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April 13, 2022

Mr. Adam Causey Director of Planning and Development Town of Kittery 200 Rogers Road Kittery, Maine 03904

Re: Dennett Landing - Project Update 98 Dennett Road Lots 12-3-1 and 20-13 Kittery, Maine 03904

Dear Mr. Causey,

On behalf of 98 Dennett Road, LLC, Hoyle, Tanner and Associates, Inc. (Hoyle Tanner), is pleased to submit this project update letter along with supplemental plans and documents for the proposed Dennett Landing project. The project architect, Cube3, has prepared conceptual 3D renderings to demonstrate the overall design intent for the look and feel of the development. The conceptual site plans were revised to include comments from the March planning board meeting as well as town staff comments. Included in the submittal, is a detailed Development Summary and Zoning Analysis to shown compliance with the Town of Kittery's Zoning Ordinance. Listed below is a summary of the design changes to the conceptual site plans since the last meeting.

- A bus stop with a pull off and shelter was added to the main road between Site 2 and 3.
- The two sets of dumpsters at Site 2 were replaced with a single proposed trash compactor enclosure that is located at the rear of the site.
- Site 3 was revised to relocate 62 parking spaces into a subterranean level below the northern most multifamily building. The outdoor pool/amenity space was reconfigured to the rear of the central multifamily building. Two standalone garage structures were removed. The two sets of dumpsters were removed and replaced with a single proposed trash compactor enclosure that is centrally located at the rear of the site.
- The proposed lot lines were revised to create a separate lot for the common outdoor amenity space, trails, and boardwalk.
- Additional trail routes were added to the plan. The design now proposes 4,000 feet of trails and 14,600 feet of sidewalks throughout the whole development.

- The Route 236 intersection with the proposed main road was shifted south to create a buffer strip between the proposed right-of-way and existing lots 20-14 and 20-14A. All lots along the new right-of-way maintain a 50' front setback from all existing structures.
- The approximate location of a relocated driveway for lot 20-12 was added to the plans. Additional coordination will be required with the property owner and Maine DOT as the design progresses.

We look forward to presenting this updated and additional materials for the project at the April 28, 2022 Planning Board meeting. Should you require additional information, please contact me at (603) 391-2118 or via email at <u>stobey@hoyletanner.com</u>.

Sincerely, Hoyle, Tanner & Associates, Inc.

Swan?

Shawn M. Tobey, P.E. Project Manager



Development Summary & Zoning Analysis

Dennett Landing

98 Dennett Road, Kittery, ME

HTA Project No. 21.569503.00

April 13, 2022

Applicant: 98 Dennett Road, LLC One City Center P.O. Box 9546 Portland, ME 04112



Site 1 - Dennett Road Townhouses

Site 1 is in the southwest corner of the parcel and is comprised of four (4) townhouse buildings that will create 13 dwelling units. Each townhouse will be three (3) stories tall, have garage and surface parking, and will feature a private outdoor amenity space. This development area will also have a sidewalk network that will connect to the Dennett Road sidewalk to provide access to the surrounding area.

DEVELOPMENT SUMMARY

UNIT TYPE	
2 Bedroom Townhouse	5
3 Bedroom Townhouse	8
Totals Dwelling Units	13

PARKING CALCULATION

Dwellings: 2 spaces per dwelling unit

UNIT TYPE	TOTAL	RATIO	REQUIRED
Dwelling Unit	13	2.0	26
Parking Spaces Required			26

DIMENSIONAL REQUIREMENTS (MU-N)			
REGULATION	REQUIREMENT	PROVIDED	
MIN. LOT AREA	20,000 SF	99,998 SF	
MIN STREET FRONTAGE	75 FT	333 FT	
MIN. FRONT SETBACK (DENNETT RD)	50 FT	54 FT	
MIN. SIDE SETBACK	20 FT	45 FT	
MIN. REAR SETBACK	20 FT	27 FT	
MIN. SPACE BETWEEN BLDGS	15 FT	23 FT	
MAX. BUILDING HEIGHT	50 FT	40 FT	
MAX. IMPERVIOUS COVER	70%	29%	
MIN. OPEN SPACE (LOTS > 100,000 SF)	15%	NA	
MIN. OPEN SPACE (LOTS < 100,000 SF)	25%	71%	
PARKING SPACES	26	39	
ACCESSIBLE PARKING	2	2	
VAN ACCESSIBLE PARKING	1	1	
PARKING SPACE DIMENSIONS	9 FT X 19 FT	9 FT X 19 FT	
AISLE WIDTH	24 FT	24 FT	

Site 2 - Western Multifamily Residential

Site 2 is on the western side of the parcel and can be referred to as the Western Multifamily Residential Development. The conceptual design of this area will create two (2), four (4) story multifamily residential buildings, a central amenity space, five (5) garages, and parking spaces for the entire development. The residential buildings will have a mix of studio, one bedroom, and two-bedroom units that will total 300 units.

DEVELOPMENT SUMMARY

UNIT TYPE	
Studio Units	60
1 Bedroom Units	165
2 Bedroom Units	75
Total Dwelling Units	300

PARKING CALCULATION

Multiunit Residential (Studio/One Bedroom): 1 space per dwelling unit Multiunit Residential (Two Bedroom): 1.5 spaces per dwelling unit + one guest for every four dwelling units

UNIT TYPE	TOTAL	RATIO	REQUIRED
Studio/1 Bedroom	225	1.0	225
2 Bedroom	75	1.75	131
Parking Spaces Required			356

DIMENSIONAL REQUIREMENTS (MU-N)			
REGULATION	REQUIREMENT	PROVIDED	
MIN. LOT AREA	20,000 SF	470,758 SF	
MIN STREET FRONTAGE	75 FT	1,140 FT	
MIN. FRONT SETBACK (DENNETT RD)	50 FT	254 FT	
MIN. FRONT SETBACK (NEW ROAD)	20 FT	102 FT	
MIN. SIDE SETBACK	20 FT	29 FT	
MIN. REAR SETBACK	20 FT	65 FT	
MIN. SPACE BETWEEN BLDGS	15 FT	54 FT	
MAX. BUILDING HEIGHT	50 FT	50 FT	
MAX. IMPERVIOUS COVER	70%	43%	
MIN. OPEN SPACE (LOTS > 100,000 SF)	15%	57%	
MIN. OPEN SPACE (LOTS < 100,000 SF)	25%	NA	
PARKING SPACES	356	359	
ACCESSIBLE PARKING	8	8	
VAN ACCESSIBLE PARKING	2	2	
PARKING SPACE DIMENSIONS	9 FT X 19 FT	9 FT X 19 FT	
AISLE WIDTH	24 FT	24 FT	

Site 3 - Central Multifamily Residential

70

Site 3 is in the central portion of the parcel and can be referred to as the Central Multifamily Residential Development. The conceptual design of this area will create three (3), four (4) story multifamily residential buildings, an amenity space, three (3) garages, and parking spaces for the entire development. The northernmost residential building will have a subterranean parking level for 62 parking spaces. The residential buildings will have a mix of studio, one bedroom, and two-bedroom units that will total 300 units. Walking trails are proposed to be constructed around the development to provide attractive outdoor amenity spaces.

DEVELOPMENT SUMMARY UNIT TYPE Studio Units 1 Bedroom Units

1 Bedroom Units	175
2 Bedroom Units	55
Total Dwelling Units	300

PARKING CALCULATION

Multiunit Residential (Studio/One Bedroom): 1 space per dwelling unit Multiunit Residential (Two Bedroom): 1.5 spaces per dwelling unit + one guest for every four dwelling units

UNIT TYPE	TOTAL	RATIO	REQUIRED
Studio/1 Bedroom	245	1.0	245
2 Bedroom	55	1.75	96
Parking Spaces Required			341

DIMENSIONAL REQUIREMENTS (MU-N)			
REGULATION	REQUIREMENT	PROVIDED	
MIN. LOT AREA	20,000 SF	568,654 SF	
MIN STREET FRONTAGE	75 FT	1,102 FT	
MIN. FRONT SETBACK (NEW ROAD)	20 FT	67 FT	
MIN. SIDE SETBACK	20 FT	24 FT	
MIN. REAR SETBACK	20 FT	86 FT	
MIN. SPACE BETWEEN BLDGS	15 FT	62 FT	
MAX. BUILDING HEIGHT	50 FT	50 FT	
MAX. IMPERVIOUS COVER	70%	33%	
MIN. OPEN SPACE (LOTS > 100,000 SF)	15%	67%	
MIN. OPEN SPACE (LOTS < 100,000 SF)	25%	NA	
PARKING SPACES	341	345	
ACCESSIBLE PARKING	8	8	
VAN ACCESSIBLE PARKING	2	2	
PARKING SPACE DIMENSIONS	9 FT X 19 FT	9 FT X 19 FT	
AISLE WIDTH	24 FT	24 FT	

Site 4 - Southern Townhouse Development

Site 4 is located along the southeast property line of the parcel and can be referred to as the Southern Townhouse Development. The conceptual design of this area will be like Site 1's development but on a larger scale. This area will create 16 buildings that will total 60 townhouse units. Each unit will have its own private amenity space and parking. This area also provides an opportunity for the pedestrian walkway system to be connected by a walking trail to the walkway system on the previously approved multifamily project located at 76 Dennett Road.

DEVELOPMENT SUMMARY

UNIT TYPE	
2 Bedroom Townhouse	28
3 Bedroom Townhouse	32
Totals Dwelling Units	60

PARKING CALCULATION

Dwellings: 2 Spaces per dwelling unit

UNIT TYPE	TOTAL	RATIO	REQUIRED
Dwelling Unit	60	2.0	120
Parking Spaces Required			120

DIMENSIONAL REQUIREMENTS (MU-N)			
REGULATION	REQUIREMENT	PROVIDED	
MIN. LOT AREA	20,000 SF	391,063 SF	
MIN STREET FRONTAGE	75 FT	605 FT	
MIN. FRONT SETBACK (NEW ROAD)	20 FT	39 FT	
MIN. SIDE SETBACK	20 FT	25 FT	
MIN. REAR SETBACK	20 FT	23 FT	
MIN. SPACE BETWEEN BLDGS	15 FT	17 FT	
MAX. BUILDING HEIGHT	50 FT	40 FT	
MAX. IMPERVIOUS COVER	70%	35%	
MIN. OPEN SPACE (LOTS > 100,000 SF)	15%	65%	
MIN. OPEN SPACE (LOTS < 100,000 SF)	25%	NA	
PARKING SPACES	120	180	
ACCESSIBLE PARKING	5	6	
VAN ACCESSIBLE PARKING	1	1	
PARKING SPACE DIMENSIONS	9 FT X 19 FT	9 FT X 19 FT	
AISLE WIDTH	24 FT	24 FT	

Site 5 - Brewery

Site 5 is located to the south of the Central Multifamily Residential Development and can be referred to as the Brewery. The conceptual design of this area is to create a 14,600 square foot space for a brewery facility, indoor/outdoor dining, and a large outdoor patio area. The brewery facility was sited to be central to the entire development scheme and create a gathering point for the community. Additionally, where this development area is located it makes for a walkable attraction to the surrounding community.

DEVELOPMENT SUMMARY

BUILDING USE

Brewing Area	10,000 SF
Restaurant/Bar	150 Seats

PARKING CALCULATION

Restaurant: 1 space for each three seats Manufacturing: 1 space for 500 SF of floor area

UNIT TYPE	TOTAL	RATIO	REQUIRED
Brewing Area	10,000 SF	1 per 500 SF	20
Restaurant	150 Seats	1 per 3 Seats	50
Parking Spaces Required			70

DIMENSIONAL REQUIREMENTS (MU-N)			
REGULATION REQUIREMENT PROVI			
MIN. LOT AREA	20,000 SF	131,486 SF	
MIN STREET FRONTAGE	75 FT	719	
MIN. FRONT SETBACK (NEW ROAD)	20 FT	113 FT	
MIN. SIDE SETBACK	20 FT	124 FT	
MIN. REAR SETBACK	20 FT	99 FT	
MIN. SPACE BETWEEN BLDGS	15 FT	NA	
MAX. BUILDING HEIGHT	50 FT	40 FT	
MAX. IMPERVIOUS COVER	70%	40%	
MIN. OPEN SPACE (LOTS > 100,000 SF)	15%	60%	
MIN. OPEN SPACE (LOTS < 100,000 SF)	25%	NA	
PARKING SPACES	70	71	
ACCESSIBLE PARKING	3	4	
VAN ACCESSIBLE PARKING	1	2	
PARKING SPACE DIMENSIONS	9 FT X 19 FT	9 FT X 19 FT	
AISLE WIDTH	24 FT	24 FT	

Site 6A & 6B - Downtown Development Area

Site 6A & 6B are located just to the south of the brewery and can be referred to as the Downtown Development. Site 6A proposes a three (3) story building with 6,700 square feet of restaurant, 5,000 square feet of retail, and 4,500 square feet for a coffee shop on the first floor with 32 multifamily units on the second and third floors. Site 6B proposes a three (3) story building with 7,000 square feet of restaurant, 4,000 square feet of retail, and 4,300 square feet dedicated for a convenience store on the first floor with 30 multifamily units on the second and third floors. This area was sited to create a downtown atmosphere and space for people to gather and socialize with outdoor seating.

DEVELOPMENT SUMMARY

UNIT TYPE		
1 Bedroom Units	22	
2 Bedroom Units	32	
3 Bedroom Units	8	
Total Dwelling Units	62	1

BUILDING USE

Restaurant (6A)	6,700 SF	90 Seats
Restaurant (6B)	7,000 SF	100 Seats
Coffee Shop	4,500 SF	50 Seats
Convenience	4,300 SF	
Retail (6A)	5,000 SF	
Retail (6B)	4,000 SF	

PARKING CALCULATION

Multiunit Residential (Studio/One Bedroom): 1 space per dwelling unit

Multiunit Residential (Two Bedroom): 1.5 spaces per dwelling unit + one guest for every four dwelling units

Multiunit Residential (Three Bedroom): Assume 3 spaces per unit

Restaurant/Coffee: 1 space for each three seats

Convenience: 10 spaces per regulations

Retail: 1 space per 175 SF floor area

UNIT TYPE	TOTAL	RATIO	REQUIRED
Multifamily (1BR)	22	1.0	22
Multifamily (2BR)	32	1.75	56
Multifamily (3BR)	8	3.0	24
Restaurant/Coffee	240	1 per 3 Seats	80
Convenience	1	10	10
Retail	9,000	1 per 175 SF	51
Parking Spaces Required			243

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Site 6A & 6B - Downtown Development Area

DIMENSIONAL REQUIREMENTS (MU-N)				
REGULATION REQUIREMENT PROVID				
MIN. LOT AREA	20,000 SF	276,179 SF		
MIN STREET FRONTAGE	75 FT	601 FT		
MIN. FRONT SETBACK (NEW ROAD)	20 FT	22 FT		
MIN. SIDE SETBACK	20 FT	68 FT		
MIN. REAR SETBACK	20 FT	166 FT		
MIN. SPACE BETWEEN BLDGS	15 FT	74 FT		
MAX. BUILDING HEIGHT	50 FT	45 FT		
MAX. IMPERVIOUS COVER	70%	53%		
MIN. OPEN SPACE (LOTS > 100,000 SF)	15%	47%		
MIN. OPEN SPACE (LOTS < 100,000 SF)	25%	NA		
PARKING SPACES	243	245		
ACCESSIBLE PARKING	7	8		
VAN ACCESSIBLE PARKING	2	4		
PARKING SPACE DIMENSIONS	9 FT X 19 FT	9 FT X 19 FT		
AISLE WIDTH	24 FT	24 FT		

Site 7 - Eastern Multifamily Residential

Site 7 is located east of the Central Multifamily Residential Development and can be referred to as the Eastern Multifamily Residential Development. The conceptual design of this area will create one (1), four (4) story multifamily residential building, an outdoor amenity space, and parking spaces for the entire development. The residential buildings will have a mix of studio, one bedroom, and two-bedroom units that will total 120 units. The site will also have a proposed trail system connecting to the open water and other developments to the south.

DEVELOPMENT SUMMARY

UNIT TYPE	
Studio Units	35
1 Bedroom Units	70
2 Bedroom Units	15
Total Units	120

PARKING CALCULATION

Multiunit Residential (Studio/One Bedroom): 1 space per dwelling unit Multiunit Residential (Two Bedroom): 1.5 spaces per dwelling unit + one guest for every four dwelling units

UNIT TYPE	TOTAL	RATIO	REQUIRED
Studio/1 Bedroom	105	1	105
2 Bedroom	15	1.75	26
Parking Spaces Required			131

DIMENSIONAL REQUIREMENTS (MU-N) / (R-S)			
REGULATION REQUIREMENT PROV			
MIN. LOT AREA	20,000 SF / 30,000 SF	170,845 SF	
MIN STREET FRONTAGE	75 FT / 150 FT	730 FT	
MIN. FRONT SETBACK	50 FT / 40 FT	73 FT	
MIN. SIDE SETBACK	20 FT / 15 FT	153 FT	
MIN. REAR SETBACK	20 FT / 15 FT	110 FT	
MIN. SPACE BETWEEN BLDGS	15 FT / 15 FT	NA	
MAX. BUILDING HEIGHT	50 FT	50 FT	
MAX. IMPERVIOUS COVER	70%	53%	
MIN. OPEN SPACE (LOTS > 100,000 SF)	15%	47%	
MIN. OPEN SPACE (LOTS < 100,000 SF)	25%	NA	
PARKING SPACES	131	135	
ACCESSIBLE PARKING	5	6	
VAN ACCESSIBLE PARKING	1	3	
PARKING SPACE DIMENSIONS	9 FT X 19 FT	9 FT X 19 FT	
AISLE WIDTH	24 FT	24 FT	

Site 8 - Medical/Office Building Development

Site 8 is located adjacent to the Eastern Multifamily Residential Development and can be referred to as the Medical/Office Building Development. The conceptual development of this area will create a two (2) story building that can either be a medical or office building. The development will also be connected to the proposed street sidewalk network and will ultimately create access to the proposed trail network to the south. This development location will have a direct viewshed of the existing stream and open water located to the east.

DEVELOPMENT SUMMARY

BUILDING USE

Medical Office 29,200 SF

PARKING CALCULATION

Office/Professional Building: 2 spaces per office unit + 1 space for 250 SF floor area

UNIT TYPE	TOTAL	RATIO	REQUIRED
Office Units	1	2	2
Medical Office	29,200 SF	1 per 250 SF	117
Parking Spaces Required			119

DIMENSIONAL REQUIREMENTS (MU-N) / (R-S)			
REGULATION REQUIREMENT PROV			
MIN. LOT AREA	20,000 SF / 30,000 SF	160,787 SF	
MIN STREET FRONTAGE	75 FT / 150 FT	301 FT	
MIN. FRONT SETBACK	50 FT / 40 FT	187 FT	
MIN. SIDE SETBACK	20 FT / 15 FT	55 FT	
MIN. REAR SETBACK	20 FT / 15 FT	173 FT	
MIN. SPACE BETWEEN BLDGS	15 FT / 15 FT	NA	
MAX. BUILDING HEIGHT	50 FT	35 FT	
MAX. IMPERVIOUS COVER	70%	43%	
MIN. OPEN SPACE (LOTS > 100,000 SF)	15%	57%	
MIN. OPEN SPACE (LOTS < 100,000 SF)	25%	NA	
PARKING SPACES	119	119	
ACCESSIBLE PARKING	5	6	
VAN ACCESSIBLE PARKING	1	3	
PARKING SPACE DIMENSIONS	9 FT X 19 FT	9 FT X 19 FT	
AISLE WIDTH	24 FT	24 FT	

Site 9 - Laboratory/Life Science Building

Site 9 is located to the northeast of the Medical/Office building and can be referred to as the Laboratory/Life Science Building development. The conceptual development of this area will create a three (3) story building that can be a mix of laboratory or life science uses. This development location will have a direct viewshed of the existing stream and open water located to the south.

DEVELOPMENT SUMMARY

BUILDING USE	TOTAL
Lab/Life Science	42,000 SF

PARKING CALCULATION

Office/Professional Building: 2 spaces per office unit + 1 space for 250 SF floor area

UNIT TYPE	TOTAL	RATIO	REQUIRED
Office Units	1	2	2
Lab/Life Science	42,000 SF	1 per 250 SF	168
Parking Spaces Required			170

DIMENSIONAL REQUIREMENTS (MU-N) / (R-S)				
REGULATION REQUIREMENT PROVID				
MIN. LOT AREA	20,000 SF / 30,000 SF	297,531 SF		
MIN STREET FRONTAGE	75 FT / 150 FT	764 FT		
MIN. FRONT SETBACK	50 FT / 40 FT	145 FT		
MIN. SIDE SETBACK	20 FT / 15 FT	85 FT		
MIN. REAR SETBACK	20 FT / 15 FT	248 FT		
MIN. SPACE BETWEEN BLDGS	15 FT / 15 FT	NA		
MAX. BUILDING HEIGHT	50 FT	50 FT		
MAX. IMPERVIOUS COVER	70%	28%		
MIN. OPEN SPACE (LOTS > 100,000 SF)	15%	72%		
MIN. OPEN SPACE (LOTS < 100,000 SF)	25%	NA		
PARKING SPACES	170	170		
ACCESSIBLE PARKING	6	6		
VAN ACCESSIBLE PARKING	1	3		
PARKING SPACE DIMENSIONS	9 FT X 19 FT	9 FT X 19 FT		
AISLE WIDTH	24 FT	24 FT		

Site 10 - Assisted Living/Memory Care Facility

Site 10 is located to the north of the Laboratory/Life Science building and can be referred to as the Assisted Living/Memory Care Facility. The conceptual development of this area will create an assisted living/memory care facility that will have approximately 45 beds. The facility will feature a direct connection to the sidewalk network in the community and will have an outdoor courtyard space for residents. The facility will also have direct views to the existing wetland and stream network below.

DEVELOPMENT SUMMARY

BUILDING USE	TOTAL
Residential Care Unit	45 Units

PARKING CALCULATION

Elderly Care Facility: 0.65 parking spaces per residential care unit

UNIT TYPE	TOTAL	RATIO	REQUIRED
Residential Care Unit	45	0.65	29.25
Parking Spaces Required			29

DIMENSIONAL REQUIREMENTS (R-S) WITH PUBLIC SEWER			
REGULATION	REQUIREMENT	PROVIDED	
MIN. LOT AREA	30,000 SF	240,202 SF	
MIN STREET FRONTAGE	150 FT	812 FT	
MIN. FRONT SETBACK	40 FT	48 FT	
MIN. SIDE SETBACK	15 FT	88 FT	
MIN. REAR SETBACK	15 FT	85 FT	
MIN. SPACE BETWEEN BLDGS	15 FT	NA	
MAX. BUILDING HEIGHT	35 FT	35 FT	
MAX. BUILDING COVERAGE	20%	10%	
MIN. OPEN COMMON SPACE	15%	77%	
PARKING SPACES	29	36	
ACCESSIBLE PARKING	2	2	
VAN ACCESSIBLE PARKING	1	1	
PARKING SPACE DIMENSIONS	9 FT X 19 FT	9 FT X 19 FT	
AISLE WIDTH	24 FT	24 FT	

Site 11 - Daycare Facility

Site 11 is sited to be in the northeast corner of the parcel and can be referred to as the Daycare Facility. The conceptual design of this area will create a daycare facility. The facility will feature a direct connection to the sidewalk network in the community and will have an outdoor playground space for the children. The facility will also have direct views to the existing wetlands to the north. The development will include sufficient parking and a drop off area for the facility. A total of 39 parking spaces are proposed to serve this development.

DEVELOPMENT SUMMARY

BUILDING USE	TOTAL
Daycare Facility	6,300 SF
School Area	5,300 SF

PARKING CALCULATION

Daycare Facility: 1 space for every 100 SF of gross floor area used as school area

UNIT TYPE	TOTAL	RATIO	REQUIRED
School Area	5,300 SF	1 per 100 SF	53
Parking Spaces Required			53

DIMENSIONAL REQUIREMENTS (R-S) WITH PUBLIC SEWER			
REGULATION	REQUIREMENT	PROVIDED	
MIN. LOT AREA	30,000 SF	214,881 SF	
MIN STREET FRONTAGE	150 FT	176 FT	
MIN. FRONT SETBACK	40 FT	135 FT	
MIN. SIDE SETBACK	15 FT	27 FT	
MIN. REAR SETBACK	15 FT	603 FT	
MIN. SPACE BETWEEN BLDGS	15 FT	NA	
MAX. BUILDING HEIGHT	35 FT	25 FT	
MAX. BUILDING COVERAGE	20%	3%	
MIN. OPEN COMMON SPACE	15%	88%	
PARKING SPACES	53	39*	
ACCESSIBLE PARKING	3	2	
VAN ACCESSIBLE PARKING	1	1	
PARKING SPACE DIMENSIONS	9 FT X 19 FT	9 FT X 19 FT	
AISLE WIDTH	24 FT	24 FT	

* A parking reduction for this site is requested. A daycare facility of this size would likely have a staff of 15-20 people. Child drop off and pickups typically occur in a drive thru fashion at the front door and do not require parking. The proposed 39 spaces would adequately accommodate the staff and any extended parental parking while reducing impervious cover.

Site 12 – Common Outdoor Amenity Space

Site 12 is located towards the center of the project and is intended to encompass the common outdoor space for the project. The site will create walking trails for people to utilize and explore the nature that exists within the parcel. A pedestrian bridge and boardwalk will span the existing wetlands and lead to a dock that will enable the community to have access to the existing open water. This outdoor space is large enough to be utilized for kayaking in the warmer months or ice skating in the winter when frozen. Although not intended as a buildable lot, it was still created to meet the zoning standards.

DIMENSIONAL REQUIREMENTS (MU-N)			
REGULATION	REQUIREMENT	PROVIDED	
MIN. LOT AREA	20,000 SF	300,858 SF	
MIN STREET FRONTAGE	75 FT	95 FT	
MIN. FRONT SETBACK (NEW ROADS)	20 FT	NA	
MIN. SIDE SETBACK	20 FT	NA	
MIN. REAR SETBACK	20 FT	NA	
MIN. SPACE BETWEEN BLDGS	15 FT	NA	
MAX. BUILDING HEIGHT	50 FT	NA	
MAX. IMPERVIOUS COVER	70%	3%	
MIN. OPEN SPACE (LOTS > 100,000 SF)	15%	97%	
MIN. OPEN SPACE (LOTS < 100,000 SF)	25%	NA	
PARKING SPACES	0	NA	
ACCESSIBLE PARKING	0	NA	
VAN ACCESSIBLE PARKING	0	NA	
PARKING SPACE DIMENSIONS	9 FT X 19 FT	NA	
AISLE WIDTH	24 FT	NA	

Minimum Land Area Calculations

Development Area	Units	Land Area for 1st Unit (SF)	Land Area for Additional Units (SF)	Land Area (SF) For 16 Units Max. Per Acre	Min. Land Area Required (SF)
Site 1	13	4,000	2,500		34,000
Site 2	300			2,722.5	816,750
Site 3	300			2,722.5	816,750
Site 4	60			2,722.5	163,350
Site 6A	32	4,000	3,000		97,000
Site 6B	30	4,000	3,000		91,000
Site 7	120			2,722.5	326,700
Total Land Area Required (MU-N)			2,345,550 SF		

MINIMUM LAND AREA REQUIRED (MU-N)

Note: For sites 2, 3, 4 & 7 the maximum of 16 units per acre regulation governs.

MINIMUM LAND AREA PROVIDED (MU-N)

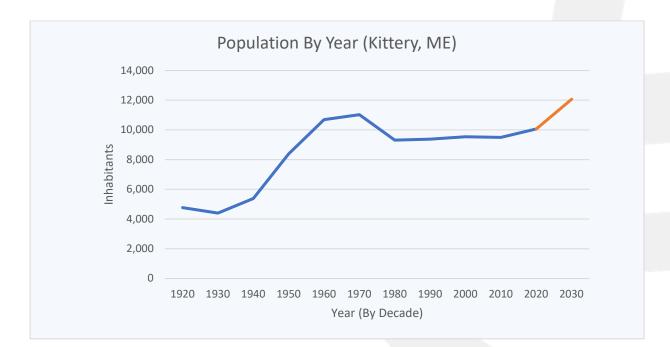
Total =	2,626,093 SF
50% of Wetlands =	327,003 SF
Upland =	2,299,093 SF

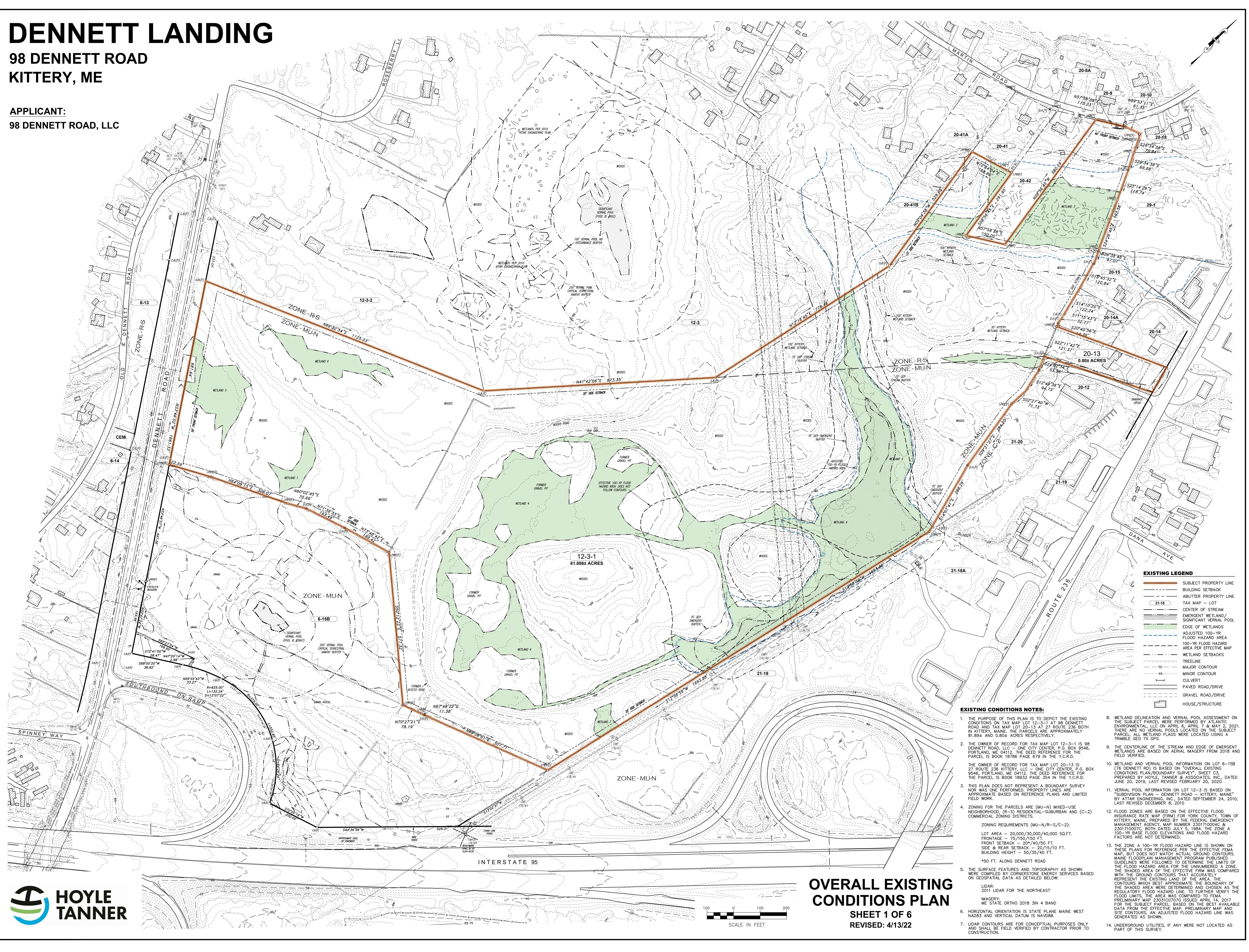
Residential Summary & Population Estimate

TYPE OF UNIT	TOTAL UNITS	TOTAL BEDROOMS	POPULATION BASED ON AVG OF 1.5 PEOPLE PER BEDROOM	POPULATION BASED ON AVG OF 1.75 PEOPLE PER BEDROOM
Studio Unit Multifamily	165	165	248	289
1 Bedroom Unit Multifamily	432	432	648	756
2 Bedroom Unit Multifamily	177	354	531	620
3 Bedroom Unit Multifamily	8	24	36	42
2 Bedroom Townhouse	33	66	99	116
3 Bedroom Townhouse	40	120	180	210
Residential Care Unit	45	45	68	79
	900	1,206	1,809	2,111

The table above provides a summary of the total number of dwelling units and bedrooms within the proposed development. Conservative estimates assume the population will average between 1.5 and 1.75 people per bedroom. These assumptions estimate the total population of the development between 1,800 to 2,100 residents.

Below is a graph showing Kittery's population based on U.S. Census data over the past 100 years with the projected increase over the next 10 years. As shown, Kittery's population peaked in the 1960s, decreased in the 1970's and has remained relatively constant over the past 40 years.





PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING DITIONS ON TAX MAP LOT 12-3-1 AT 98 DENNETT O AND TAX MAP LOT 20-13 AT 27 ROUTE 236 BOTH TTERY, MAINE. THE PARCELS ARE APPROXIMATELY D± AND 0.80± ACRES RESPECTIVELY.
OWNER OF RECORD FOR TAX MAP LOT 12-3-1 IS 98 IETT ROAD, LLC - ONE CITY CENTER, P.O. BOX 9546, LAND, ME 04112. THE DEED REFERENCE FOR THE CEL IS BOOK 18786 PAGE 679 IN THE Y.C.R.D.
OWNER OF RECORD FOR TAX MAP LOT 20–13 IS OUTE 236 KITTERY, LLC – ONE CITY CENTER, P.O. BOX , PORTLAND, ME 04112. THE DEED REFERENCE FOR PARCEL IS BOOK 18932 PAGE 354 IN THE Y.C.R.D.
PLAN DOES NOT REPRESENT A BOUNDARY SURVEY WAS ONE PERFORMED. PROPERTY LINES ARE COXIMATE BASED ON REFERENCE PLANS AND LIMITED WORK.
NG FOR THE PARCELS ARE (MU-N) MIXED-USE HBORHOOD, (R-S) RESIDENTIAL-SUBURBAN AND (C-2) MERCIAL ZONING DISTRICTS.



