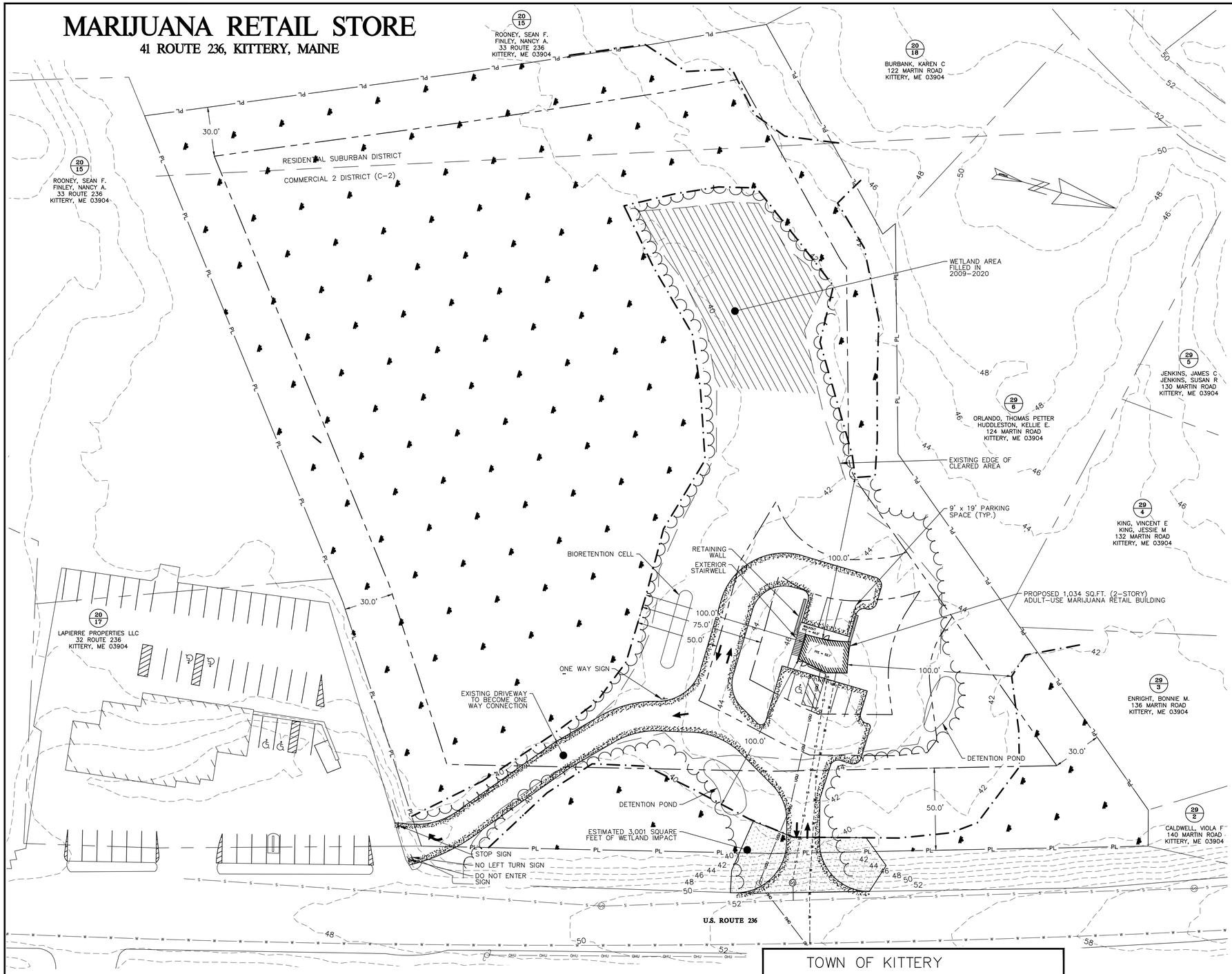
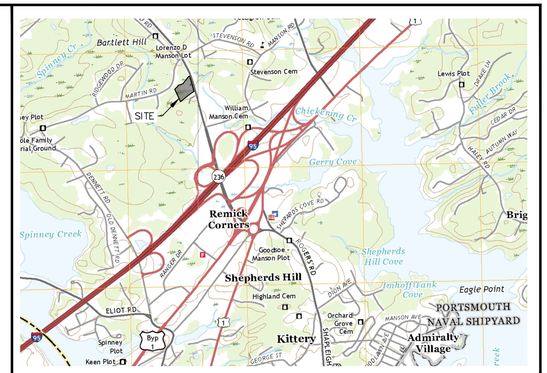
MARIJUANA RETAIL STORE

41 ROUTE 236, KITTERY, MAINE





SITE LOCATION MAP

APPROXIMATE SCALE 1" = 2000'

GENERAL NOTES

1) THIS PLAN PROVIDES DETAILS FOR BUILDING A NEW ADULT USE MARIJUANA STORE AT 41 ROUTE 236 IN KITTERY.
2) THE PARCEL, IDENTIFIED AS LOT 1 ON TAX MAP 29, CONTAINS APPROXIMATELY 4.45 ACRES; AND IS LOCATED WITHIN THE COMMERCIAL-2 AND PARTIALLY IN THE RESIDENTIAL-SUBURBAN ZONING DISTRICTS. THE PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER. ALL DEVELOPMENT RELATED TO THIS PROJECT IS WITHIN THE COMMERCIAL-2 DISTRICT.
3) SPACE AND BULK REQUIREMENTS FOR THE MIXED USE ZONING DISTRICT ARE AS FOLLOWS:

COMMERCIAL-2 DISTRICT	
MIN. LOT AREA	40,000 SF
MIN. STREET FRONTAGE	150'
MIN. FRONT SETBACK	50'
MIN. SIDE SETBACK	30'
MIN. REAR SETBACK	30'
MAX BUILDING HEIGHT	40'

4) PARKING REQUIREMENTS:
RETAIL 1 SPACE/175 SQ.FT. OF RETAIL SPACE = 1,034/175 => 6 SPACES
TOTAL PARKING SPACES REQUIRED: 6(8 PROVIDED, 1 ADA)
5) BUILDING LOCATIONS, PROPERTY LINES, EDGE OF PAVEMENT AND OTHER SITE DETAILS APPROXIMATED FROM REFERENCE 1 AND AERIAL IMAGERY.
6) TOPOGRAPHY FROM MAINE STATE LiDAR.
7) THE WETLAND DELINEATION SHOWN ON THIS PLAN WAS PERFORMED ON NOVEMBER 22, 2021 ACCORDING TO THE STANDARDS OF THE 1987 US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL. THIS DELINEATION WAS PERFORMED BY MICHAEL CUOMO, WSA #211,.
8) TOTAL ESTIMATED WETLAND IMPACT IS 3,001 SQUARE FEET.
9) ANY NEW SIGNS MUST COMPLY WITH KITTERY TITLE 16: LAND USE AND DEVELOPMENT CODE ARTICLE X SIGNS.
10) THE NEAREST FIRE HYDRANT IS APPROXIMATELY 500' AWAY ON MARTIN ROAD PER THE KITTERY GIS.

LEGEND

PROPERTY LINE	PL
SETBACK	
EXT. ABUTTER LINE	
EXT. PAVEMENT	
PRP. PAVEMENT	
PRP. GRAVEL	
PRP. CONCRETE	
PRP. PARKING	
CENTERLINE OF ROAD	
EXT. BUILDING	
PRP. BUILDING	
PRP. GUARDRAIL/FENCE	
PRP. TREELINE	
EXT. WETLAND BNDY	UPLAND / WETLAND
EXT. WETLAND AREA	
EXT. WETLAND BUFFER	
EXT. STREAM LIMITS	

REFERENCES

1. "STANDARD BOUNDARY SURVEY" FOR PROPERTY AT 41 ROUTE 236, KITTERY, YORK COUNTY, MAINE OWNED BY JUDY B. HALEY AND JOHN E. HALEY, BY NORTH EASTERLY SURVEYING, INC. 05/06/08. Y.C.R.D. BOOK 329, PAGE 37

GRAPHIC SCALE

0 30 60 90 120 (FEET)

TOWN OF KITTERY
PLANNING BOARD DATE

OWNER OF RECORD: LAPIERRE PROPERTIES LLC TAX MAP 29, LOT 1

NO.	DESCRIPTION	DATE
	REVISIONS	

PROGRESS PRINT

SKETCH PLAN
MARIJUANA RETAIL SPACE
41 ROUTE 236, KITTERY, ME 03904

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:	APPROVED BY:	DRAWN BY:
1" = 30		BRN
DATE:		REVISION DATE:
04/26/2022		– : –
JOB NO: C277-21	FILE: 41 ROUTE 236 SHEETS.DWG	SHEET: 1