

- GENERAL NOTES**
- THIS PLAN DEPICTS THE DEVELOPMENT OF THE SUBJECT PARCEL INTO AN ADULT-USE MARIJUANA RETAIL STORE SERVICED BY A PAVED TRAVELWAY AND ASSOCIATED PARKING LOT. THE PROPOSED TRAVELWAY AND PARKING HAVE BEEN DESIGNED IN ACCORDANCE WITH THE TOWN OF KITTERY §16.5.27: 'STREETS AND PEDESTRIANWAYS/SIDEWALKS SITE DESIGN STANDARDS'.
 - THE SUBJECT PARCEL, LOCATED OFF OF HAROLD L. DOW HIGHWAY (ROUTE 236), IS IDENTIFIED AS LOT 1 ON TAX MAP 29, CONTAINS APPROXIMATELY 4.44 ACRES, AND IS LOCATED IN THE COMMERCIAL-2 AND RESIDENTIAL-SUBURBAN ZONING DISTRICTS. ALL DEVELOPMENT RELATED TO THIS PROJECT SHALL TAKE PLACE WITHIN THE COMMERCIAL-2 DISTRICT.
 - DIMENSIONAL REQUIREMENTS FOR THE 'C-2' ZONING DISTRICT AS PER §16.4.20.D.(2):

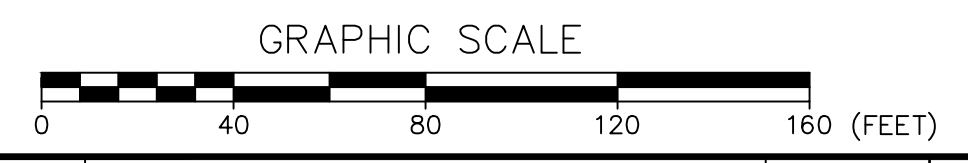
MINIMUM LOT SIZE:	40,000 SQ. FT. (1 ACRE)
MINIMUM SETBACKS:	50' FRONTYARD 30' SIDEYARD 30' REARYARD
MAXIMUM BUILDING HEIGHT:	40'
MAXIMUM IMPERVIOUS COVERAGE:	40%
MINIMUM STREET FRONTAGE:	150'
 - ALL EXISTING BOUNDARY INFORMATION AND ON-SITE CONDITIONS ARE AS PER PLAN REFERENCE 1. EXISTING CONTOURS ARE DEPICTED FROM STATE LIDAR IMAGERY. EXISTING CONDITIONS OF ABUTTING PROPERTIES ARE APPROXIMATE.
 - PARKING REQUIREMENTS AS PER §16.7.11.F.(4).(d):

RETAIL STORES	= 1 SPACE / 175 SQ. FT. GROSS FLOOR AREA
	= [517 SQ. FT. TOTAL FLOOR AREA] x 2 FLOORS
	= [1,034 SQ. FT.] / 175 SQ. FT. => 5.91
	=> 6 SPACES REQUIRED (8 PROPOSED, 1 ADA)
 - A WETLAND DELINEATION WAS PERFORMED ON NOVEMBER 22, 2021 IN ACCORDANCE WITH THE STANDARDS OF THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL. THIS DELINEATION WAS PERFORMED BY MICHAEL CUOMO, C.W.S. #211 AND LINWORK DEPICTED ON THIS PLAN SET WAS SURVEY-LOCATED BY ATTAR ENGINEERING, INC.
 - TOTAL PROPOSED WETLAND IMPACTS = 2,212 SQ. FT.
 - THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE-GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL PROPOSED SIGNS SHALL COMPLY WITH REQUIREMENTS OF THE GENERAL PERFORMANCE STANDARDS OUTLINED IN §16.5.23: "SIGNS"
 - THE PROPOSED DEVELOPMENT SHALL BE SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER. ALL UTILITY MATERIALS, SIZES, AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE KITTERY SEWER DISTRICT (KSD) AND KITTERY WATER DISTRICT (KWD).
 - THE NEAREST FIRE HYDRANT IS APPROXIMATELY 500' NORTHERLY, LOCATED AT THE INTERSECTION OF MARTIN ROAD AND FERNALD ROAD AS PER THE TOWN OF KITTERY GIS.
 - WETLAND SETBACKS FOR DIFFERENT DEVELOPMENT FEATURES AS PER TOWN OF KITTERY TABLE 16.5.30: "MINIMUM SETBACK FROM WETLANDS AND WATER BODIES"
 6-20 STALL PARKING AREA (INCORPORATING BMPs FOR STORMWATER MANAGEMENT) = 75' FOR WETLAND SIZE > 1 ACRE
 BUILDING OR STRUCTURE = 100' FOR WETLAND SIZE > 1 ACRE

LEGEND

PROPERTY LINE	---
SETBACK	----
EXT. ABUTTER LINE	- - - -
EXT. PAVEMENT	=====
PRP. PAVEMENT	=====
EXT. GRAVEL	-----
EXT. BUILDING	▨▨▨▨
PRP. BUILDING	▨▨▨▨
EXT. PARKING	-----
PRP. PARKING	-----
EXT. GUARDRAIL	-----
EXT. TREELINE	~~~~~
TOWN ZONING BNDY	-----
EXT. WETLAND BNDY	-----
EXT. WETLAND AREA	▨▨▨▨
EXT. WETLAND BUFFER	-----

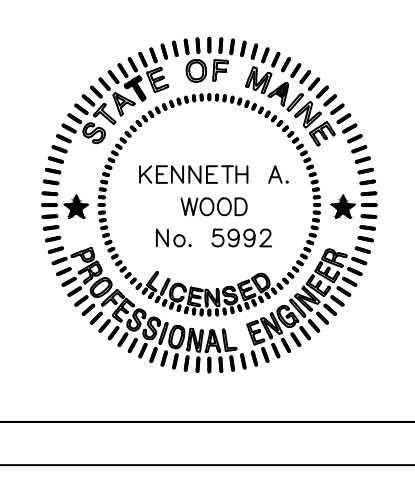
- PLAN REFERENCES:**
- "STANDARD BOUNDARY SURVEY" FOR PROPERTY AT 41 ROUTE 236, KITTERY, YORK COUNTY, MAINE. OWNED BY JUDY B. HALEY AND JOHN E. HALEY. PREPARED BY NORTH EASTERLY SURVEYING, INC. PLAN DATED 05/06/2008 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 329, PAGE 37.



TOWN OF KITTERY PLANNING BOARD	
FINAL SITE PLAN APPROVED:	
###/##/####	DATE

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____ M., AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER

A	SITE PLAN REVIEW APPLICATION	06/30/22
NO.	DESCRIPTION	DATE



PRELIMINARY SITE PLAN
WELL FIELD 44 CANNABIS DISPENSARY
41 ROUTE 236, KITTERY, ME 03904

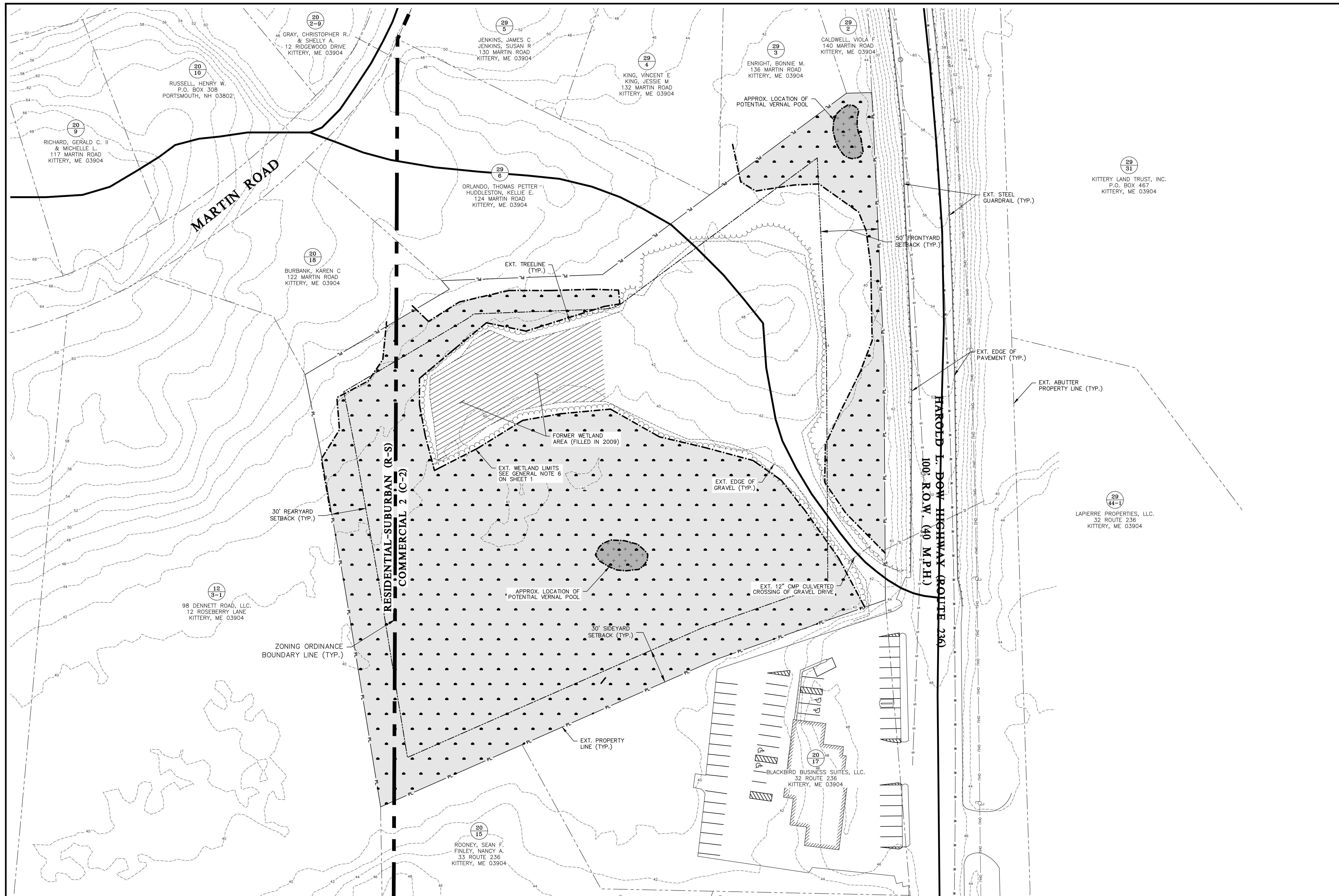
TAX MAP 29, LOT 1

FOR:
WELL FIELD 44, LLC.
8 DEXTER LANE UNIT 8
KITTERY, MAINE 03904

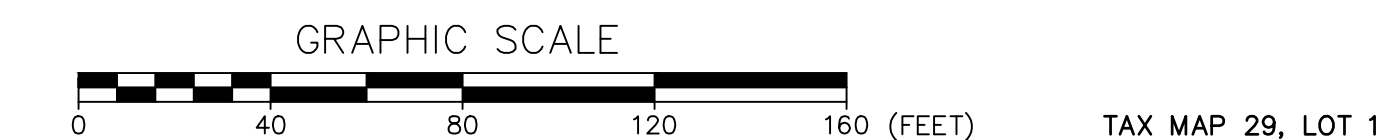
ATTAR ENGINEERING, INC.
CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 40'	APPROVED BY: MJS	DRAWN BY: MJS
DATE: 04/26/22	REVISION DATE: A : 06/30/22	SHEET: 1

JOB NO: C277-21 FILE: WELL FIELD BASE.DWG SHEET: 1



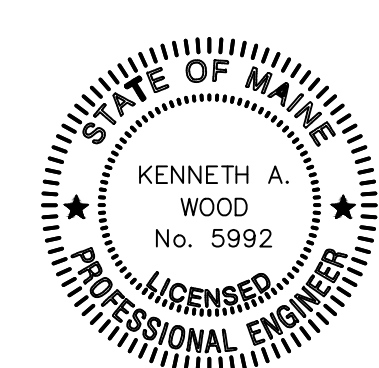
LEGEND	
PROPERTY LINE	— — — — —
SETBACK	— — — — —
EXT. ABUTTER LINE	— — — — —
EXT. PAVEMENT	— — — — —
EXT. GRAVEL	▨ ▨ ▨ ▨ ▨
EXT. BUILDING	▨ ▨ ▨ ▨ ▨
EXT. PARKING	▨ ▨ ▨ ▨ ▨
EXT. GUARDRAIL	— — — — —
EXT. TREELINE	— — — — —
TOWN ZONING BNDY	— — — — —
EXT. WETLAND BNDY	— — — — —
EXT. WETLAND AREA	▨ ▨ ▨ ▨ ▨
EXT. WETLAND BUFFER	— — — — —
EXT. SEWER LINE	— S — — —
EXT. SEWER MANHOLE	⊙
EXT. WATER LINE	— W — — —
EXT. OVERHEAD ELEC	— OHU — — —
EXT. POWER POLE	⊕
EXT. MAJOR CONTOUR	— — — — —
EXT. MINOR CONTOUR	— — — — —



EXISTING CONDITIONS PLAN
WELL FIELD 44 CANNABIS DISPENSARY
41 ROUTE 236, KITTERY, ME 03904

FOR:
WELL FIELD 44, LLC.
8 DEXTER LANE UNIT 8
KITTERY, MAINE 03904

ATTAR ENGINEERING, INC.
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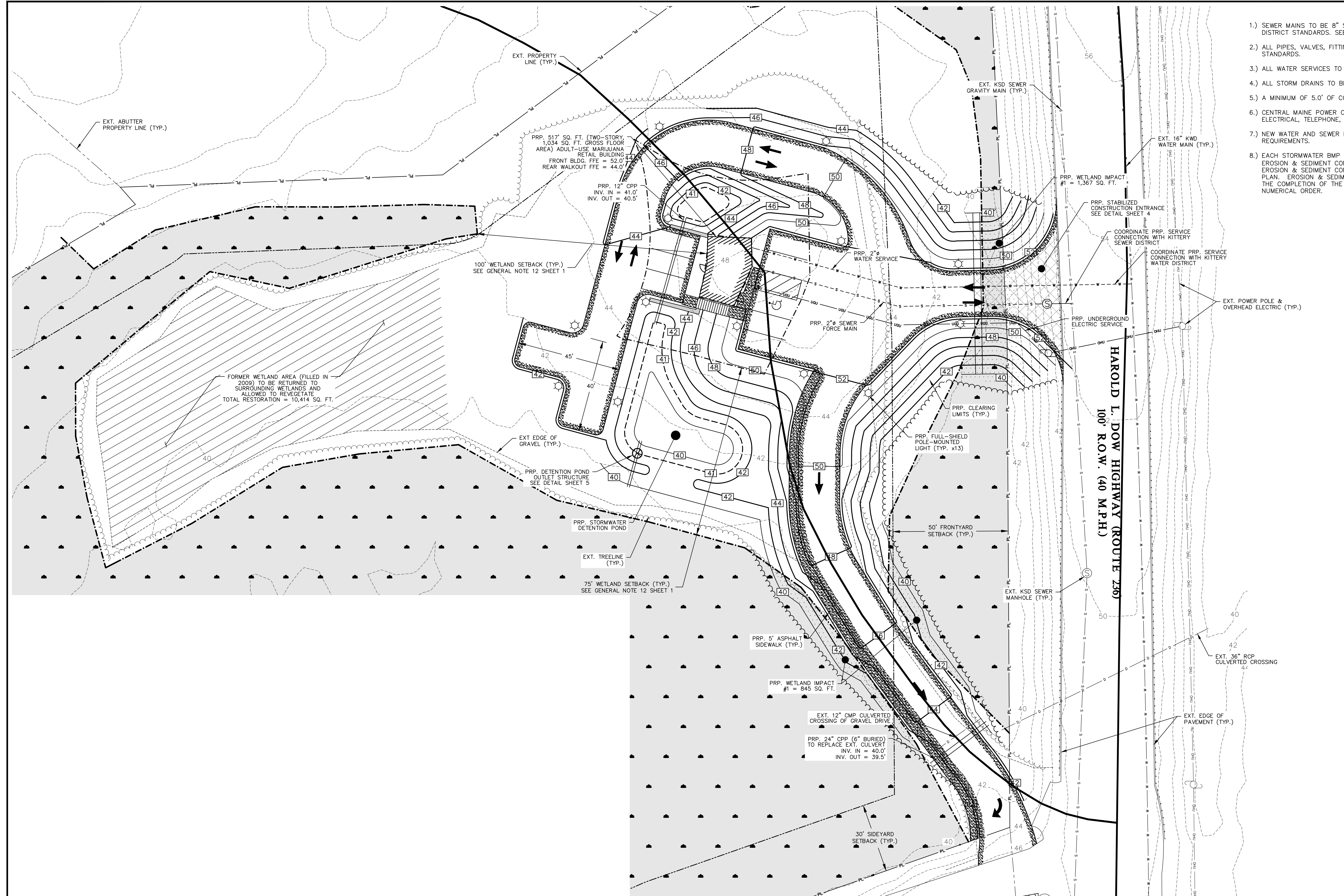


SCALE: 1" = 40'	APPROVED BY: MJS	DRAWN BY: MJS
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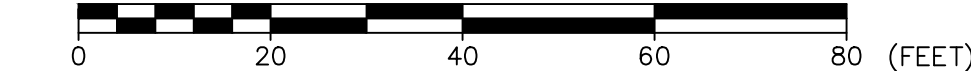
GENERAL NOTES

- 1.) SEWER MAINS TO BE 8" SDR 35 PVC. ALL OTHER APPURTENANCES SHALL MEET KITTELY SEWER DISTRICT STANDARDS. SEE DETAIL FOR TYPICAL INDIVIDUAL SERVICE SIZES.
- 2.) ALL PIPES, VALVES, FITTINGS, AND CONNECTIONS SHALL MEET CURRENT KITTELY WATER DISTRICT STANDARDS.
- 3.) ALL WATER SERVICES TO BE EQUIPPED WITH CURB STOPS.
- 4.) ALL STORM DRAINS TO BE ADS N-12 (PE) OR APPROVED EQUAL.
- 5.) A MINIMUM OF 5.0' OF COVER SHALL BE MAINTAINED OVER ALL WATER LINES.
- 6.) CENTRAL MAINE POWER COMPANY WILL PREPARE THE ELECTRICAL PLAN FOR CONSTRUCTION. ALL ELECTRICAL, TELEPHONE, AND CABLE SERVICES WILL BE UNDERGROUND.
- 7.) NEW WATER AND SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH RESPECTIVE DISTRICT REQUIREMENTS.
- 8.) EACH STORMWATER BMP CELL REPRESENTS A LIMITED AREA TO BE CONSTRUCTED WITH ALL EROSION & SEDIMENT CONTROL MEASURES IN PLACE. ALL "CELLS" SHALL BE PROTECTED BY EROSION & SEDIMENT CONTROL BEST MANAGEMENT PRACTICES AS REQUIRED BY THE E & S PLAN. EROSION & SEDIMENT CONTROL SHALL BE MAINTAINED FOR EACH CELL THROUGH-OUT THE COMPLETION OF THE ENTIRE PROJECT. THE CELLS SHALL BE ESTABLISHED IN THEIR NUMERICAL ORDER.



LEGEND	
PROPERTY LINE	---
SETBACK	---
EXT. ABUTTER LINE	---
EXT. PAVEMENT	---
PRP. PAVEMENT	---
EXT. GRAVEL	▨
EXT. BUILDING	▨
PRP. BUILDING	▨
EXT. PARKING	---
PRP. PARKING	---
EXT. GUARDRAIL	○
EXT. TREELINE	○
PRP. TREELINE	○
TOWN ZONING BNDY	---
EXT. WETLAND BNDY	▨
EXT. WETLAND AREA	▨
EXT. WETLAND BUFFER	---
EXT. SEWER LINE	S
EXT. SEWER MANHOLE	⊙
PRP. SEWER LINE	PS
EXT. WATER LINE	W
PRP. WATER LINE	PV
EXT. OVERHEAD ELEC	OHU
EXT. POWER POLE	⊙
PRP. U.G. ELECTRIC	UGU
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	XXX
PRP. MAJOR CONTOUR	XXX
PRP. MINOR CONTOUR	XXX
PRP. SPOT GRADE	102.0'

GRAPHIC SCALE



TAX MAP 29, LOT 1

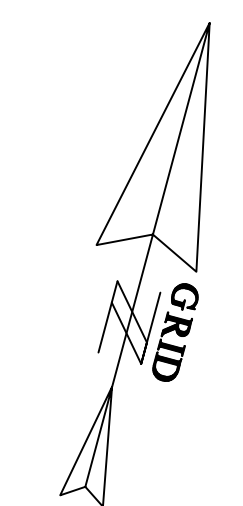
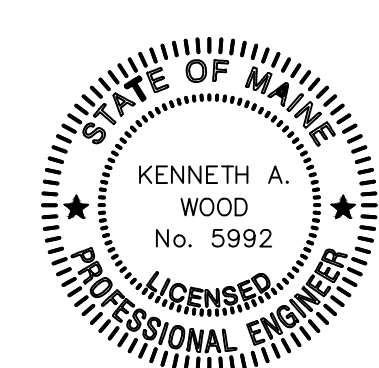
GRADING & UTILITIES PLAN
WELL FIELD 44 CANNABIS DISPENSARY
41 ROUTE 236, KITTELY, ME 03904

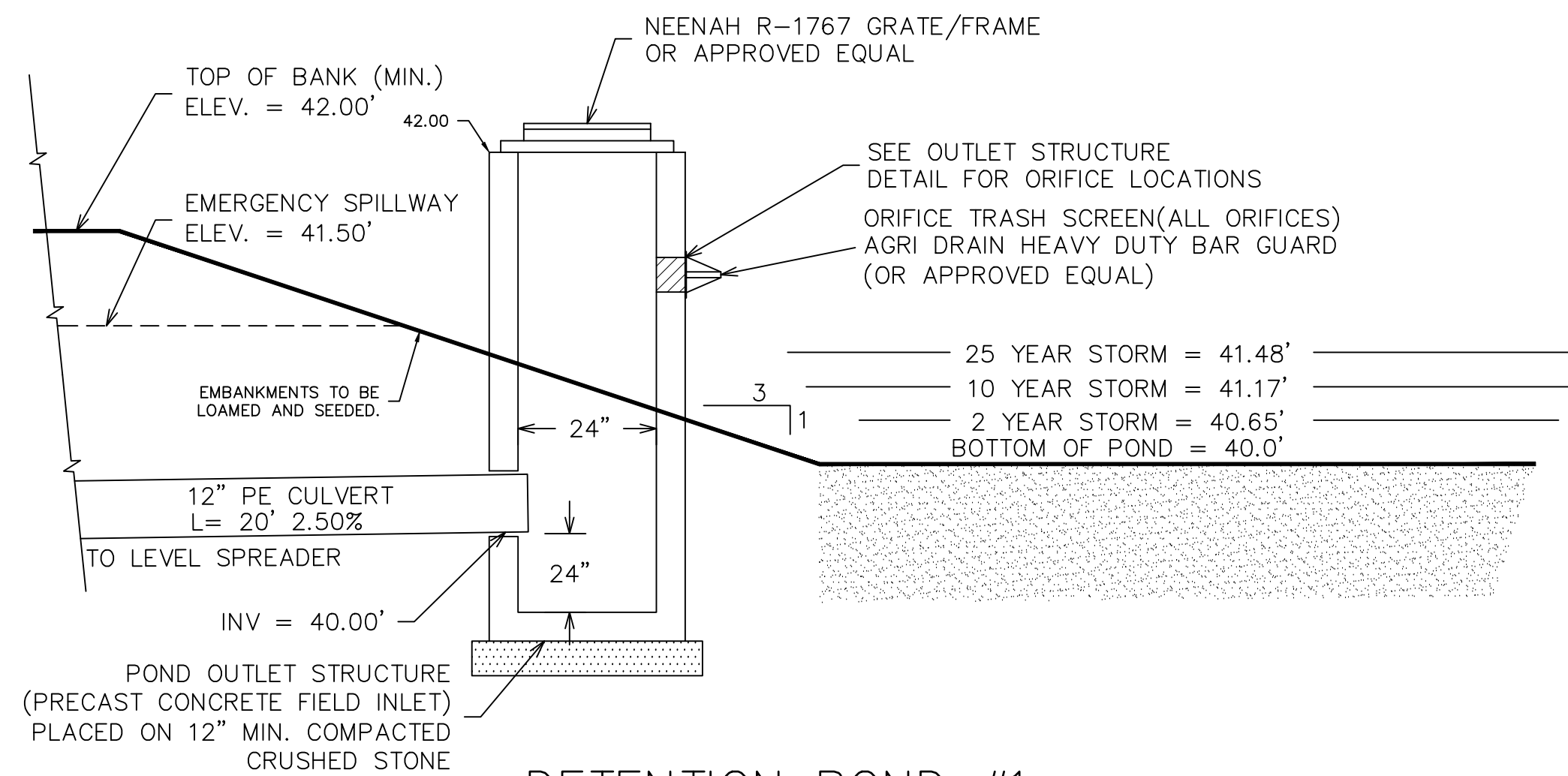
FOR:
WELL FIELD 44, LLC.
8 DEXTER LANE UNIT 8
KITTELY, MAINE 03904

ATTAR ENGINEERING, INC.
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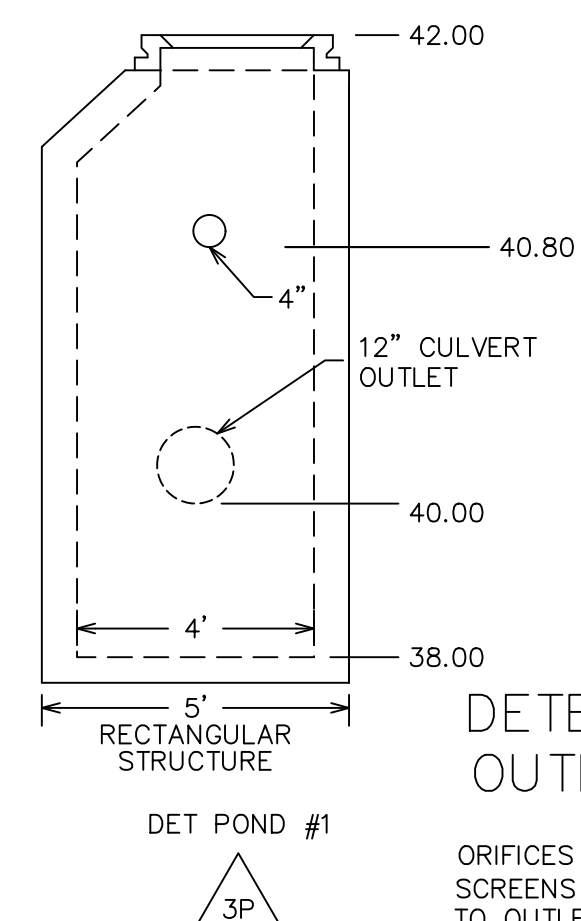
SCALE: 1" = 20'	APPROVED BY: MJS	DRAWN BY: MJS
DATE: 04/26/22	REVISION DATE: A : 06/30/22	
JOB NO: C277-21	FILE: WELL FIELD BASE.DWG	SHEET: 3

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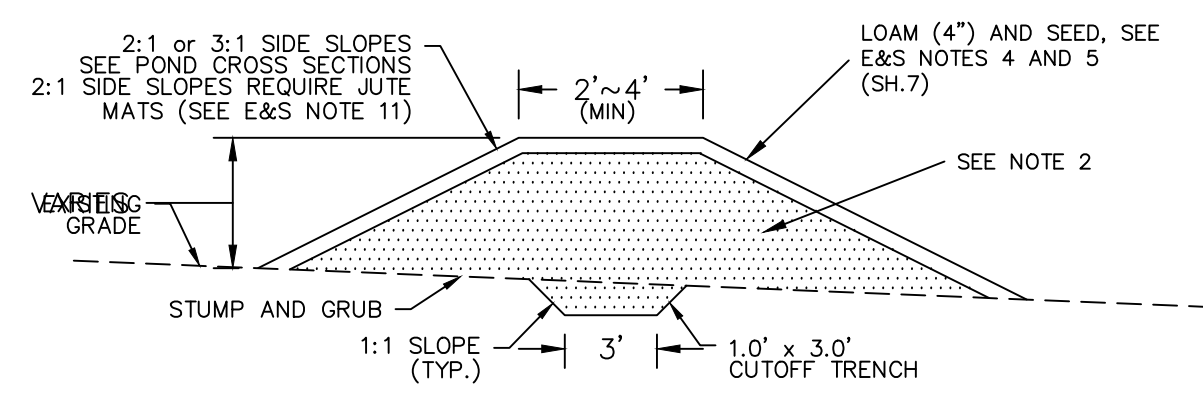




DETENTION POND #1
(NTS)
NOTES: PIPE JOINTS TO BE WATER TIGHT

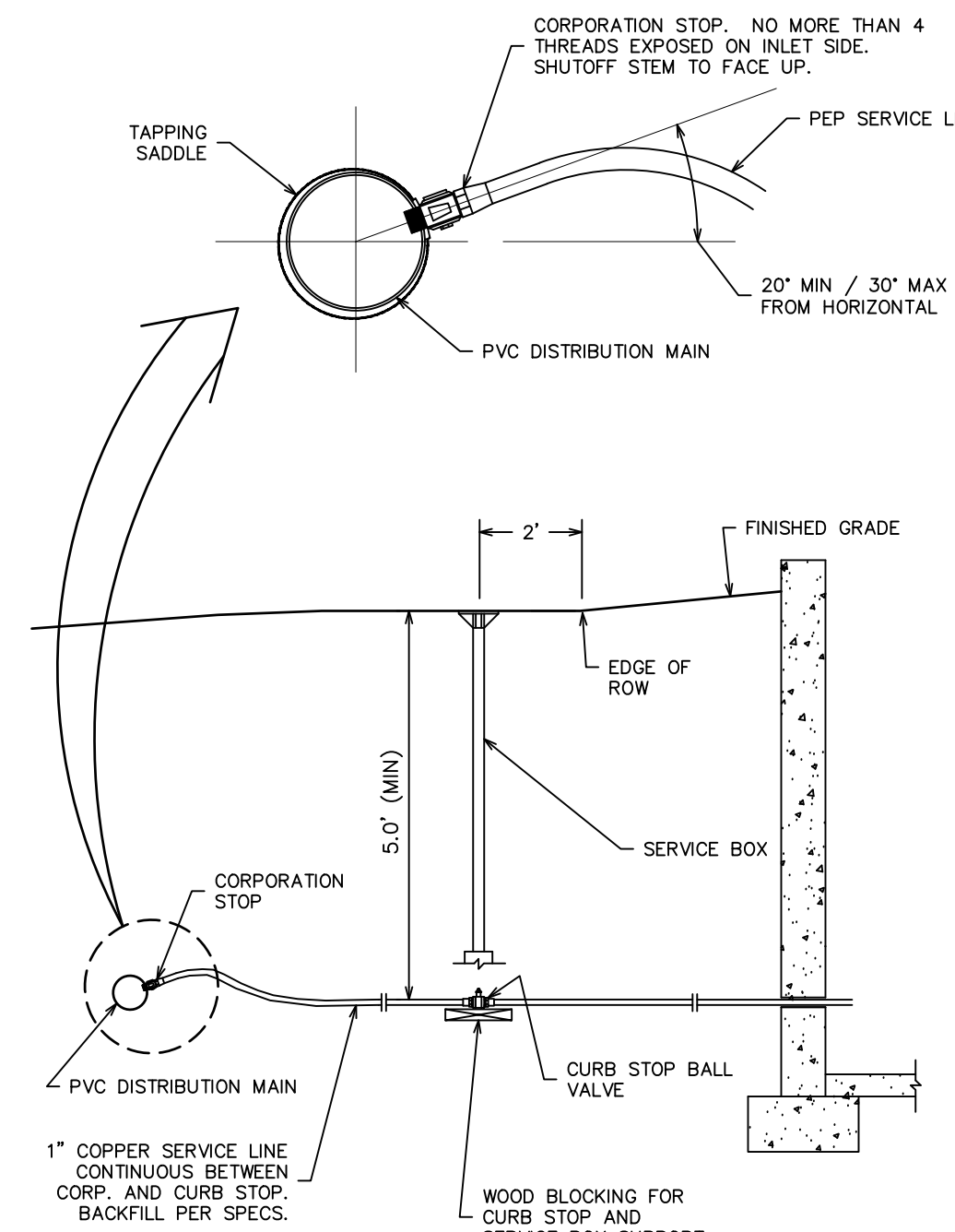


DETENTION POND #1 OUTLET STRUCTURE
(NTS)
ORIFICES TO BE PROTECTED WITH TRASH SCREENS (2" MAX. OPENINGS) FASTENED TO OUTLET STRUCTURES WITH SS PARTS.

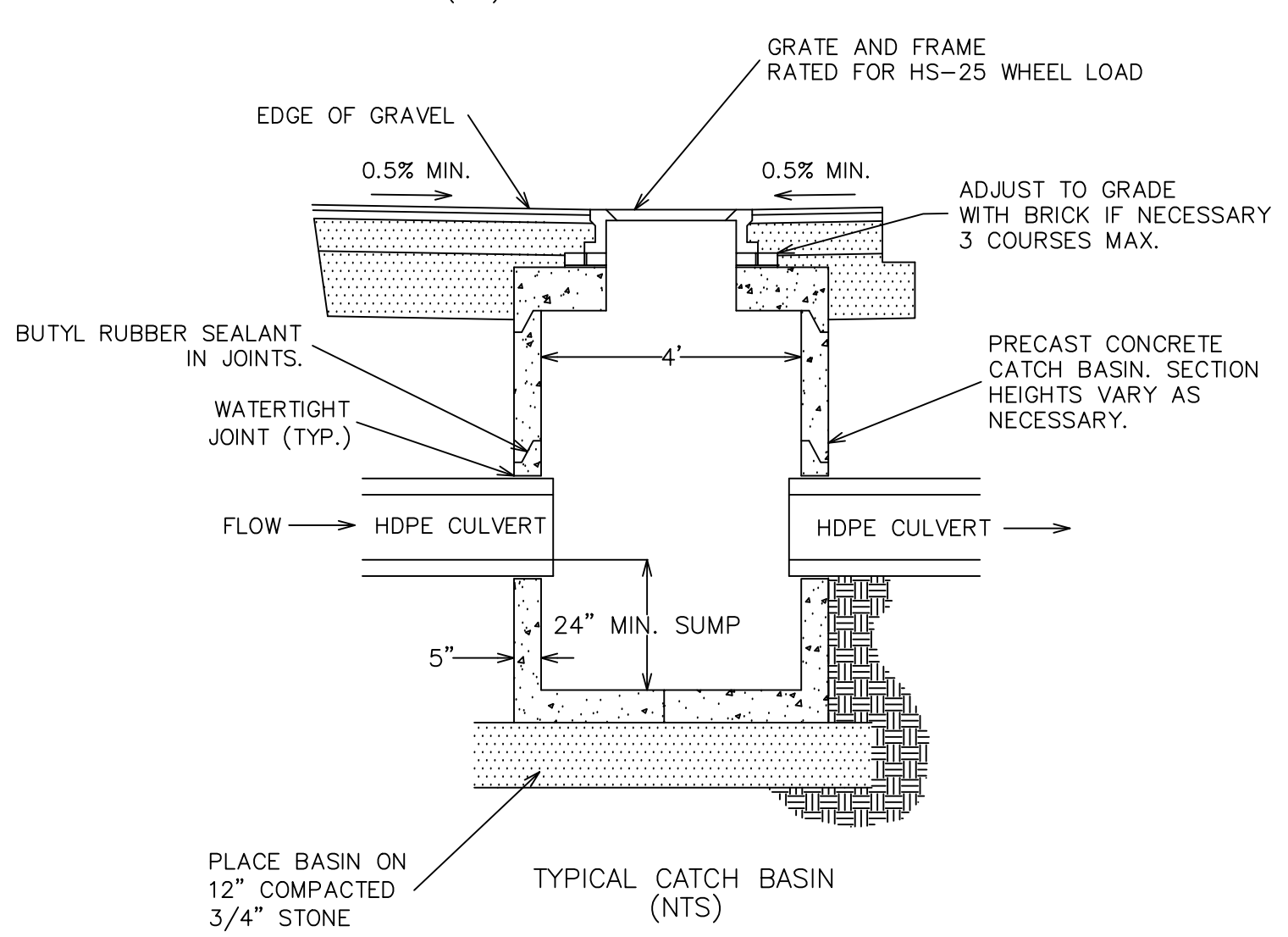


FILTER POND EMBANKMENT AND BERM DETAIL
SCALE: 1" = 5'
EMBANKMENT CONSTRUCTION NOTES

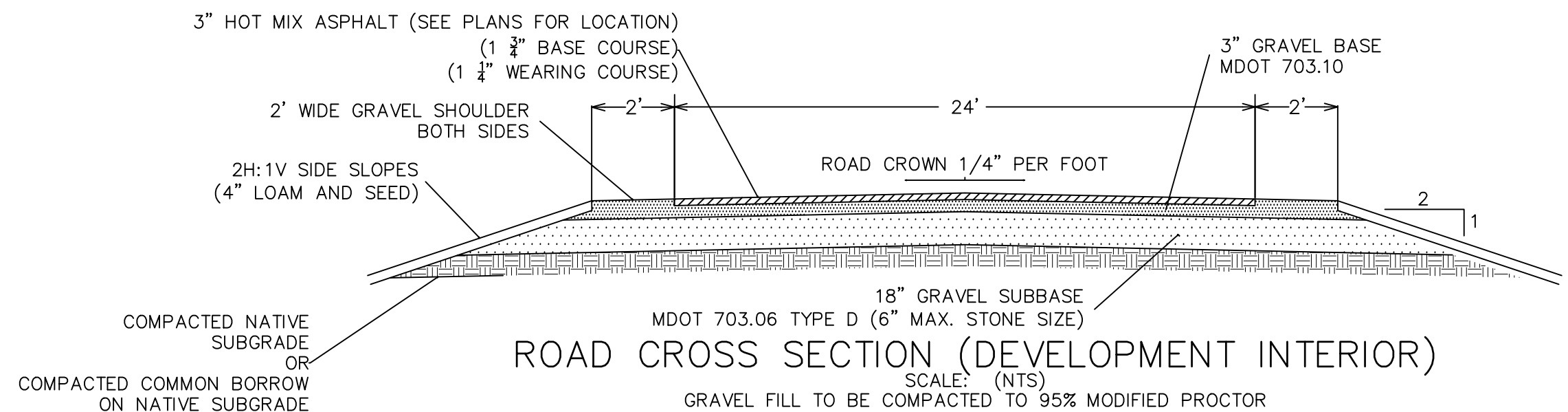
1. ALL ORGANIC MATERIAL, STUMPS, ROCKS AND BOULDERS SHALL BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBGRADE OF THE BASIN EMBANKMENT. ALL EXCAVATIONS BELOW THE BASIN EMBANKMENT SHALL HAVE A MINIMUM SLOPE OF 1H : 1V.
2. ALL BASIN EMBANKMENT FILL MATERIAL SHALL BE WELL GRADED BORROW WITH A MINIMUM OF 20% FINES CONTENT. EMBANKMENT FILL SHALL BE PLACED IN 12" (MAX.) LIFTS AND BE COMPACTED TO 95% MODIFIED PROCTOR. A CUTOFF TRENCH SHALL BE EXCAVATED AS SHOWN PRIOR TO CONSTRUCTION OF EMBANKMENT.
3. DETENTION BASIN AND ALL EXCAVATIONS SHALL BE KEPT FREE OF WATER DURING CONSTRUCTION.



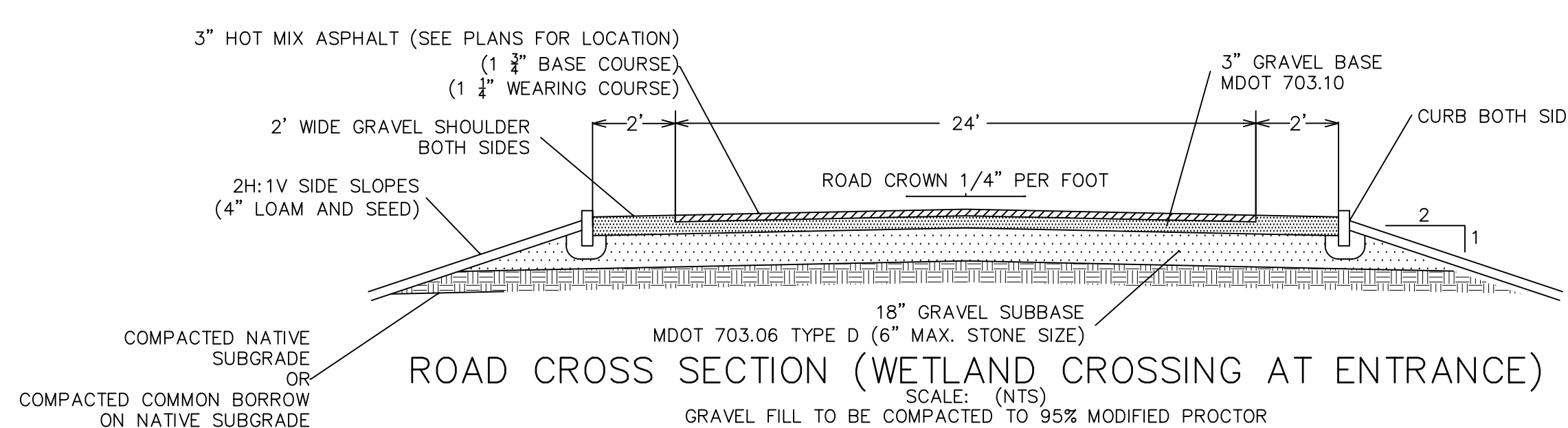
WATER SERVICE DETAIL
(NTS)



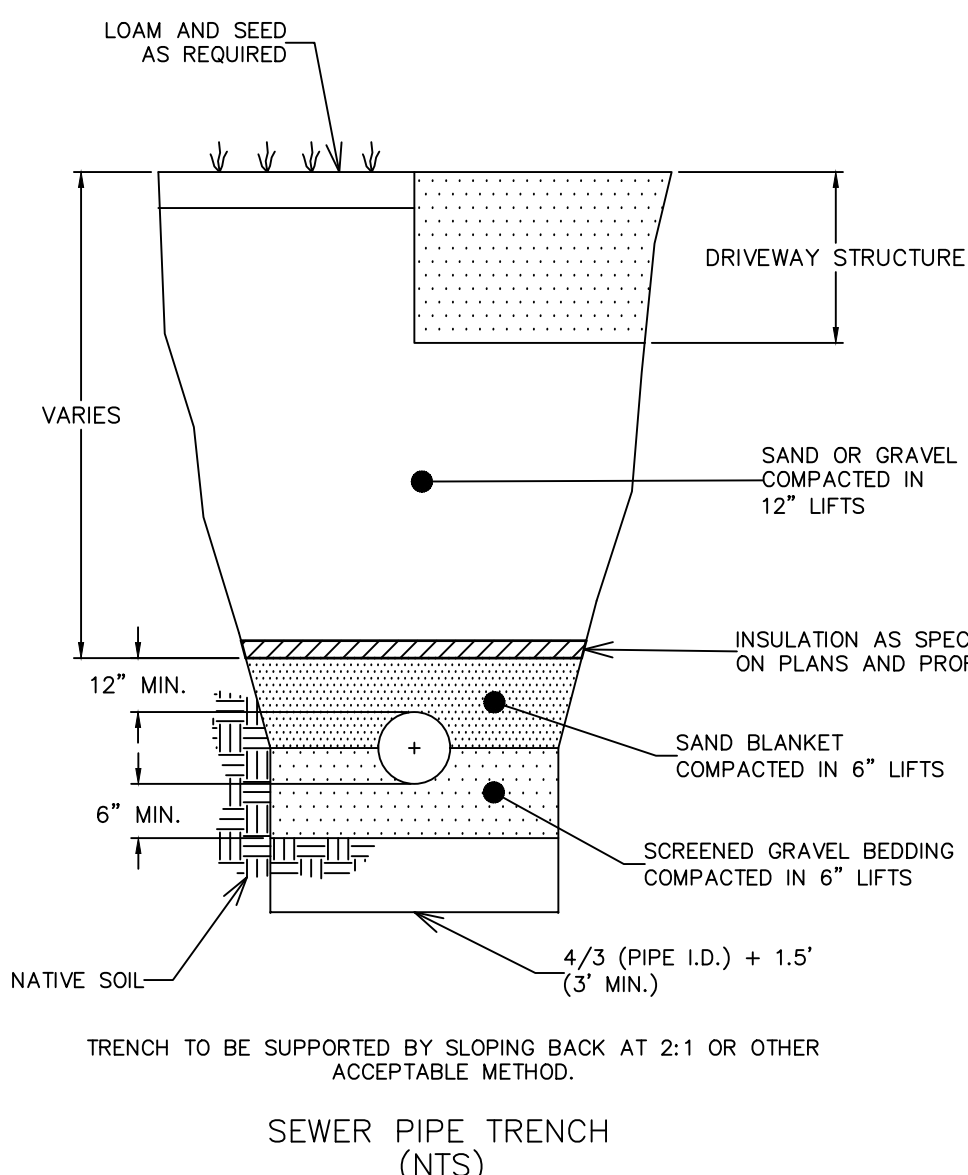
TYPICAL CATCH BASIN
(NTS)



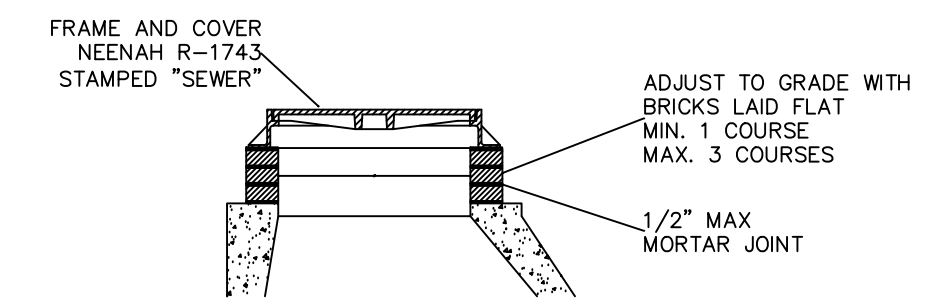
ROAD CROSS SECTION (DEVELOPMENT INTERIOR)
SCALE: (NTS)
GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



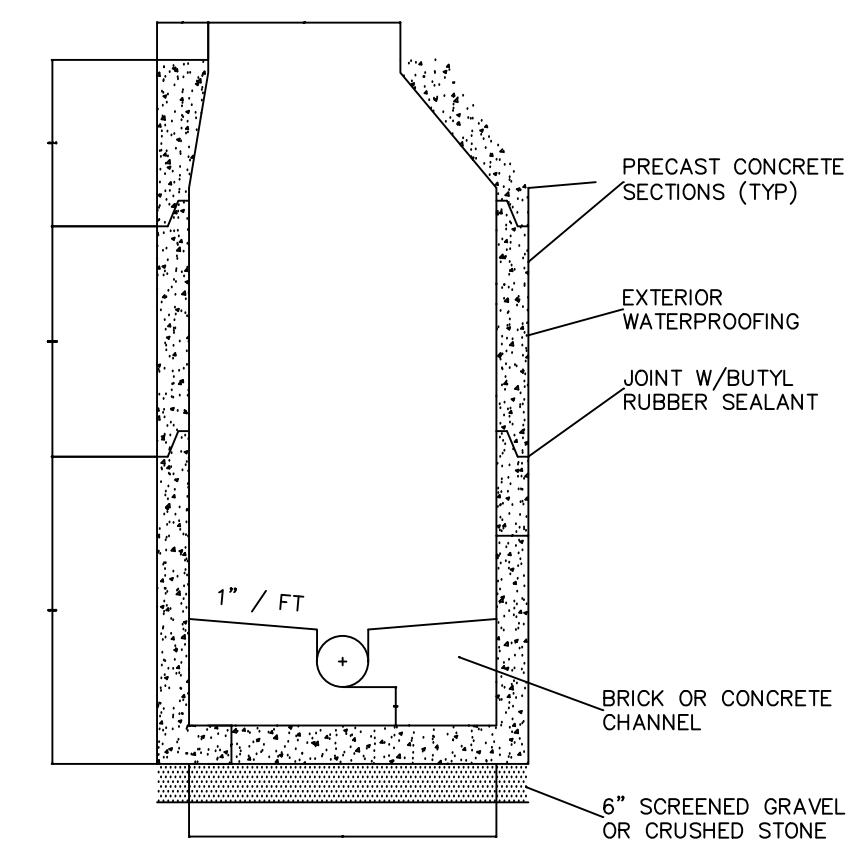
ROAD CROSS SECTION (WETLAND CROSSING AT ENTRANCE)
SCALE: (NTS)
GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



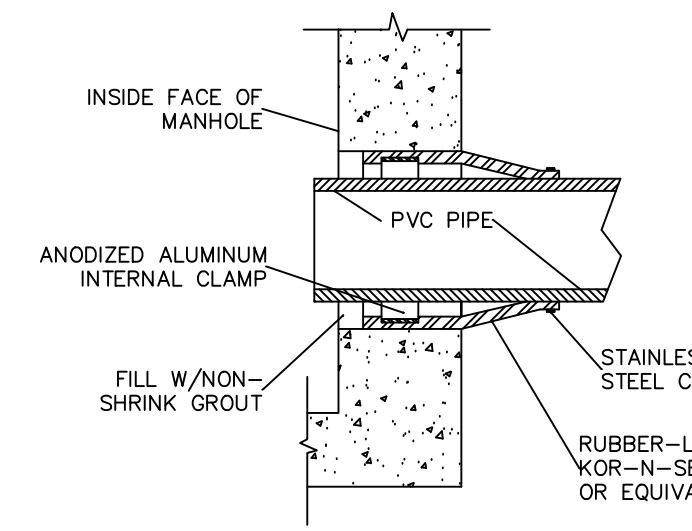
SEWER PIPE TRENCH
(NTS)



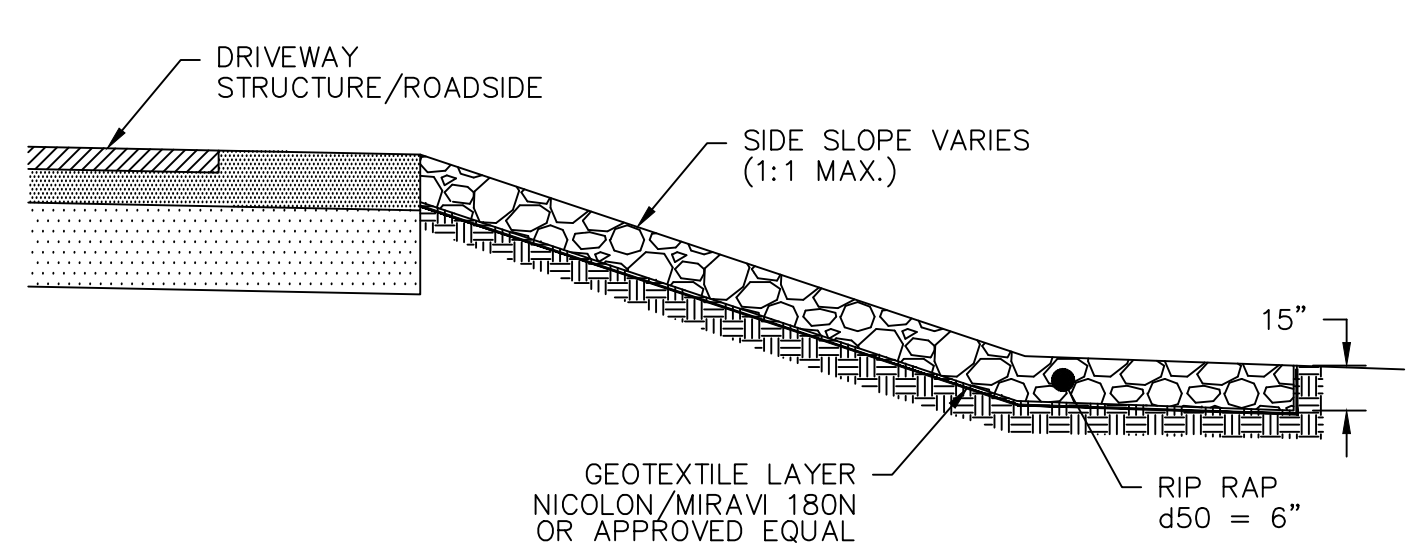
STANDARD COVER AND FRAME
SCALE: NTS



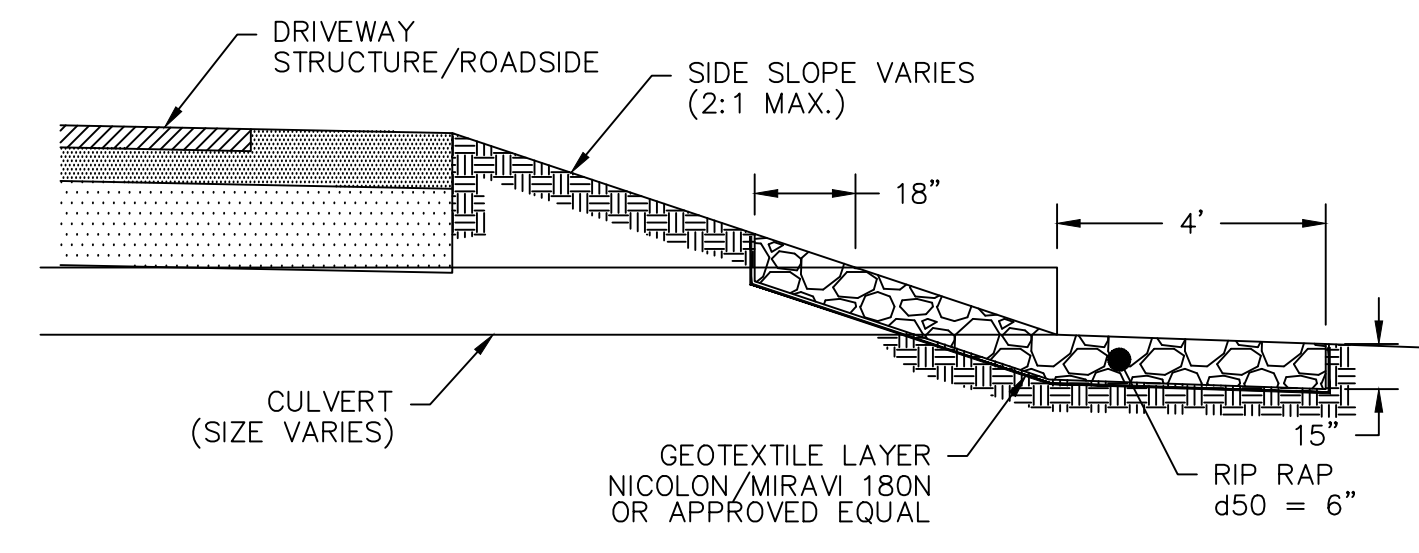
TYPICAL SANITARY MANHOLE
SCALE: NTS



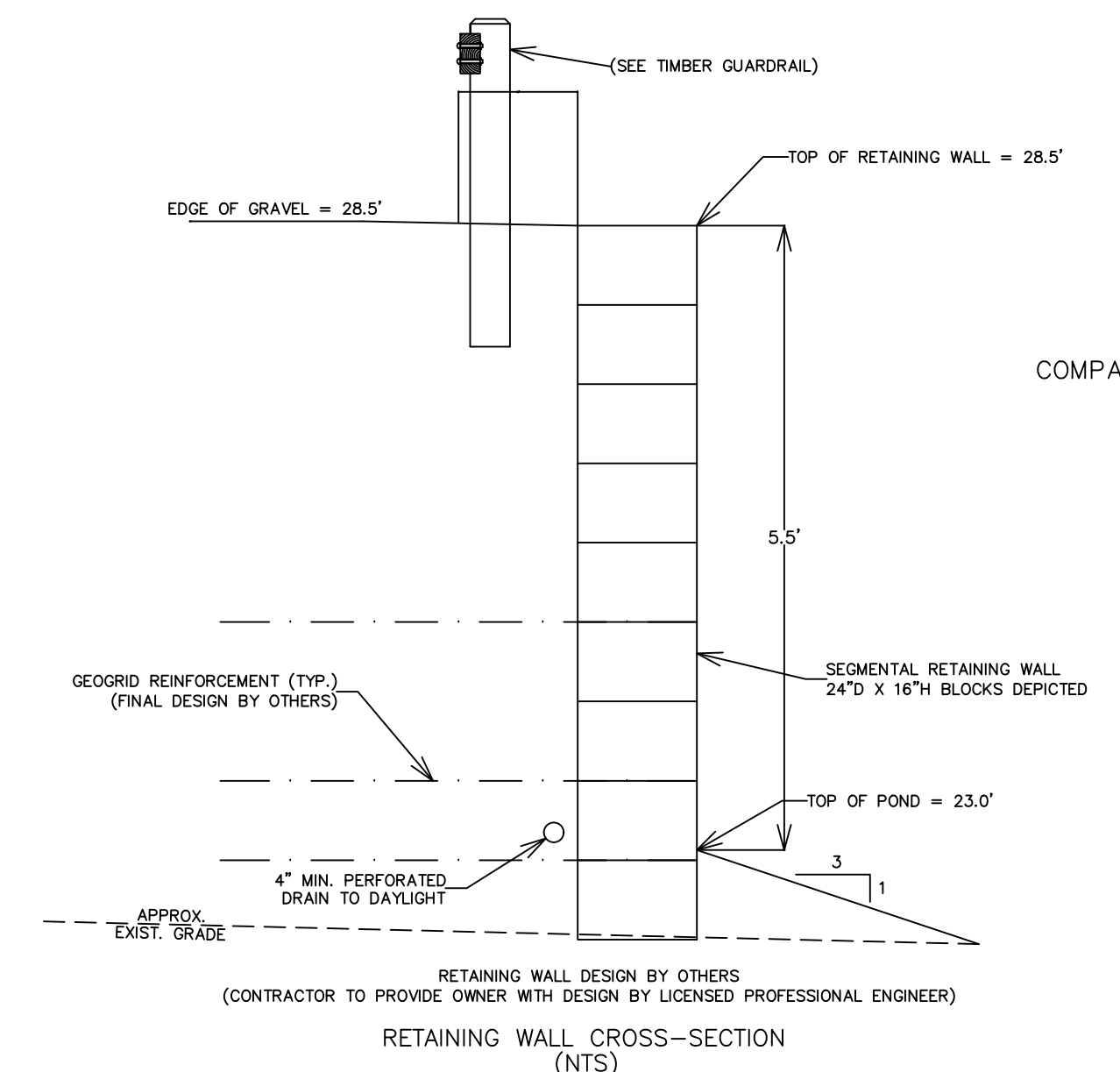
TYPICAL BOOT GASKET
SCALE: NTS



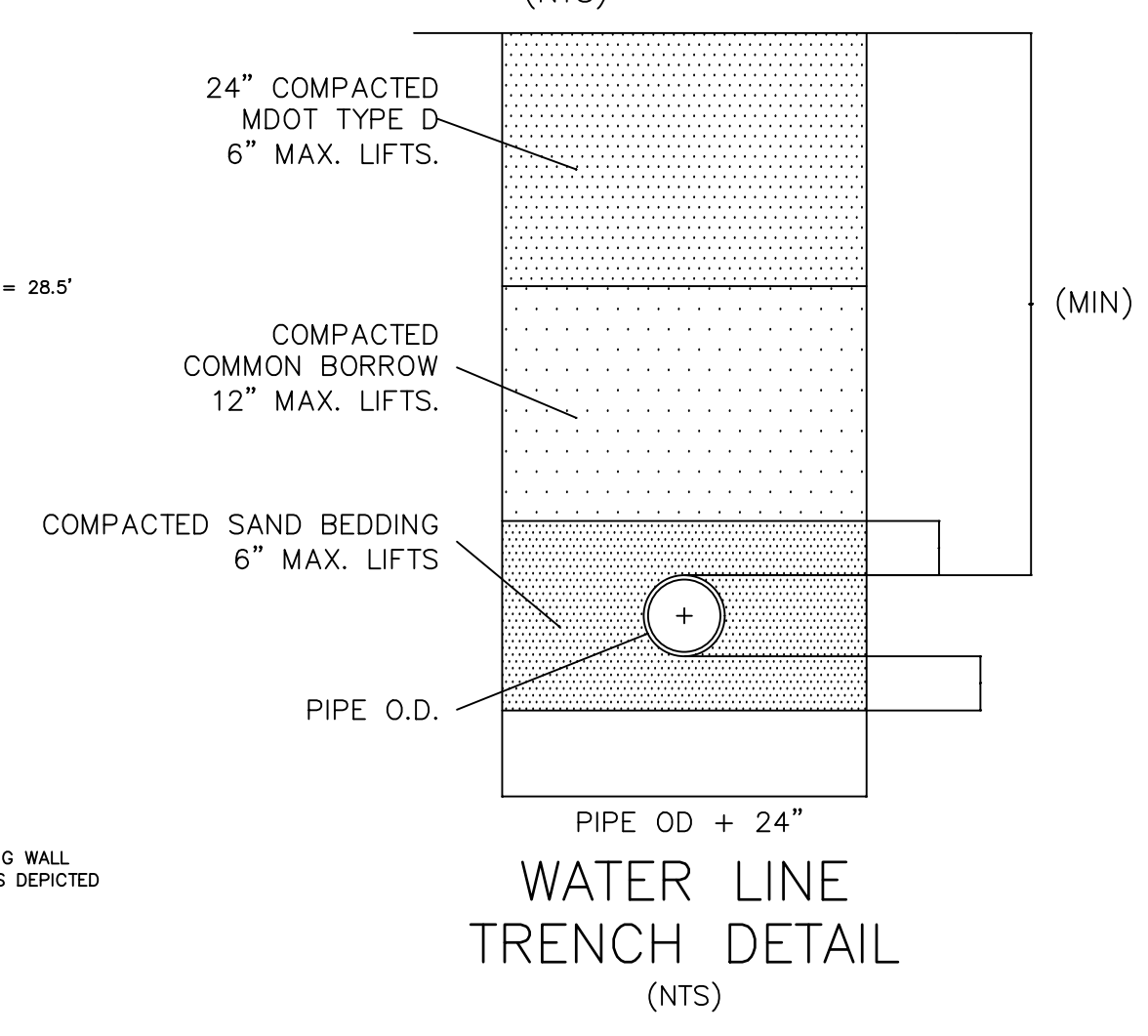
RIP RAP SIDE SLOPE DETAIL



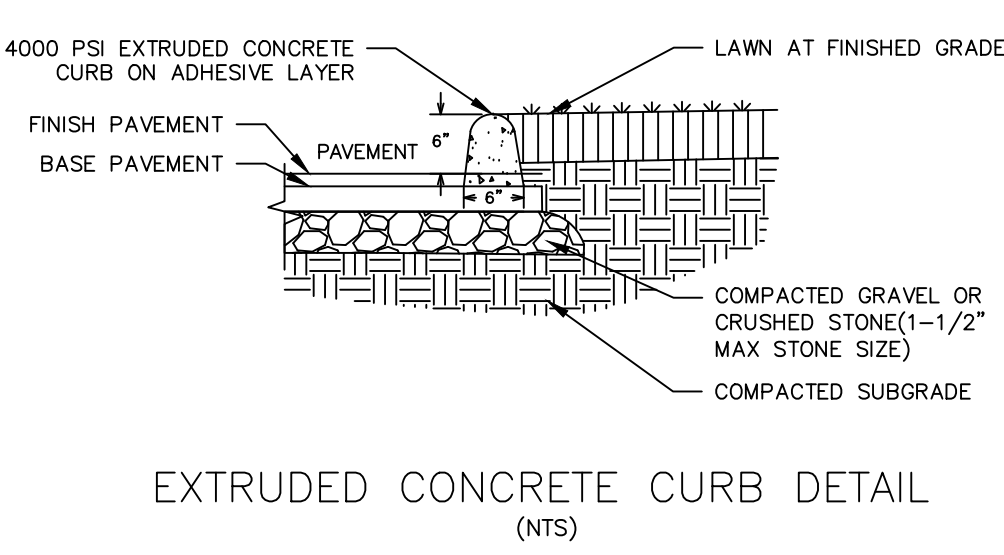
CULVERT INLET/OUTLET PROTECTION DETAIL



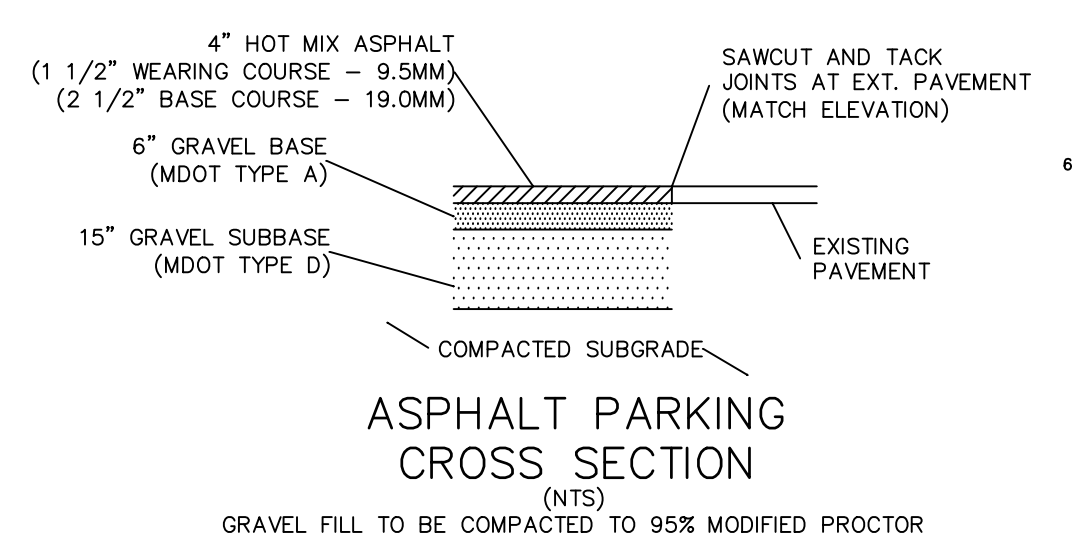
RETAINING WALL CROSS-SECTION
(NTS)



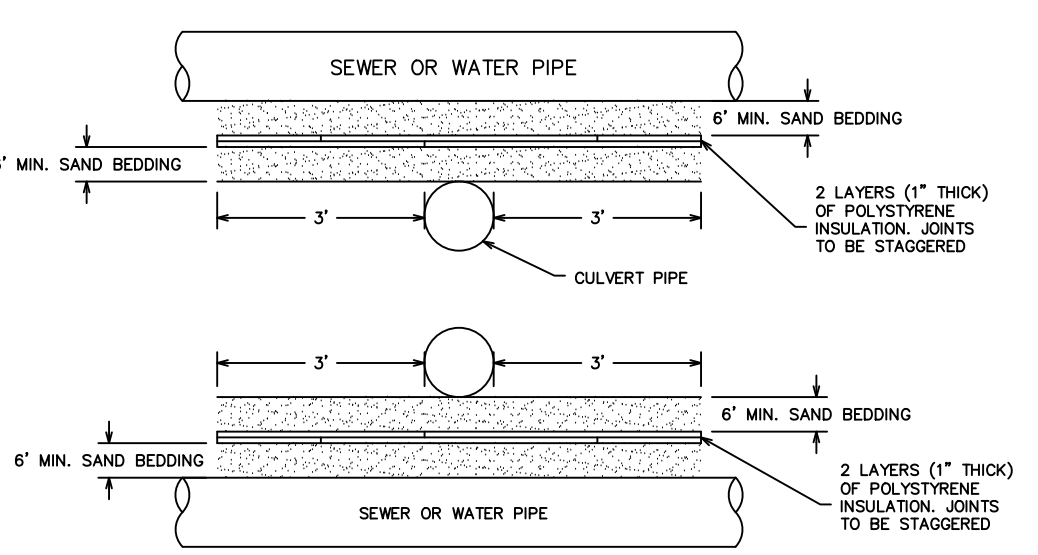
WATER LINE TRENCH DETAIL
(NTS)



EXTRUDED CONCRETE CURB DETAIL
(NTS)

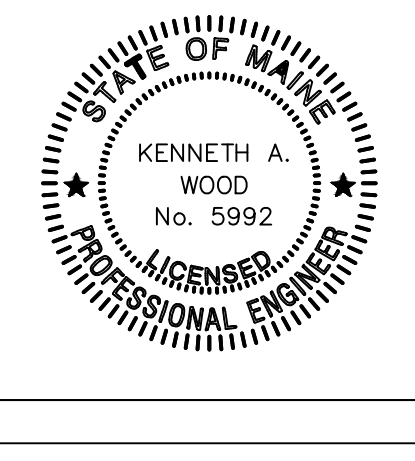


ASPHALT PARKING CROSS SECTION
(NTS)
GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



CULVERT CROSSING
(NTS)

NO.	DESCRIPTION	DATE
A	SITE PLAN REVIEW APPLICATION	06/30/22
NO.	REVISIONS	



TAX MAP 29, LOT 1

SITE DETAILS
WELL FIELD 44 CANNABIS DISPENSARY
41 ROUTE 236, KITTERY, ME 03904

FOR:
WELL FIELD 44, LLC.
8 DEXTER LANE UNIT 8
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