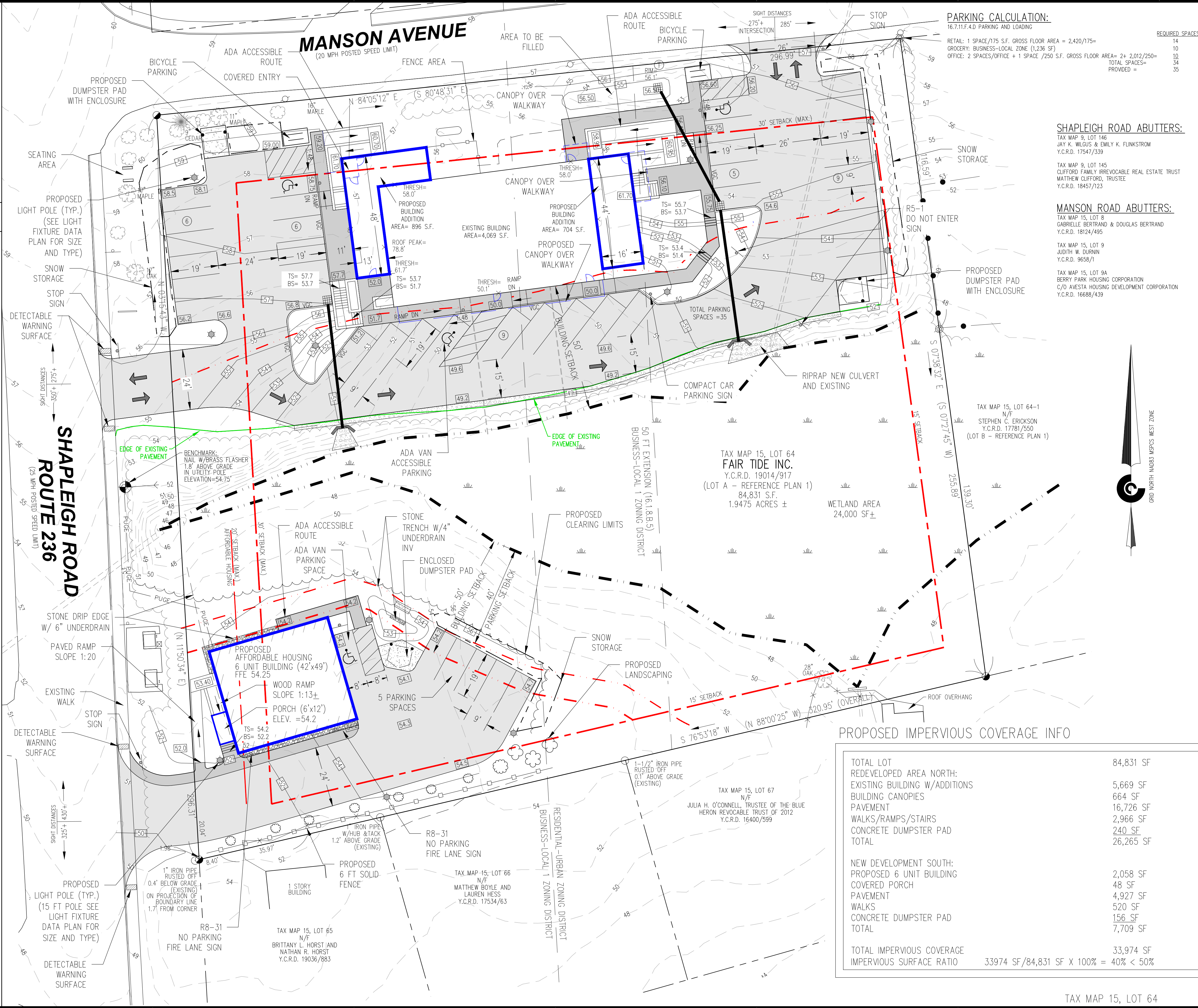


LOCATION PLAN
(NOT TO SCALE)

- NOTES:**
- ASSESSOR'S INFORMATION:
TOWN OF KITTERY ASSESSOR'S MAP 16 LOT 64
 - RECORD OWNER:
FAIR TIDE INC
15 STATE RD
KITTERY, MAINE
 - DEED REFERENCE:
Y.C.R.D. 19014/917
 - ZONING INFORMATION:
PORTION OF LOT TO BE DEVELOPED IS LOCATED IN BUSINESS-LOCAL 1 (B-1) DISTRICT WITH ZONING EXTENSION AFFORDABLE HOUSING PROVISIONS DATED OCTOBER 12, 2022
LOT SIZE: 8,000 S.F. (ALL FLOORS RESIDENTIAL)
MINIMUM FRONTAGE: 50'
SETBACKS:
MAX. FRONT YARD: 30' (20' IF AFFORDABLE HOUSING)
SIDE YARD: 15'
REAR YARD: 15'
MAXIMUM BUILDING HEIGHT: 40'
MAXIMUM BUILDING COVERAGE: 50%
MINIMUM WETLAND SETBACKS: (TABLE 16.9)
BUILDING (INCLUDING PATIO OR DECK LARGER THAN 500 S.F.) = 50'
PARKING AREAS (6 TO 20 STALL INCORPORATING BMP'S) = 40'
 - RESIDENTIAL URBAN (R-U) DISTRICT
MIN LOT SIZE: 20,000 S.F.
MIN STREET FRONTAGE: 100'
SETBACKS:
MIN. FRONT YARD: 30'
MIN. REAR/SIDE YARD: 15'
MAXIMUM BLDG HEIGHT: 35'
MAXIMUM BLDG COVERAGE: 20%
 - THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE C AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF KITTERY, COMMUNITY PANEL NO 203171 005 D, EFFECTIVE DATE JULY 3, 1986. ZONE C IS DEFINED AS "AREAS OF MINIMAL FLOODING".
 - LOCUS PARCEL CONTAINS 84,831 S.F. (1.9475 ACRES).
 - UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT DIGSAFE (1-888-344-7233) FOR LOCATION OF ALL EXISTING UTILITIES.
 - WETLAND AREA IS LESS THAN 1 ACRE (24,000 S.F.±)
 - REDEVELOPMENT OF THE PROPERTY WITHIN THE WETLAND SETBACK AREA WILL NOT INCREASE THE NONCONFORMANCE. IMPERVIOUS AREA HAS BEEN REMOVED FROM THIS SETBACK AND REPLACED WITH VEGETATION.
 - SIGHT DISTANCES MEASURED BY GRA ON 2-6-23 USING MOOT STANDARDS. SHAPLEIGH RD POSTED SPEED LIMIT IS 25 MPH, MANSON RD POSTED SPEED LIMIT IS 20 MPH.
 - SNOW REMOVAL SHALL BE IN AREAS SHOWN. SNOW SHALL NOT BE STORED IN WETLAND AREAS. IF REQUIRED SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
 - HOURS OF OPERATION ARE SUBJECT TO CHANGE BASED ON COMMUNITY NEEDS. THRIFT STORE: TUESDAY - SATURDAY 10AM-5PM, FOOD PANTRY: TUESDAY 5:30PM-6:30PM, WEDNESDAY 9:30AM-12:30PM, SATURDAY 9AM-10AM. MAINSPRING: MONDAY-FRIDAY 8AM-5PM.
 - SITE LIGHTING HAS BEEN DESIGNED TO MEET THE TOWN OF KITTERY ORDINANCES.
 - THE SIX UNIT RESIDENTIAL STRUCTURE WILL BE DEVELOPED WITH FUNDING FROM THE HOME-ARP PROGRAM. HOME-ARP FUND ORIGINATE FROM HUD AND ARE ADMINISTERED LOCALLY BY MAINEHOUSING. ALL MAINEHOUSING HOME-ARP FUNDED ACTIVITIES MUST CONTINUE FOR A MINIMUM OF 30 YEARS AND SERVE TARGETED VULNERABLE POPULATIONS. FAIR TIDE, INC WILL OWN THE BUILDING. FAIR TIDE, INC COMITS TO HOUSING LOW-INCOME AND EXTREMELY LOW-INCOME INDIVIDUALS FOR THE DURATION OF THEIR OWNERSHIP.
 - COMMERCIAL BUILDING: THE NEW ADDITIONS WILL BE SERVICED BY THE EXISTING DOMESTIC WATER AND SEWER SERVICES. A NEW FIRE LINE IS PROPOSED FROM MANSON RD. COORDINATE INSTALLATION WITH PUBLIC WORKS AND WATER DEPARTMENTS.
 - RESIDENTIAL BUILDING: NEW UTILITY SERVICES TO BE COORDINATED WITH PUBLIC WORKS WATER AND SEWER DEPARTMENTS PRIOR TO CONSTRUCTION.

- REFERENCE PLAN:**
- "ALTA/NSPS LAND TITLE SURVEY OF LAND OF OLD YORK HISTORICAL SOCIETY, 22 SHAPLEIGH ROAD - TAX MAP 15, LOT 64", PRELIMINARY DATE 4/13/22, BY CIVIL CONSULTANTS, OFFICE PLAN #21335.00

PLAN APPROVED BY TOWN OF KITTERY PLANNING BOARD	
	CHAIR
DATE:	



PARKING CALCULATION:
16.711F.4D PARKING AND LOADING

RETAIL: 1 SPACE/175 S.F. GROSS FLOOR AREA = 2,420/175=	14
GROCERY: BUSINESS-LOCAL ZONE (1,236 SF)	10
OFFICE: 2 SPACES/OFFICE + 1 SPACE /250 S.F. GROSS FLOOR AREA= 2+ 2,012/250=	10
TOTAL SPACES=	34
PROVIDED =	35

REQUIRED SPACES

SHAPLEIGH ROAD ABUTTERS:
TAX MAP 9, LOT 146
JAY K. WIGGUS & EMILY K. FLUNKSTROM
Y.C.R.D. 17547/339

TAX MAP 9, LOT 145
CLIFFORD FAMILY IRREVOCABLE REAL ESTATE TRUST
MATTHEW CLIFFORD, TRUSTEE
Y.C.R.D. 18457/123

MANSON ROAD ABUTTERS:
TAX MAP 15, LOT 8
GABRIELLE BERTRAND & DOUGLAS BERTRAND
Y.C.R.D. 18124/495

TAX MAP 15, LOT 9
JUDITH W. DURRIN
Y.C.R.D. 9658/1

TAX MAP 15, LOT 9A
BERRY PARK HOUSING CORPORATION
C/O AVESTA HOUSING DEVELOPMENT CORPORATION
Y.C.R.D. 16688/439

PROPOSED IMPERVIOUS COVERAGE INFO

TOTAL LOT REDEVELOPED AREA NORTH:	84,831 SF
EXISTING BUILDING W/ADDITIONS	5,669 SF
BUILDING CANOPIES	664 SF
PAVEMENT	16,726 SF
WALKS/RAMPS/STAIRS	2,966 SF
CONCRETE DUMPSTER PAD	240 SF
TOTAL	26,265 SF
NEW DEVELOPMENT SOUTH:	2,058 SF
PROPOSED 6 UNIT BUILDING	48 SF
COVERED PORCH	4,927 SF
PAVEMENT	520 SF
WALKS	156 SF
CONCRETE DUMPSTER PAD	7,709 SF
TOTAL	7,709 SF
TOTAL IMPERVIOUS COVERAGE	33,974 SF
IMPERVIOUS SURFACE RATIO	33974 SF/84,831 SF X 100% = 40% < 50%

STATE OF MAINE
GEORGEY A. JAA
LICENSED PROFESSIONAL ENGINEER
COMMISSION EXPIRES 06/30/2023

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CIVIL CONSULTANTS
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Planners
Surveyors
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207-384-2550
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REVISIONS	NO.	DATE
2	ADD SNOW STORAGE	4/24/23
1	REVISE FOR FINAL REVIEW	4/15/23

RECORD OWNER:
FAIR TIDE INC
OWNER ADDRESS:
15 STATE RD
KITTERY, MAINE

PREPARED FOR:
FAIR TIDE INC
15 STATE ROAD, KITTERY, MAINE 03904

CLIENT ADDRESS:

PROPOSED BUILDING LAYOUT
TAX MAP 15, LOT 64
22 SHAPLEIGH ROAD
KITTERY, MAINE

DATE: 01/05/2023
DRAWN BY: JAA/JAA
CHECKED BY:
APPROVED BY:

SITE PLAN

PROJECT NO: 21-335.00

L1

SHEET: 1 OF 4