTHER IN DISTANCE AWAY FROM THE MARKER IN NOTE 7A AS SHOWN ON PLAN REFERENCE 6D. WITHIN A 5 FOOT RADIUS ANOTHER 1" PIPE 1 FOOT LONG WAS FOUND PRONE WITH A YELLOW IDENTIFICATION CAP STAMPED "ANDERSON." IT IS THIS SURVEYOR'S BELIEF THAT THIS CAPPED PIPE IS THE TOP HALF OF THE FLUSH 1" PIPE. AS SUCH, THIS 1" FLUSH PIPE IS BEING HELD FOR LINE.
 C. THE TWO PIPES REFERENCED ABOVE WERE THE ONLY MONUMENTS FOUND AS SHOWN ON PLAN REFERENCE 6D. RECENT CIVIL WORK WAS PERFORMED SINCE THE ISSUANCE OF THE PLAN. IT IS BELIEVED BY THIS SURVEYOR THAT THE OTHER MONUMENTS HAVE BEEN DISTURBED OR DESTROYED.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802 AD883. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BENCHMARK:
 BM-1 BOX CUT IN LIGHT POLE BASE ELEVATION: (NAVD88) = 33.08'
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C1ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TOWN OF KITTERY MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 2301710004 C, HAVING AN EFFECTIVE DATE OF JULY 5, 1984. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	10/19/2022	REVISED PER SKETCH PLAN
2	07/18/2022	RE-ISSUED FOR SKETCH PLAN REVIEW
3	07/12/2022	RE-ISSUED FOR SKETCH PLAN REVIEW
4	06/02/2022	ISSUED FOR SKETCH PLAN REVIEW

D	KSM	10-19-2022	REVISED PER SKETCH PLAN
C	CAB	07-18-2022	RE-ISSUED FOR SKETCH PLAN REVIEW
B	CAB	07-12-2022	RE-ISSUED FOR SKETCH PLAN REVIEW
A	CAB	06-02-2022	ISSUED FOR SKETCH PLAN REVIEW

REV. BY: DATE: STATUS:

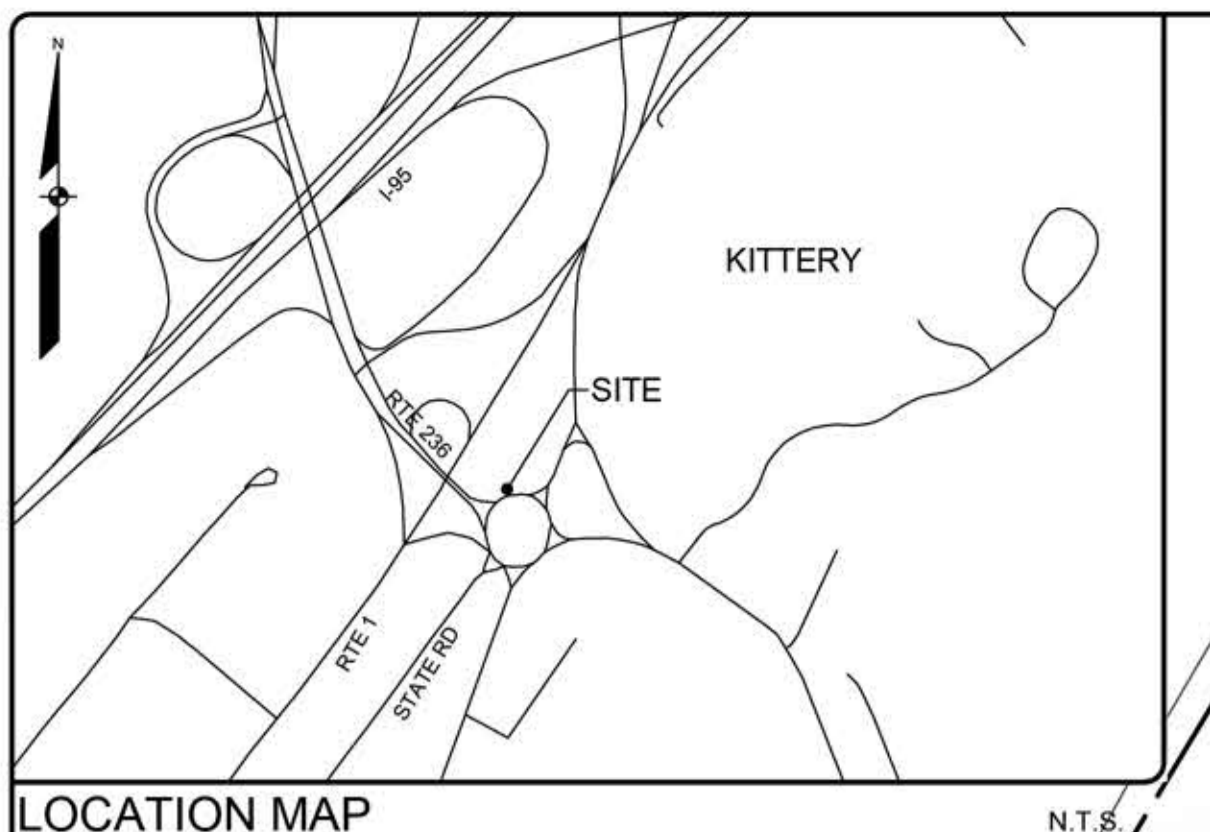
THIS PLAN SHALL NOT BE COPIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO
 TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd.
 Sulfur, IA
 South Portland, ME 04106
 Tel. 207-200-2100

DETAIL SITE PLAN
 OF:
INDICO CANNABIS RETAIL
 120 STATE ROAD
 KITTERY, MAINE 03904
 FOR:
INDICO
 120 STATE ROAD
 KITTERY, MAINE 03904

DESIGNED	KSM
DRAWN	ABB
CHECKED	CHK
DATE	10/18/2022
SCALE	1" = 10'
PROJECT	220066

220066 SZ.dwg TWS ST



- GENERAL NOTES:**
- THE RECORD OWNER OF THE PARCEL IS PENN CONCESSIONS, LLC BY DEED DATED MAY 27, 2004 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 14106, PAGE 2. THE OWNER OF UNIT 1, AS SHOWN ON PLAN REFERENCE 6D, IS OSCAR D. BORETH BY DEED DATED APRIL 20, 2005 AND RECORDED AT THE YCRD IN DEED BOOK 14440, PAGE 653.
 - THE PROPERTY IS SHOWN AS LOT 4 ON THE TOWN OF KITTERY TAX MAP 22 AND IS LOCATED IN THE COMMERCIAL 3 DISTRICT.
 - SPACE AND BULK CRITERIA FOR THE C-3 DISTRICT ARE AS FOLLOWS:
 NET RESIDENTIAL DENSITY: 40,000 SQUARE FEET
 MINIMUM LOT SIZE: 40,000 SQUARE FEET
 MINIMUM STREET FRONTAGE: NO MINIMUM
 MINIMUM FRONT YARD: 15 FEET
 MINIMUM SIDE YARD: 10 FEET
 MINIMUM REAR YARD: 10 FEET
 MAXIMUM BUILDING HEIGHT: 40 FEET
 BUILDING COVERAGE: 70% (46.4% PROPOSED)
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
 - TOTAL AREA OF PARCEL IS APPROXIMATELY 0.48 ACRES.
 - THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY INFORMATION SHOWN HEREON IS SOLELY FROM PLAN REFERENCE 6D, THE CURRENT DEED, AND MONUMENTS SHOWN. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN JUNE OF 2022.
 - PLAN REFERENCES:
 A. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY PLAN STATE HIGHWAY A-10 KITTERY" SHEET 4 OF 4, DATED JULY 1941 AND RECORDED IN Y.C.R.D. BOOK 16 PAGE 57.
 B. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, LAND OF MAINE - NEW HAMPSHIRE BRIDGE AUTHORITY TO STATE (M.D.O.T.)" SHEET NO. 5 OF 6 D.O.T. FILE NO. 16-297, DATED DECEMBER 1938 REVISED SEPTEMBER 1985 AND RECORDED IN Y.C.R.D. BOOK 155 PG 68.
 C. "MAINE - NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE KITTERY, MAINE - PORTSMOUTH, NEW HAMPSHIRE RIGHT OF WAY MAP - MAINE APPROACH" SHEET 3 OF 3, DATED NOVEMBER 1938, RECORDED IN Y.C.R.D. BOOK 12 PAGE 73.
 D. "PENN CONDOMINIUM PLAN FOR PENN CONCESSIONS, LLC ROUTE 236 - STATE ROAD (U.S. ROUTE 1) KITTERY, MAINE" DATED SEPTEMBER 2004 AND RECORDED IN Y.C.R.D. CONDOMINIUM FILE BOOK 631 PAGE 1.
 - BOUNDARY NOTES
 A. THIS BURIED PIPE, AS SHOWN ON REFERENCE 6D, IS PAVED OVER. THE POSITION OF THIS MARKER WAS ESTABLISHED VIA METAL DETECTOR AND HELD.
 B. THIS 1" PIPE IS FLUSH WITH THE GROUND AND IS APPROXIMATELY 1 FOOT FARTHER IN DISTANCE AWAY FROM THE MARKER IN NOTE 7A AS SHOWN ON PLAN REFERENCE 6D. WITHIN A 5 FOOT RADIUS ANOTHER 1" PIPE 1 FOOT LONG WAS FOUND PRONE WITH A YELLOW IDENTIFICATION CAP STAMPED "ANDERSON". IT IS THIS SURVEYOR'S BELIEF THAT THIS CAPPED PIPE IS THE TOP HALF OF THE FLUSH 1" PIPE. AS SUCH, THIS 1" FLUSH PIPE IS BEING HELD FOR LINE.
 C. THE TWO PIPES REFERENCED ABOVE WERE THE ONLY MONUMENTS FOUND AS SHOWN ON PLAN REFERENCE 6D. RECENT CIVIL WORK WAS PERFORMED SINCE THE ISSUANCE OF THE PLAN. IT IS BELIEVED BY THIS SURVEYOR THAT THE OTHER MONUMENTS HAVE BEEN DISTURBED OR DESTROYED.
 - PLAN ORIENTATION IS GRID NORTH. MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
 - BENCHMARK:
 BM-1 BOX CUT IN LIGHT POLE BASE ELEVATION: (NAVD83) = 33.08'
 - UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C145-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-ING-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
 - THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TOWN OF KITTERY MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 200170004 C, HAVING AN EFFECTIVE DATE OF JULY 5, 1984. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.

NOT FOR CONSTRUCTION

REV	BY	DATE	STATUS
D	KSM	10-19-2022	REVISED PER SKETCH PLAN
C	CAB	07-18-2022	RE-ISSUED FOR SKETCH PLAN REVIEW
B	CAB	07-12-2022	RE-ISSUED FOR SKETCH PLAN REVIEW
A	CAB	06-02-2022	ISSUED FOR SKETCH PLAN REVIEW

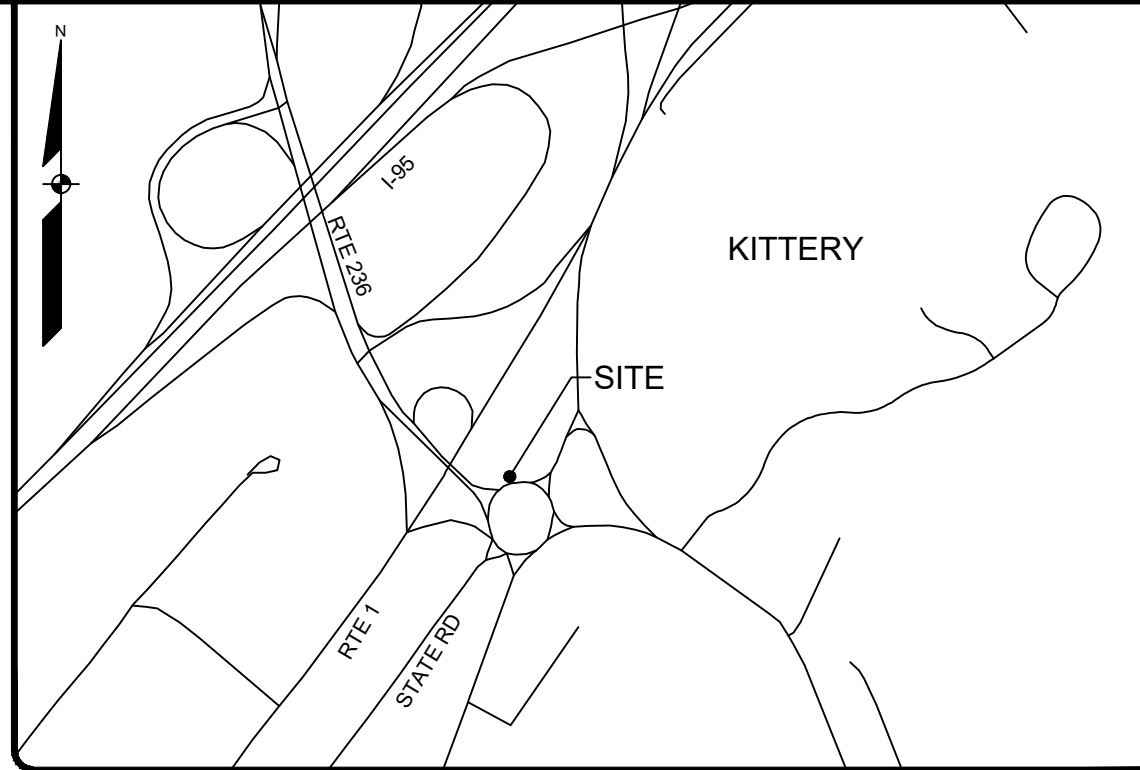
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO
 TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 Light Roberts Rd.
 South Portland, ME 04106
 Tel. 207-200-2100

DETAIL SITE PLAN
 OF:
INDICO CANNABIS RETAIL
 120 STATE ROAD
 KITTERY, MAINE 03904
 FOR:
INDICO
 120 STATE ROAD
 KITTERY, MAINE 03904

DESIGNED	KSM
DRAWN	ABB
CHECKED	CHK
DATE	10/18/2022
SCALE	1" = 10'
PROJECT	220066

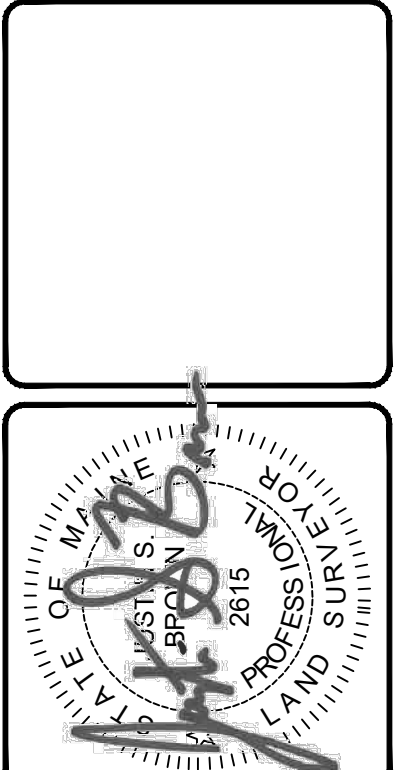
220066 SZ.dwg, TAB 51



LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS PENN CONCESSIONS, LLC BY DEED DATED MAY 27, 2004 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 14106, PAGE 2. THE OWNER OF UNIT 1, AS SHOWN ON PLAN REFERENCE 6D, IS OSCAR D. BORETH BY DEED DATED APRIL 20, 2005 AND RECORDED AT THE YCRD IN BOOK 14440, PAGE 653.
- THE PROPERTY IS SHOWN AS LOT 4 ON THE TOWN OF KITTERY TAX MAP 22 AND IS LOCATED IN THE COMMERCIAL 3 DISTRICT.
- SPACE AND BULK CRITERIA FOR THE C-3 DISTRICT ARE AS FOLLOWS:
 NET RESIDENTIAL DENSITY: 40,000 SQUARE FEET
 MINIMUM LOT SIZE: 40,000 SQUARE FEET
 MINIMUM STREET FRONTAGE: NO MINIMUM
 MINIMUM FRONT YARD: 15 FEET
 MINIMUM SIDE YARD: 10 FEET
 MINIMUM REAR YARD: 10 FEET
 MAXIMUM BUILDING HEIGHT: 40 FEET
 MAXIMUM BUILDING COVERAGE: 70%
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 0.48 ACRES.
- THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY INFORMATION SHOWN HEREON IS SOLELY FROM PLAN REFERENCE 6D, THE CURRENT DEED, AND MONUMENTS SHOWN. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN JUNE OF 2022.
- PLAN REFERENCES:
 A. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY PLAN STATE HIGHWAY A-10 KITTERY SHEET 4, DATED JULY, 1941 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 16 PAGE 57.
 B. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, LAND OF MAINE - NEW HAMPSHIRE BRIDGE AUTHORITY TO STATE (M.D.O.T.), SHEET NO. 5 OF 6 D.O.T. FILE NO. 16-297, DATED DECEMBER, 1938 AND REVISED THROUGH SEPTEMBER, 1985 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 155 PAGE 68.
 C. "MAINE - NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY PISCATAQUA RIVER BRIDGE KITTERY, MAINE - PORTSMOUTH, NEW HAMPSHIRE RIGHT OF WAY MAP - MAINE APPROACH", SHEET 3 OF 3 DATED NOVEMBER, 1938, RECORDED AT THE Y.C.R.D. IN PLAN BOOK 12 PAGE 73.
 D. "PENN CONDOMINIUM PLAN FOR PENN CONCESSIONS, LLC ROUTE 236 - STATE ROAD (U.S. ROUTE 1) KITTERY, MAINE", DATED SEPTEMBER, 2004 AND RECORDED AT THE Y.C.R.D. IN CONDOMINIUM FILE BOOK 631 PAGE 1.
- BOUNDARY NOTES
 A. THIS BURIED PIPE, AS SHOWN ON PLAN REFERENCE 6D, IS PAVED OVER. THE POSITION OF THIS MARKER WAS ESTABLISHED VIA METAL DETECTOR AND HELD.
 B. THIS 1 INCH PIPE IS FLUSH WITH THE GROUND AND IS APPROXIMATELY 1 FOOT FARTHER IN DISTANCE AWAY FROM THE MARKER IN NOTE 7A AS SHOWN ON PLAN REFERENCE 6D. WITHIN A 5 FOOT RADIUS ANOTHER 1 INCH PIPE 1 FOOT LONG WAS FOUND PRONE WITH A YELLOW IDENTIFICATION CAP STAMPED "ANDERSON". IT IS THIS SURVEYOR'S BELIEF THAT THIS CAPPED PIPE IS THE TOP HALF OF THE FLUSH 1 INCH PIPE. AS SUCH, THIS 1 INCH FLUSH PIPE IS BEING HELD FOR LINE.
 C. THE TWO PIPES REFERENCED ABOVE WERE THE ONLY MONUMENTS FOUND AS SHOWN ON PLAN REFERENCE 6D. RECENT CIVIL WORK WAS PERFORMED SINCE THE ISSUANCE OF THE PLAN. IT IS BELIEVED BY THIS SURVEYOR THAT THE OTHER MONUMENTS HAVE BEEN DISTURBED OR DESTROYED.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NA083. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BENCHMARK:
 BM-1 BOX CUT IN LIGHT POLE BASE ELEVATION: 33.08' (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD GI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TOWN OF KITTERY MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER Z301710004 C, HAVING AN EFFECTIVE DATE OF JULY 5, 1994. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.

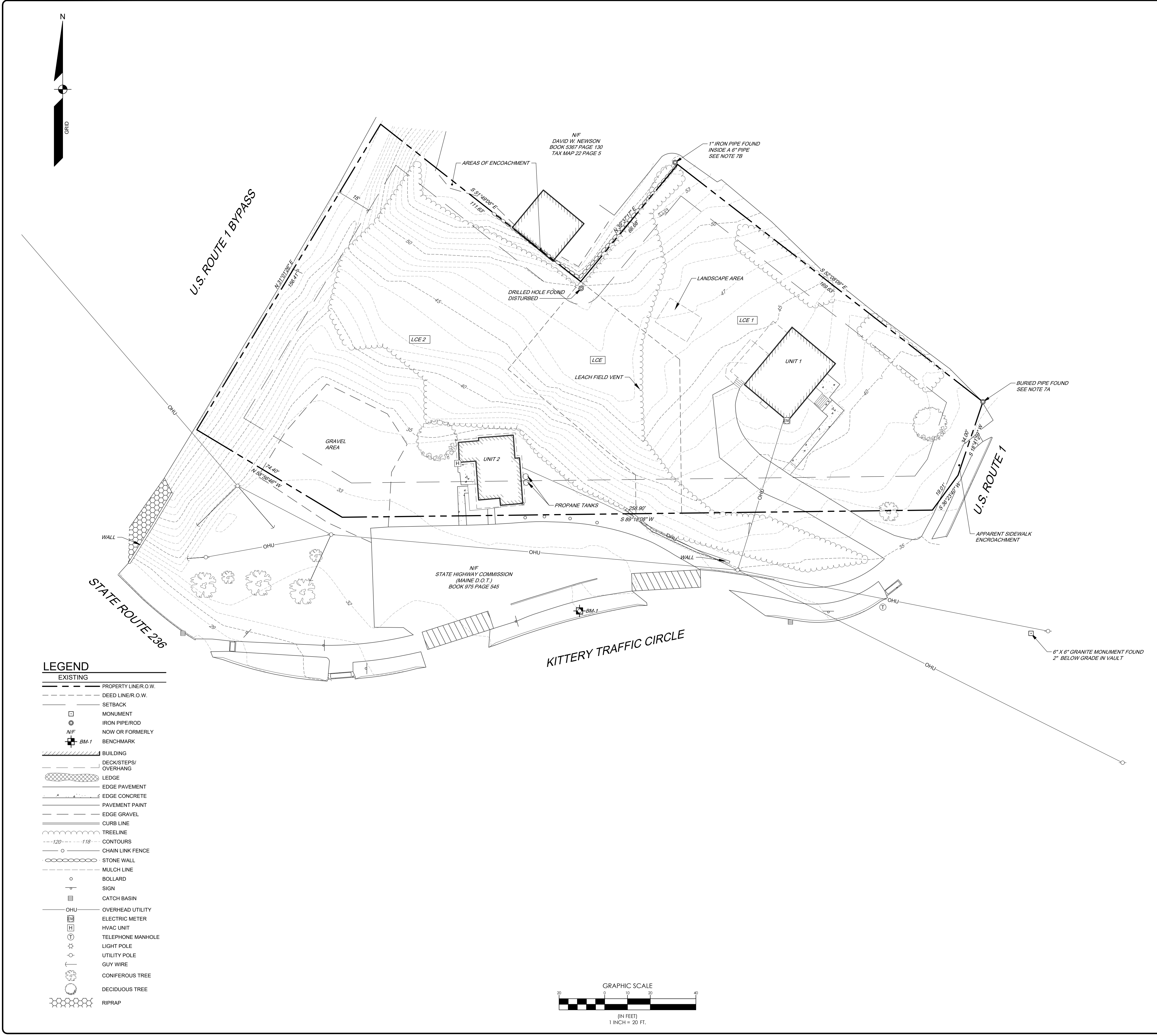


REV.	BY	DATE	STATUS	ISSUED TO CLIENT FOR REVIEW
B	JSB	10/18/2022	UPDATED TRAFFIC CIRCLE OWNERSHIP AND ROADSIDE SETBACKS	
A	JSB	07/11/2022	ISSUED TO CLIENT FOR REVIEW	



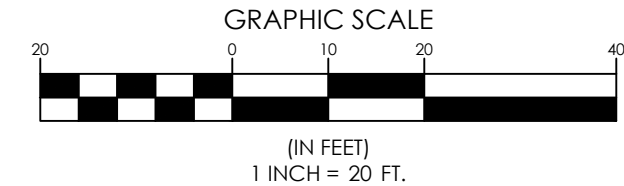
EXISTING CONDITIONS PLAN
 OF:
 INDICO KITTERY
 181 STATE ROAD
 KITTERY, ME
 FOR:
 INDICO, LLC
 120 STATE ROAD
 KITTERY, ME

DESIGNED	-
DRAWN	CNG
CHECKED	TSL/JSB
DATE	07/11/2022
SCALE	1" = 20'
PROJECT	220066



LEGEND

EXISTING	
---	PROPERTY LINE/R.O.W.
---	DEED LINE/R.O.W.
---	SETBACK
□	MONUMENT
○	IRON PIPE/ROD
○	NOW OR FORMERLY
+	BENCHMARK
▭	BUILDING
▭	DECK/STEPS/ OVERHANG
▭	LEDGE
▭	EDGE PAVEMENT
▭	EDGE CONCRETE
▭	PAVEMENT PAINT
▭	EDGE GRAVEL
▭	CURB LINE
▭	TREELINE
---	CONTOURS
---	CHAIN LINK FENCE
---	STONE WALL
---	MULCH LINE
○	BOLLARD
+	SIGN
▭	CATCH BASIN
OHU	OVERHEAD UTILITY
⊠	ELECTRIC METER
⊠	HVAC UNIT
⊠	TELEPHONE MANHOLE
+	LIGHT POLE
+	UTILITY POLE
+	GUY WIRE
+	CONIFEROUS TREE
+	DECIDUOUS TREE
+	RIPRAP



220066EC.dwg, TAB:EC