

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. IT CONTAINS APPROXIMATELY 4.4 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):

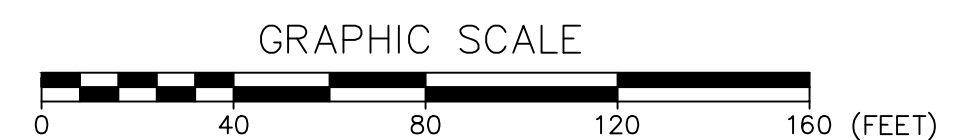
RETAIL STORES	= 1 SPACE/175 SQ.FT. GROSS FLOOR AREA = [517 SQ. FT. TOTAL FLOOR AREA] x 2 FLOORS = [1,034 SQ. FT.] / 175 SQ. FT. => 5.91 SPACES => 6 SPACES REQUIRED (13 PROPOSED, 1 ADA)
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- A WETLAND DELINEATION WAS PERFORMED ON NOVEMBER 22, 2021 IN ACCORDANCE 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 = 1,367 SQ. FT. THIS DEVELOPMENT ALSO PROPOSES TO RESTORE ~13,000 SQ. FT. OF PREVIOUSLY-FILLED WETLANDS ON-SITE. REFER TO THE ATTACHED WETLAND RESTORATION NARRATIVE PREPARED BY PROJECT WETLAND SCIENTIST MICHAEL CUOMO.
- 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
- SIGNIFICANT VERNAL POOL - CRITICAL TERRESTRIAL SETBACK CALCULATION:

OVERALL HABITAT AREA ON-SITE:	= 187,876 SQ. FT. (4.31 AC.)
TOTAL AREA IMPACTED:	= 26,263 SQ. FT. (0.60 AC.)
	[26,263 / 187,876] = 13.98% < 25% => OK

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	-----



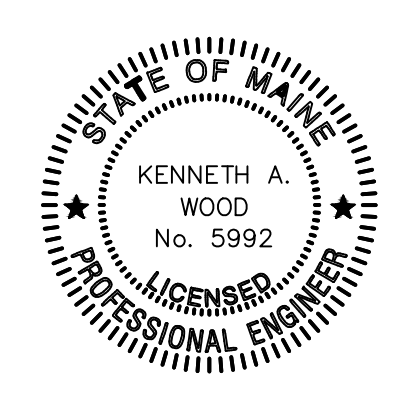
TAX MAP 29, LOT 1

TOWN OF KITTERY PLANNING BOARD
FINAL SITE PLAN APPROVED:

###/###/####	DATE

- 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.
- INDEX OF SHEETS:**
- PRELIMINARY SITE PLAN
 - EXISTING CONDITIONS PLAN
 - GRADING & UTILITIES PLAN
 - EROSION & SEDIMENTATION CONTROL DETAILS
 - SITE DETAILS
 - STORMWATER: EXISTING CONDITIONS
 - STORMWATER: DEVELOPED CONDITIONS
 - BOUNDARY SURVEY
- OWNER OF RECORD:**
- TAX MAP 29, LOT 1:
GREEN GRASS LLC,
32 ROUTE 236, UNIT 1
KITTERY, ME 03904
Y.C.R.D. DEED BOOK 18924, PAGE 10

NO.	DESCRIPTION	DATE
C	PRELIMINARY REVIEW REVISIONS	08/04/22
B	PRELIMINARY REVIEW REVISIONS	07/13/22
A	SITE PLAN REVIEW APPLICATION	06/30/22
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PRELIMINARY SITE PLAN
WELL FIELD 44 CANNABIS DISPENSARY
41 ROUTE 236, KITTERY, ME 03904

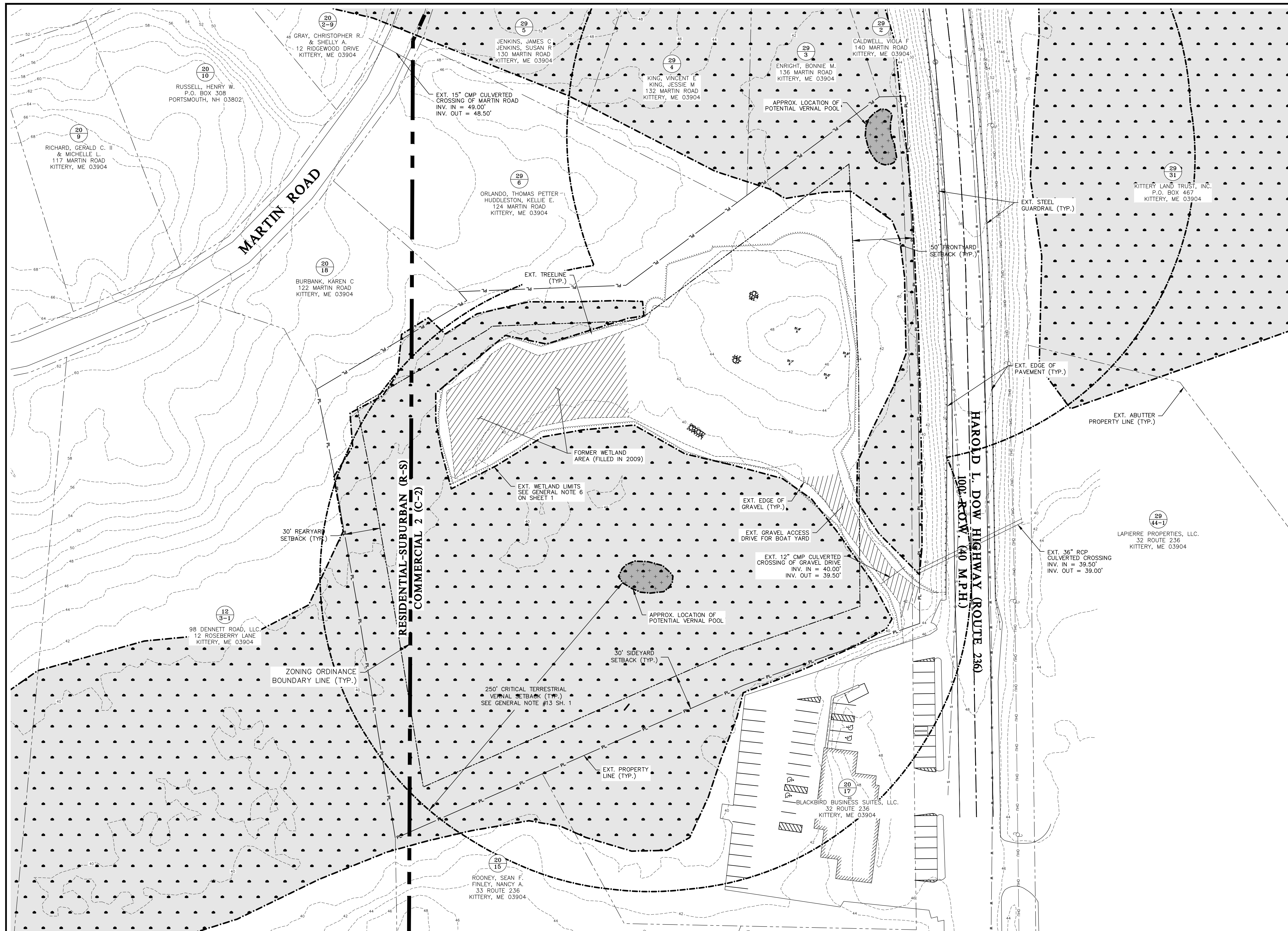
FOR:
WELL FIELD 44, LLC.
8 DEXTER LANE UNIT 8
KITTERY, MAINE 03904

ATTAR ENGINEERING, INC.
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: C : 08/04/22	SHEET: 1

JOB NO: C277-21 FILE: WF44 DEV.BASE.DWG SHEET: 1

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



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	—W—
EXT. WETLAND AREA	▨
EXT. WETLAND BUFFER	—W—
EXT. SEWER LINE	—S—
EXT. SEWER MANHOLE	⊙
EXT. WATER LINE	—W—
EXT. OVERHEAD ELEC	—OHU—
EXT. POWER POLE	⊕
EXT. MAJOR CONTOURXXX
EXT. MINOR CONTOUR	-----XXX

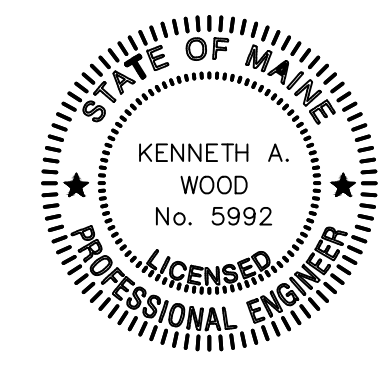


TAX MAP 29, LOT 1

EXISTING CONDITIONS PLAN
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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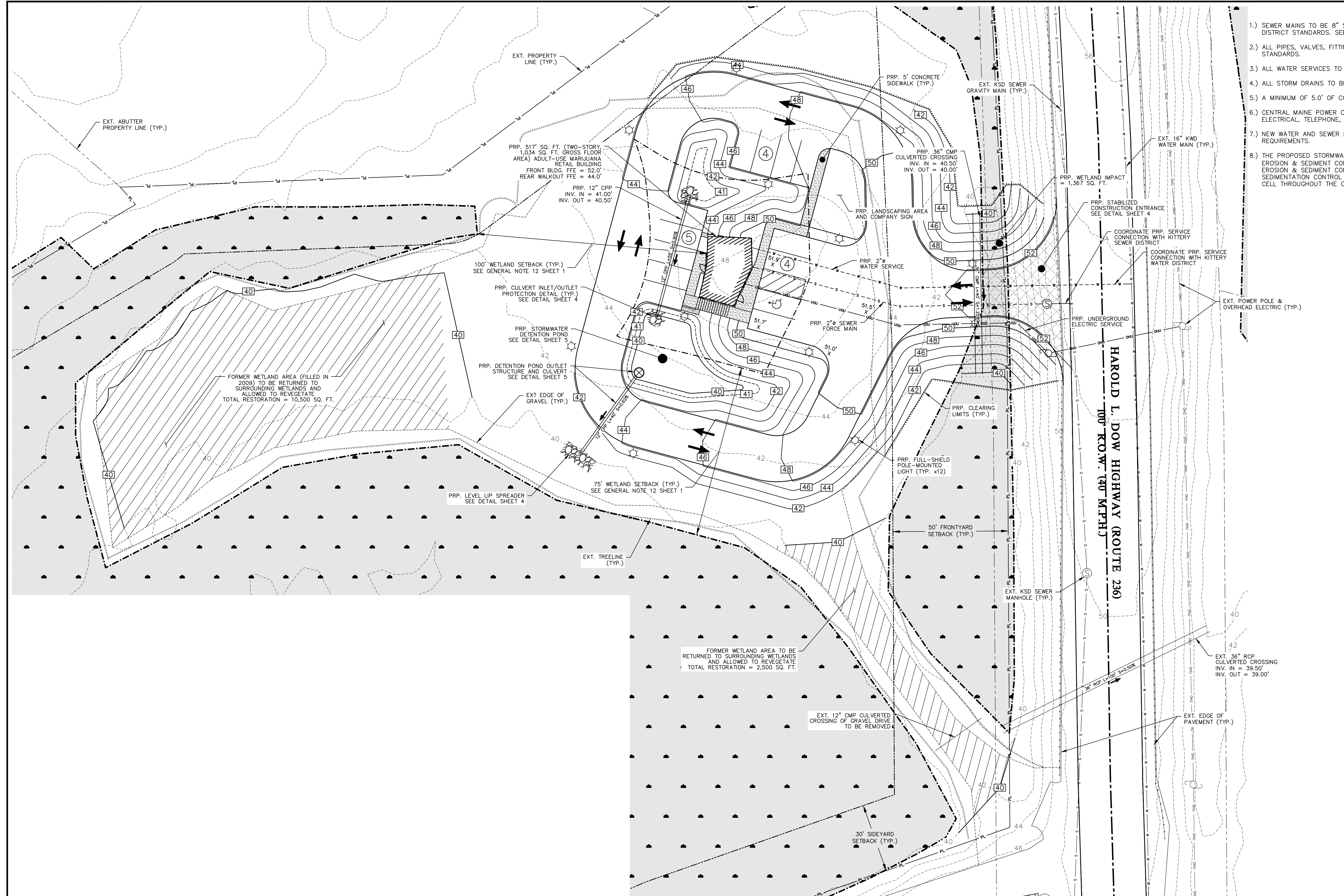
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JOB NO: C277-21 FILE: WF44 DEV.BASE.DWG SHEET: 2

GENERAL NOTES

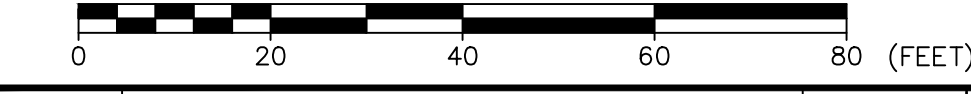
- 1.) SEWER MAINS TO BE 8" SDR 35 PVC. ALL OTHER APPURTENANCES SHALL MEET KITTEERY SEWER DISTRICT STANDARDS. SEE DETAIL FOR TYPICAL INDIVIDUAL SERVICE SIZES.
- 2.) ALL PIPES, VALVES, FITTINGS, AND CONNECTIONS SHALL MEET CURRENT KITTEERY WATER DISTRICT STANDARDS.
- 3.) ALL WATER SERVICES TO BE EQUIPPED 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.) THE PROPOSED STORMWATER BMP REPRESENTS A LIMITED AREA TO BE CONSTRUCTED WITH ALL EROSION & SEDIMENT CONTROL MEASURES IN PLACE. THIS "CELL" SHALL BE PROTECTED BY EROSION & SEDIMENT CONTROL BEST MANAGEMENT PRACTICES AS REQUIRED BY THE EROSION & SEDIMENTATION CONTROL PLAN. EROSION & SEDIMENT CONTROL SHALL BE MAINTAINED FOR THE CELL THROUGHOUT THE COMPLETION OF THE ENTIRE PROJECT.



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	---PW---
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' X

GRAPHIC SCALE



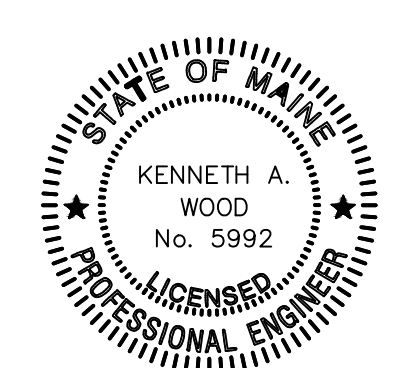
TAX MAP 29, LOT 1

GRADING & UTILITIES PLAN
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41 ROUTE 236, KITTEERY, ME 03904

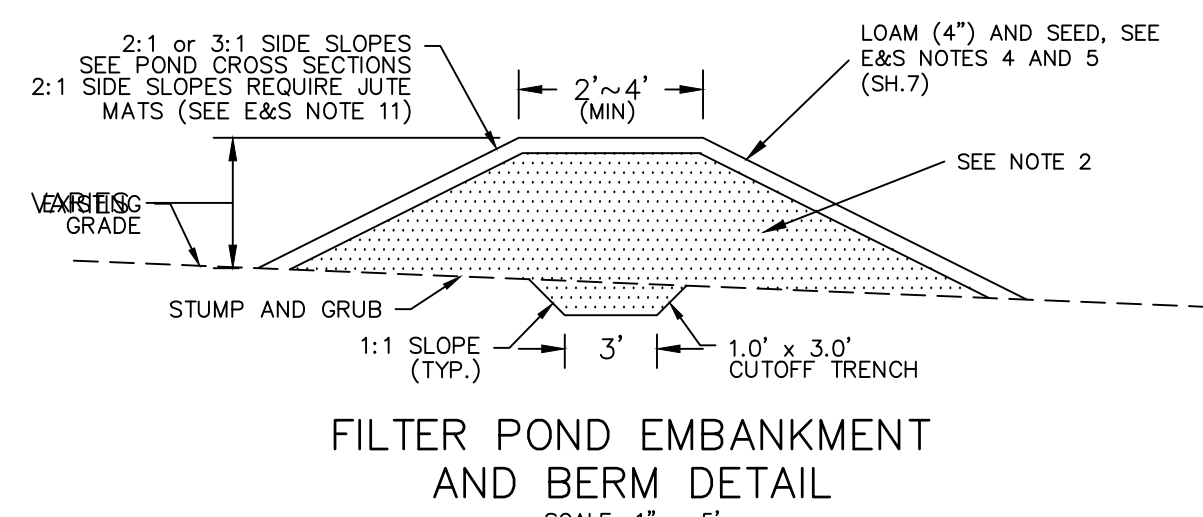
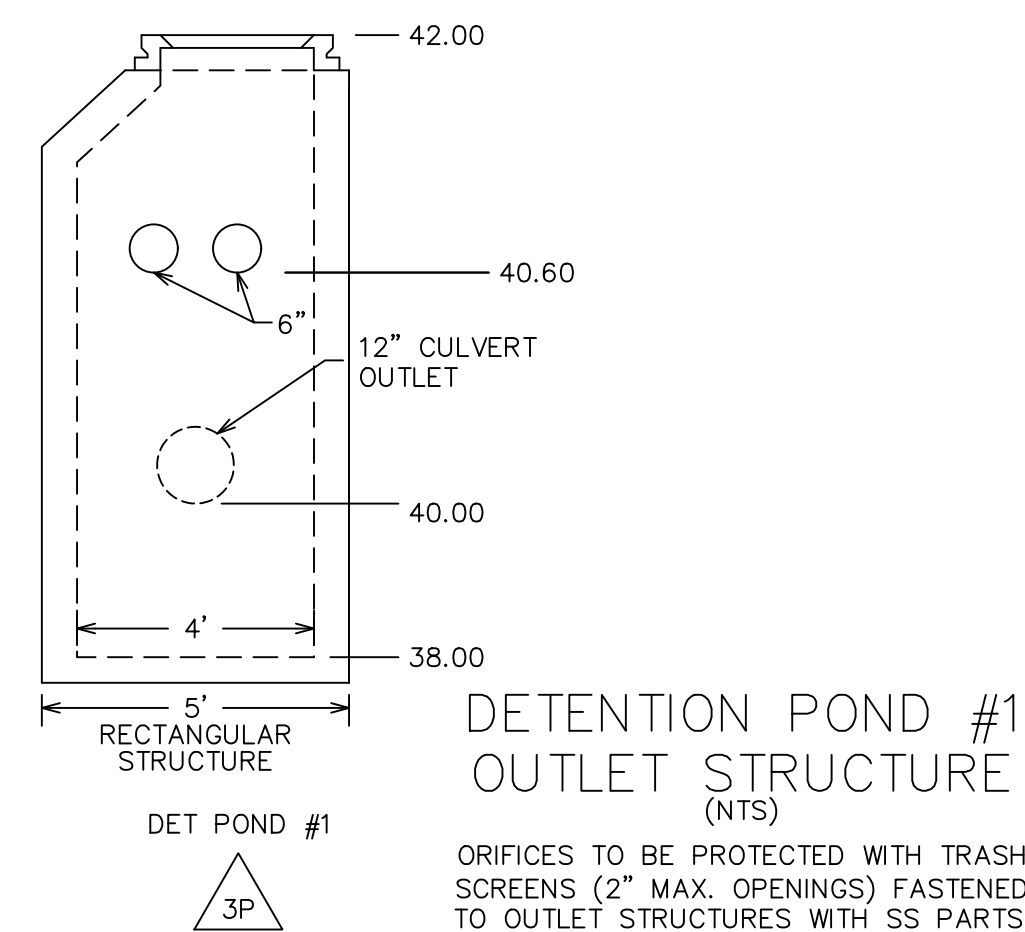
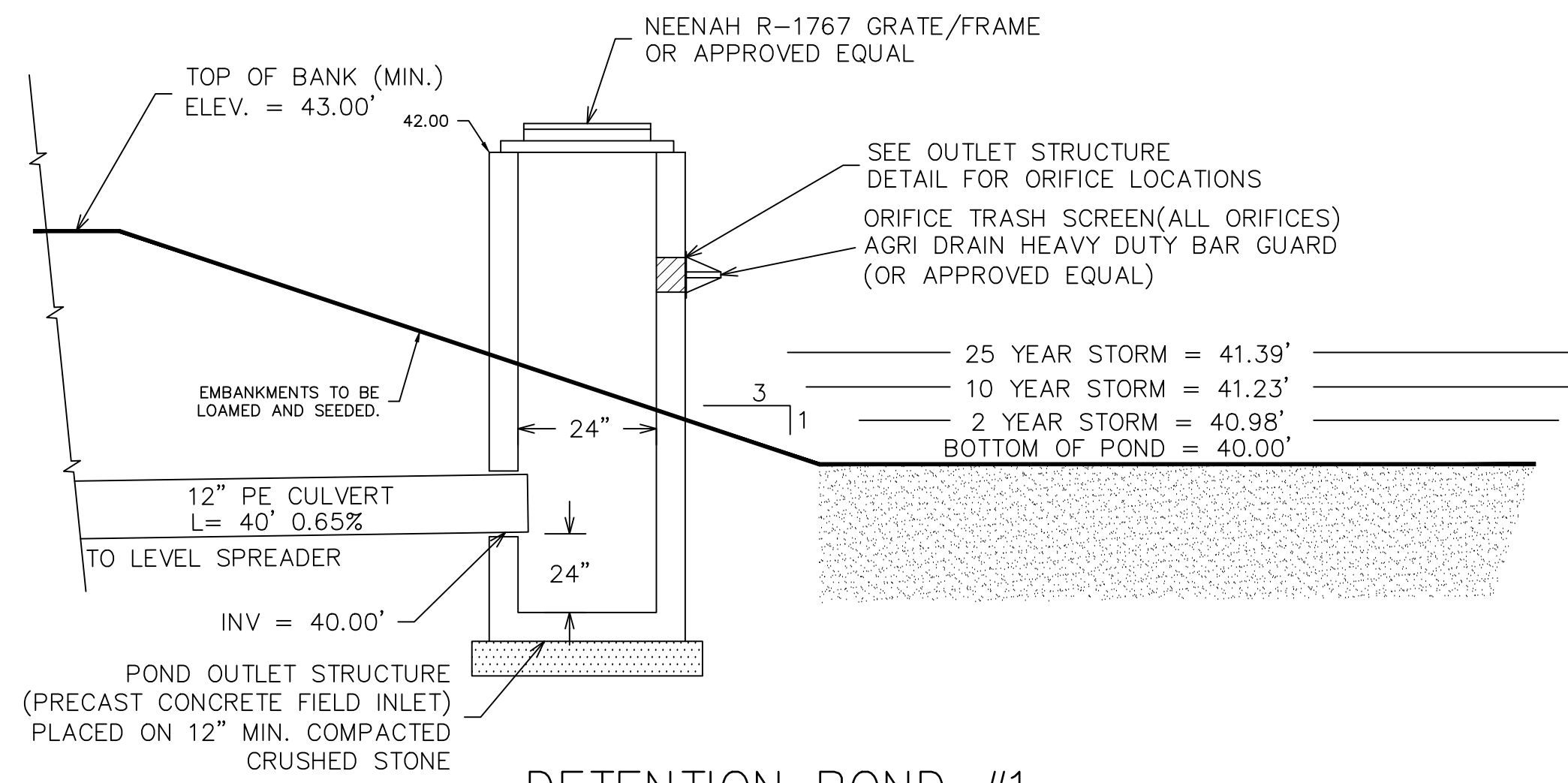
FOR:
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8 DEXTER LANE UNIT 8
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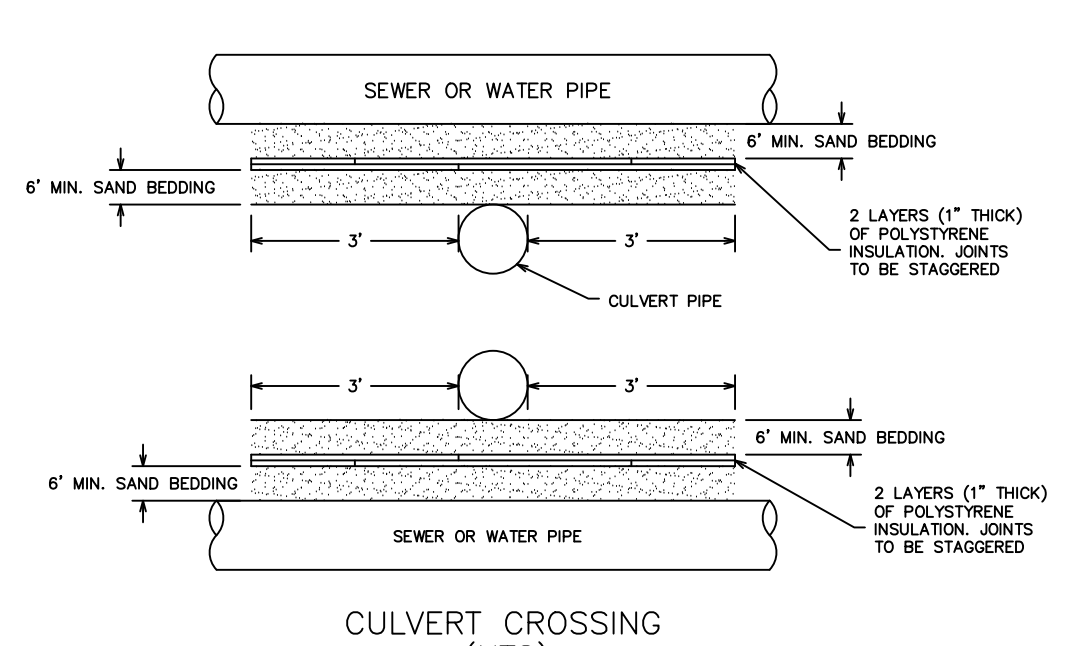
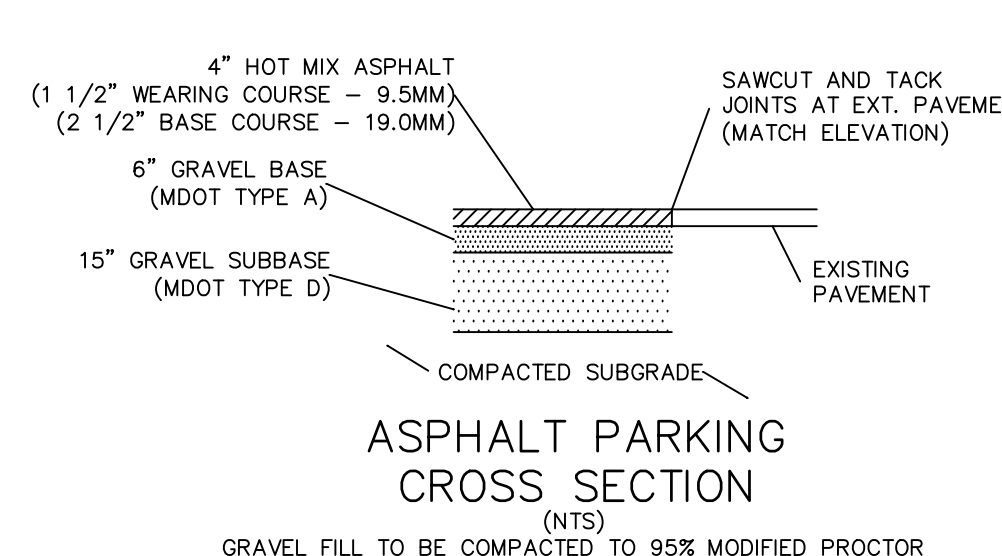
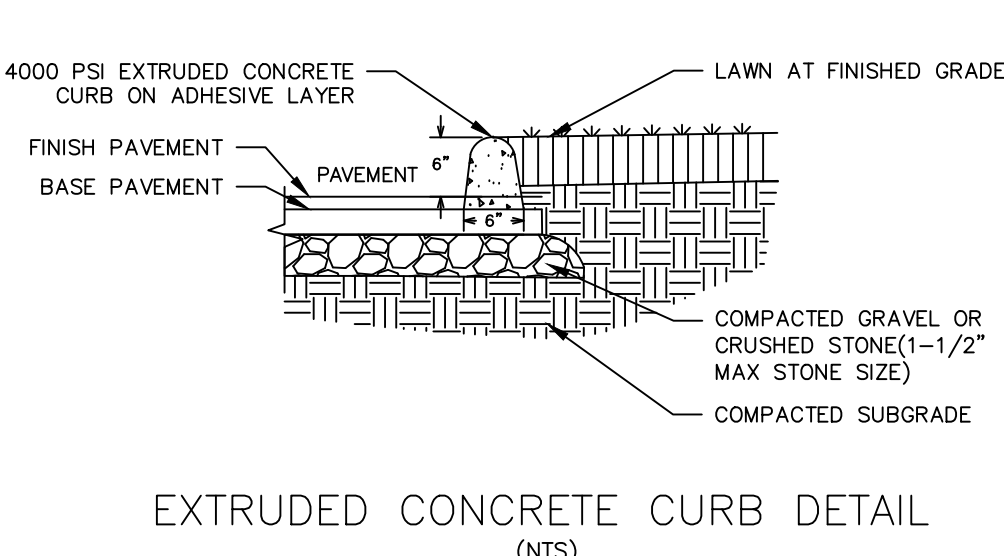
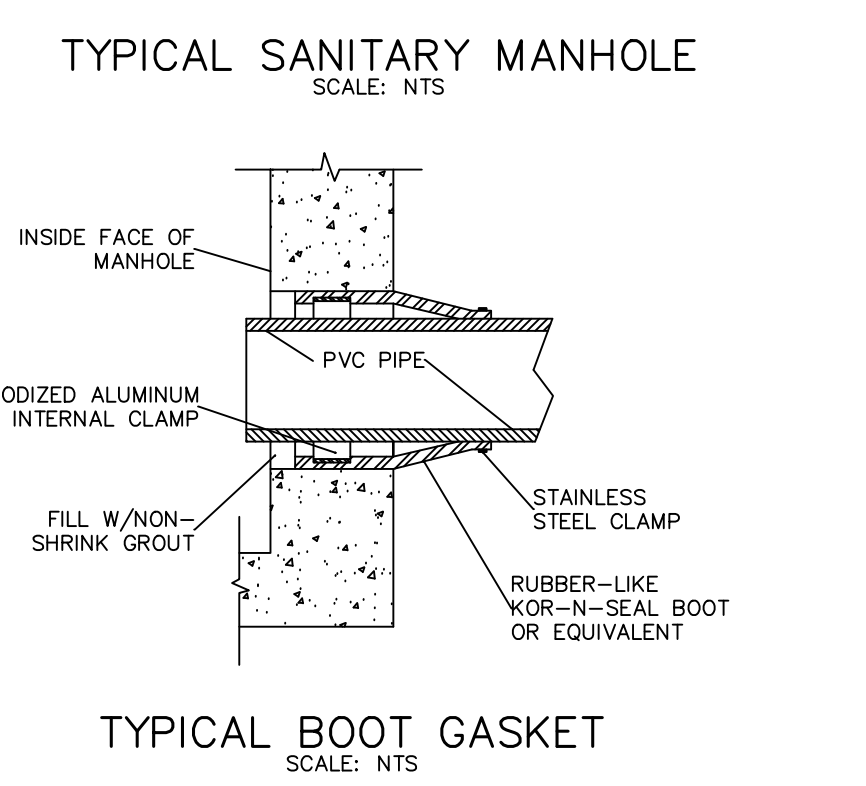
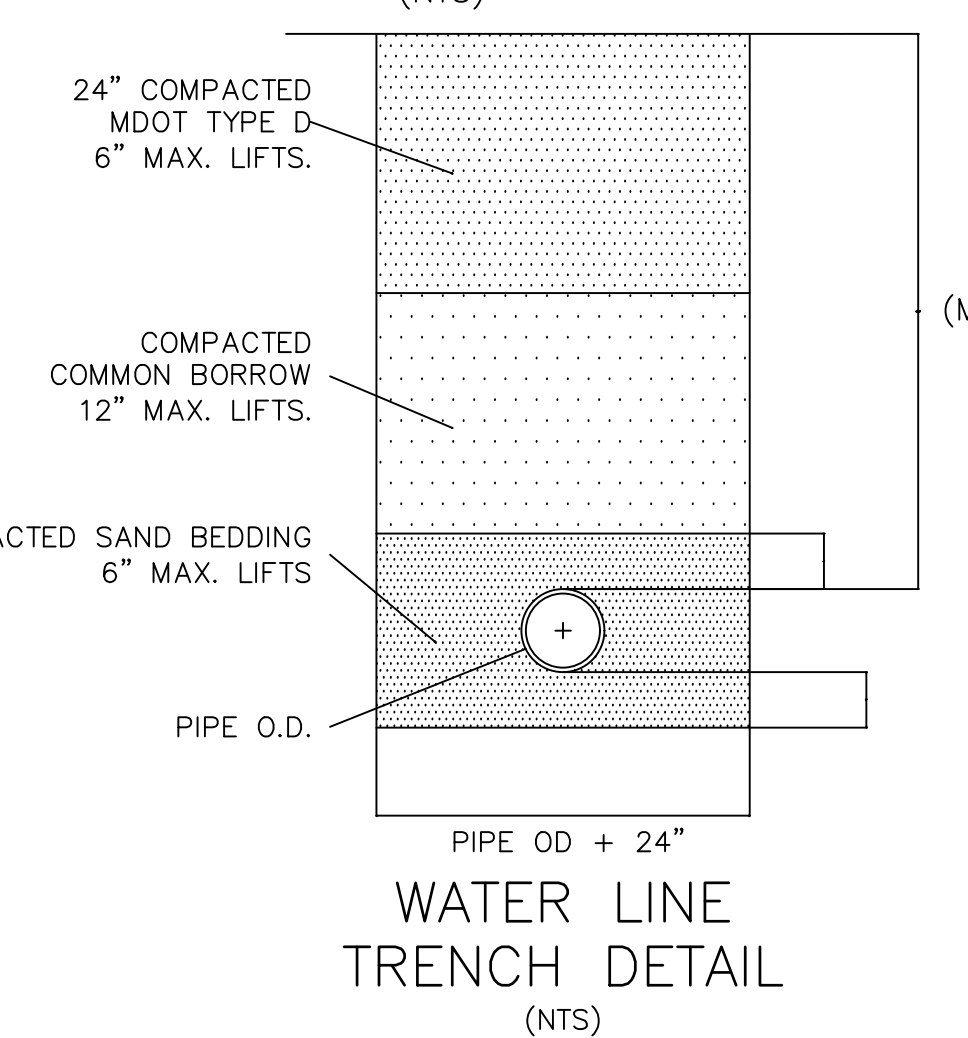
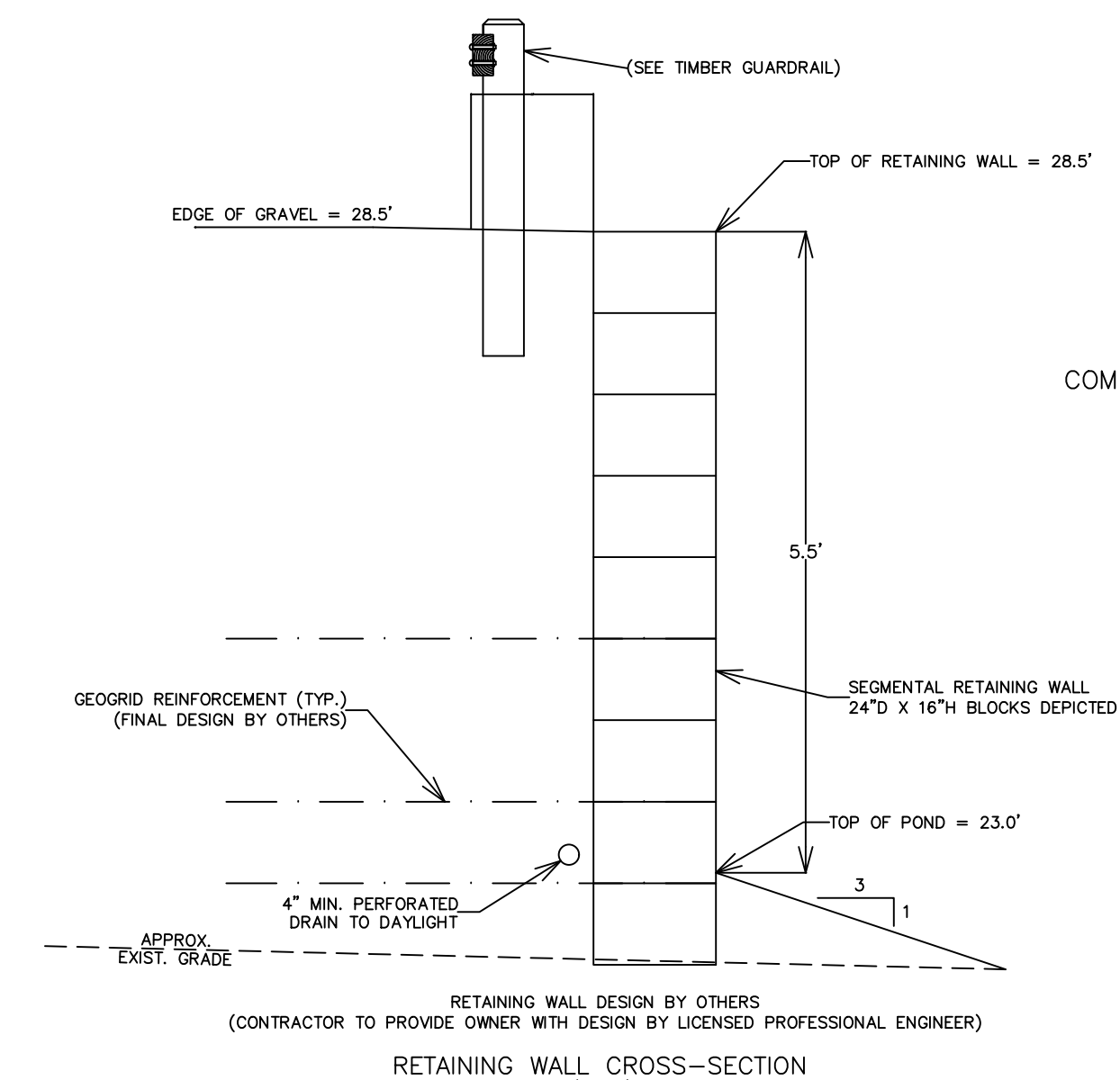
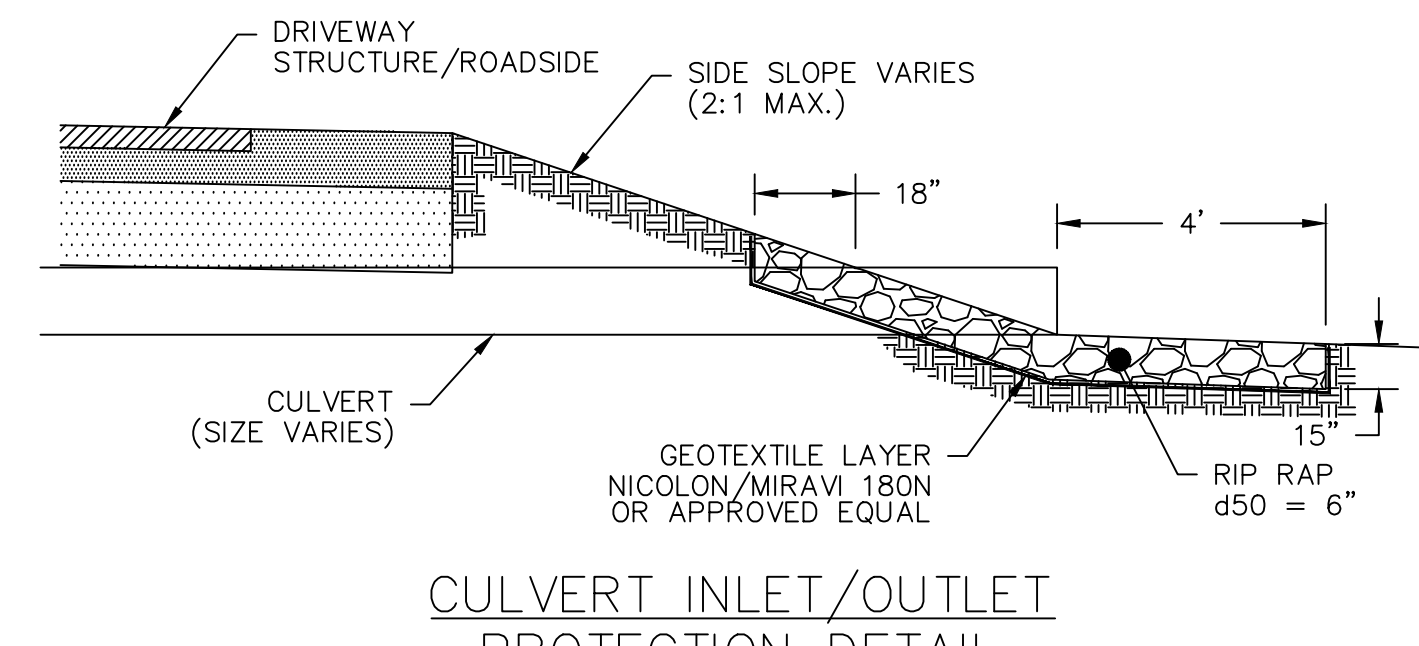
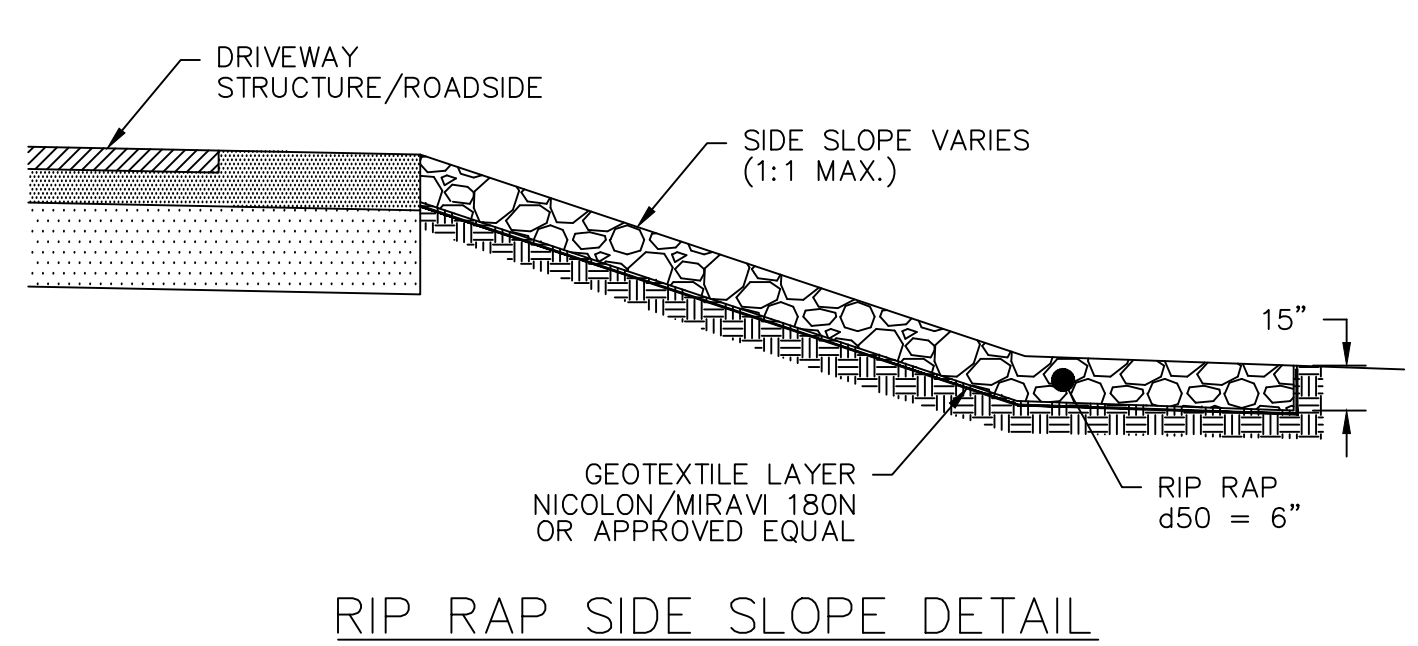
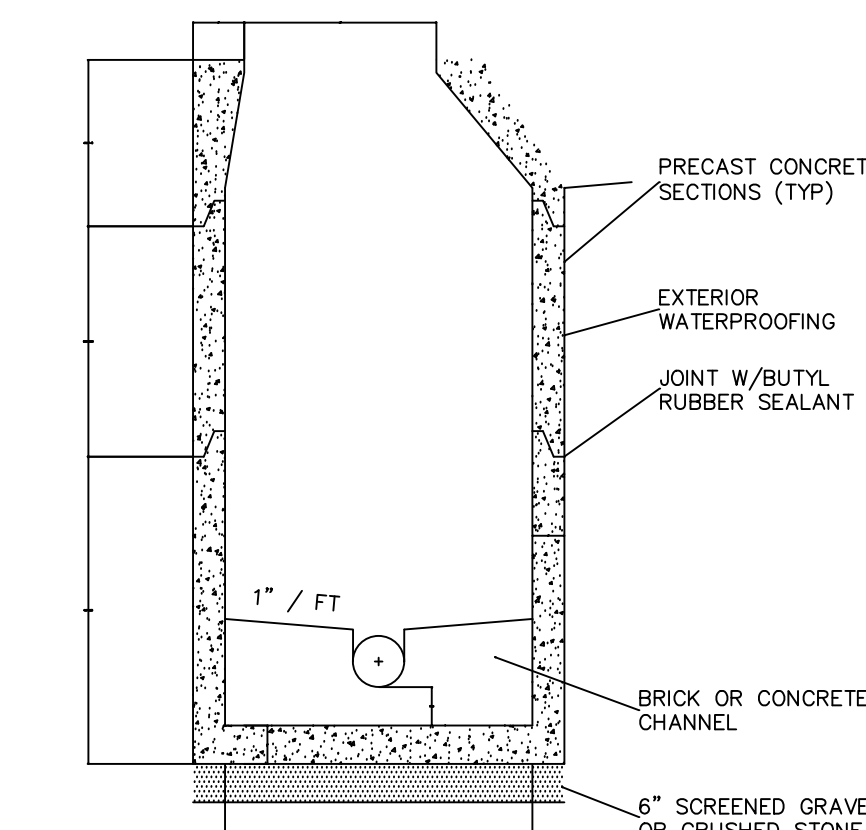
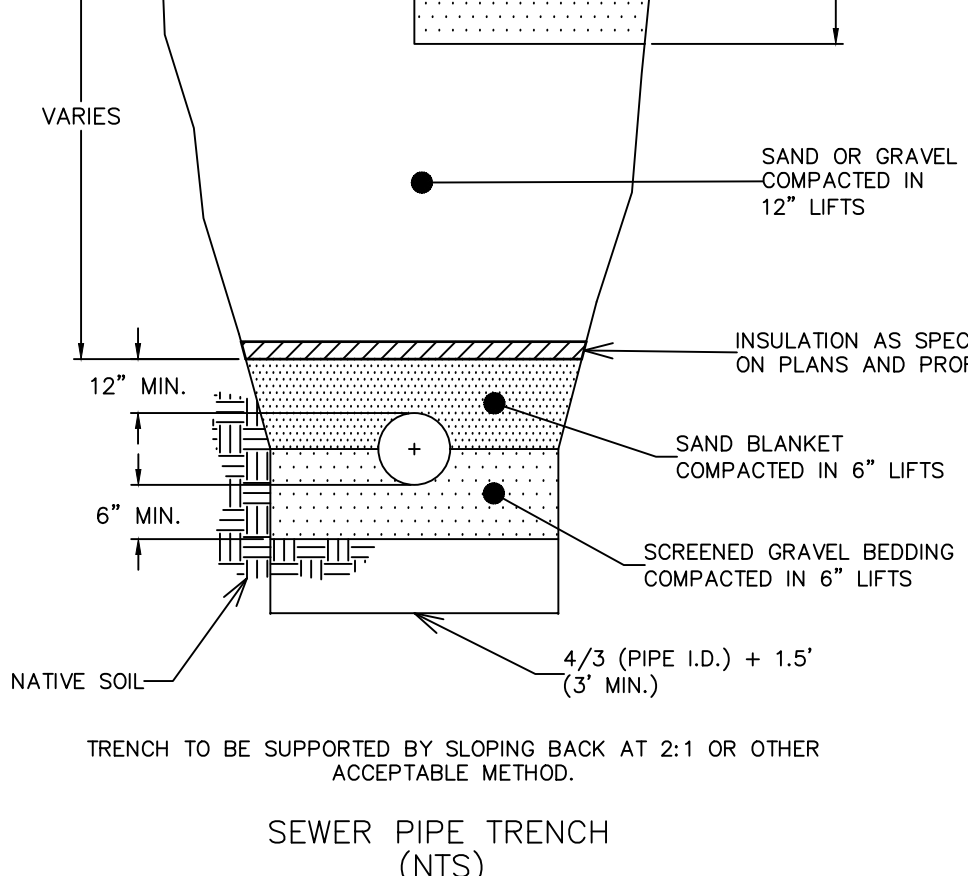
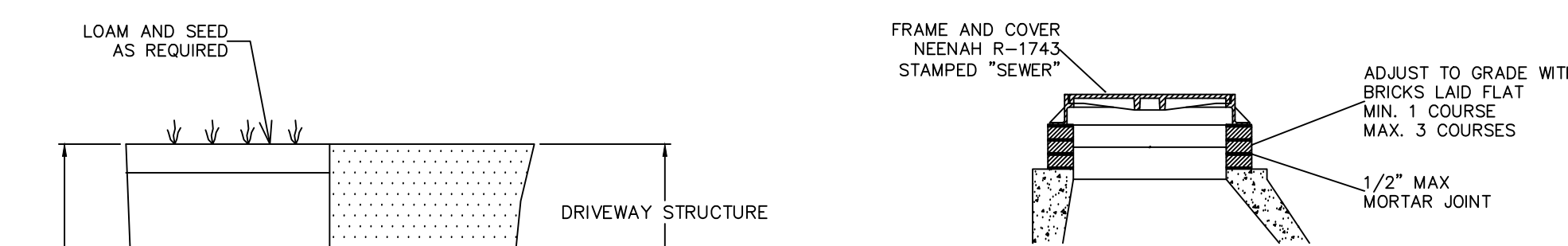
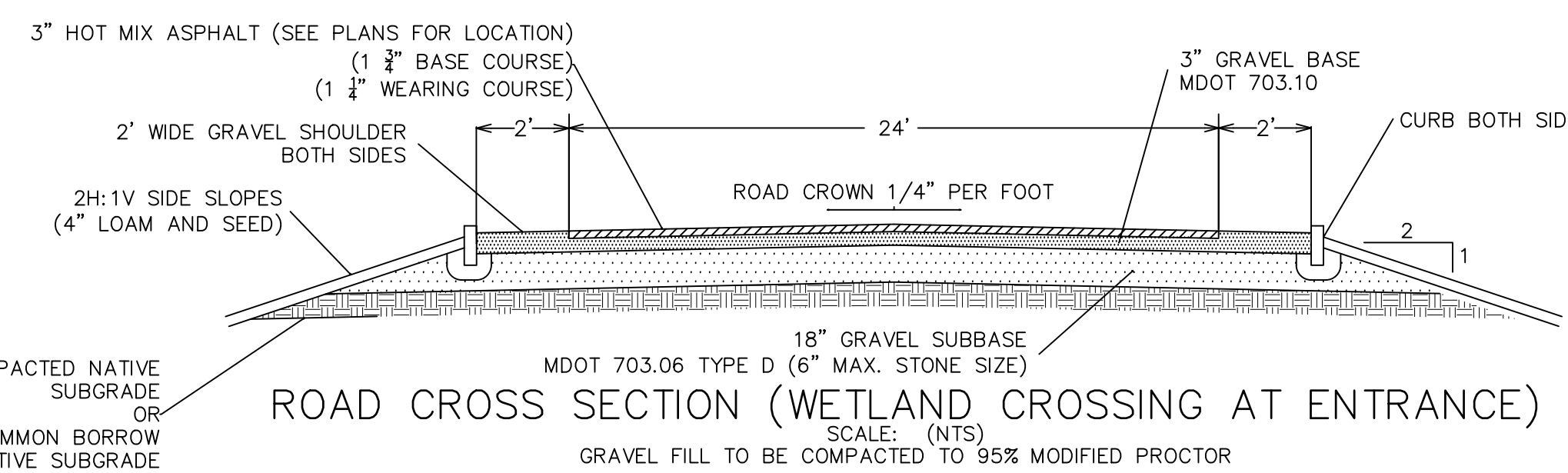
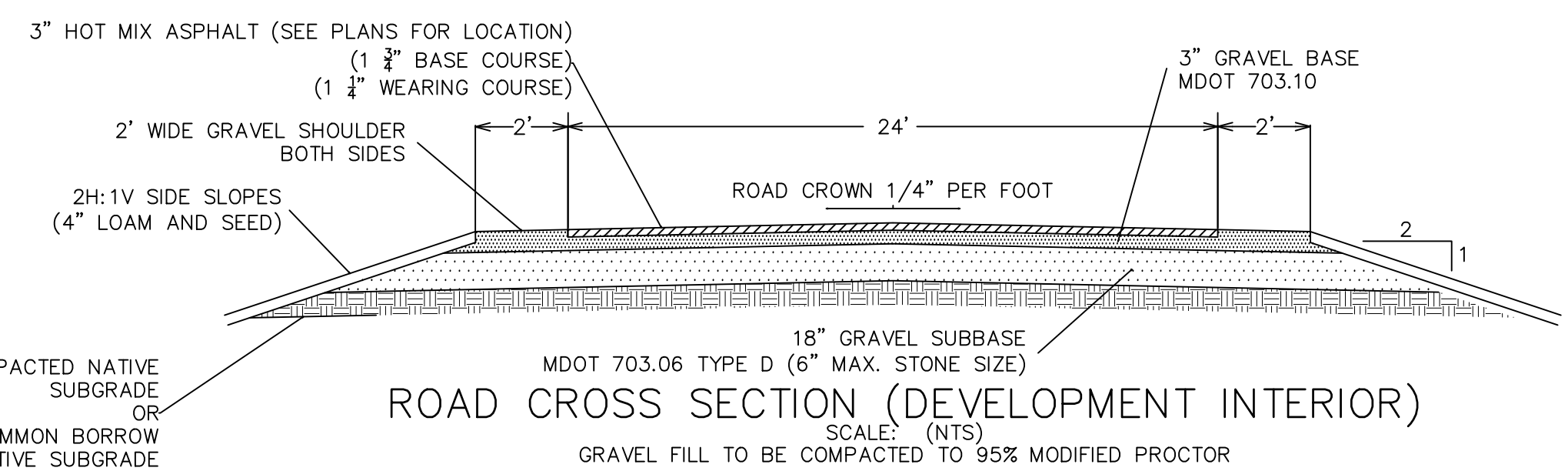
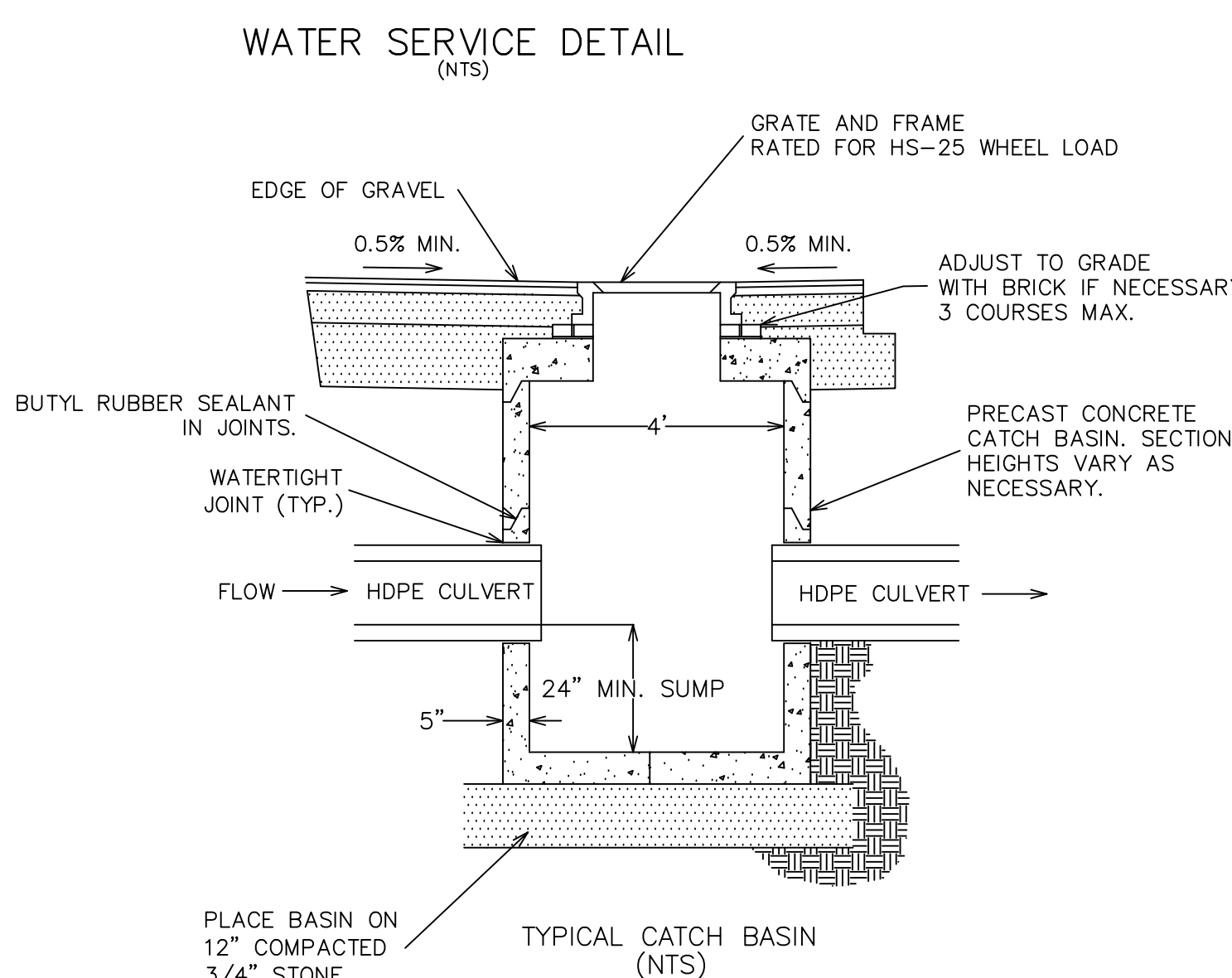
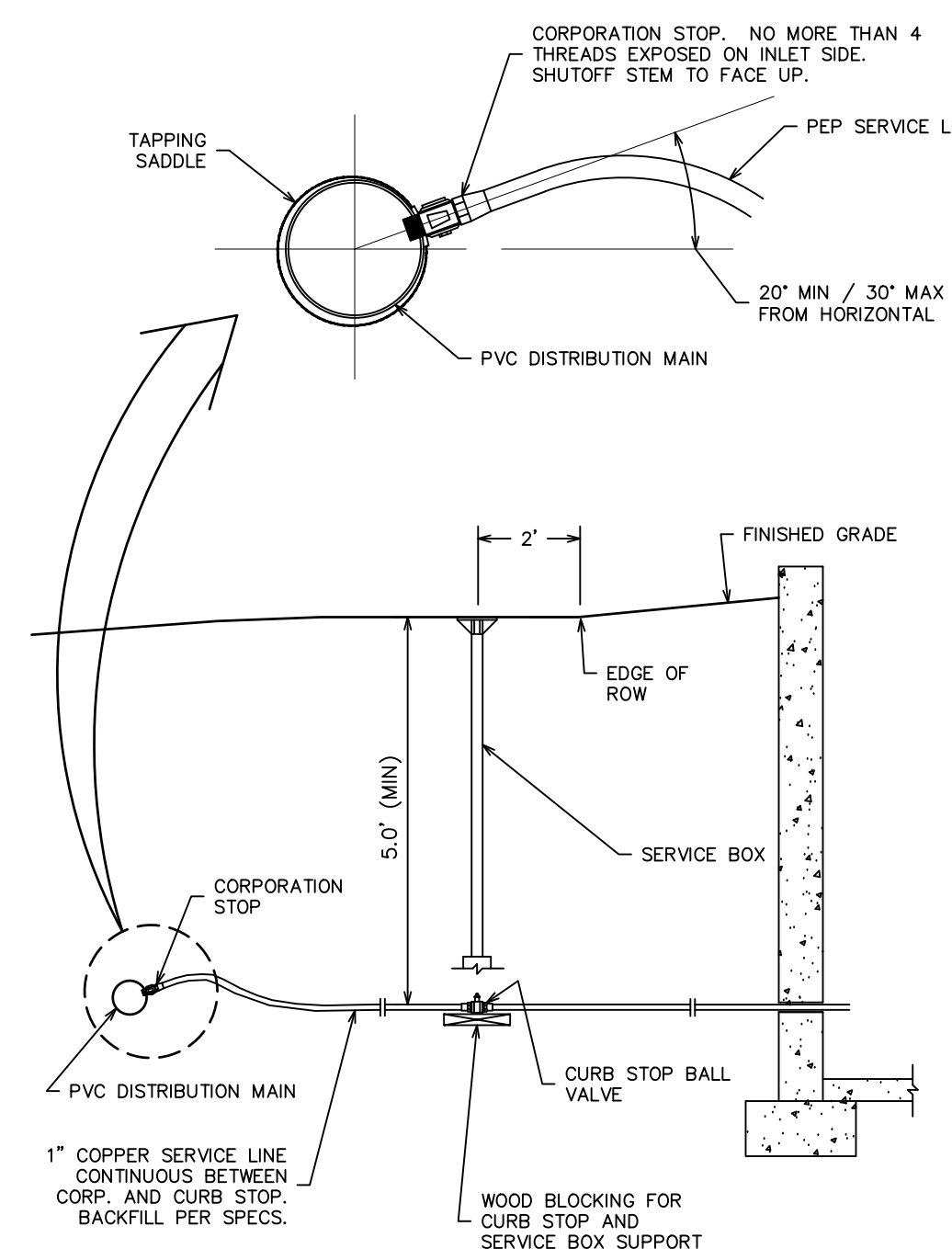
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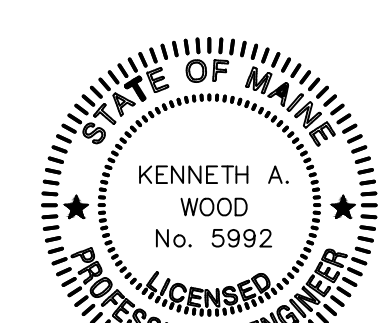
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DATE: 04/26/22		REVISION DATE: C : 08/04/22
JOB NO: C277-21	FILE: WF44 DEV BASE.DWG	SHEET: 3



- 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.



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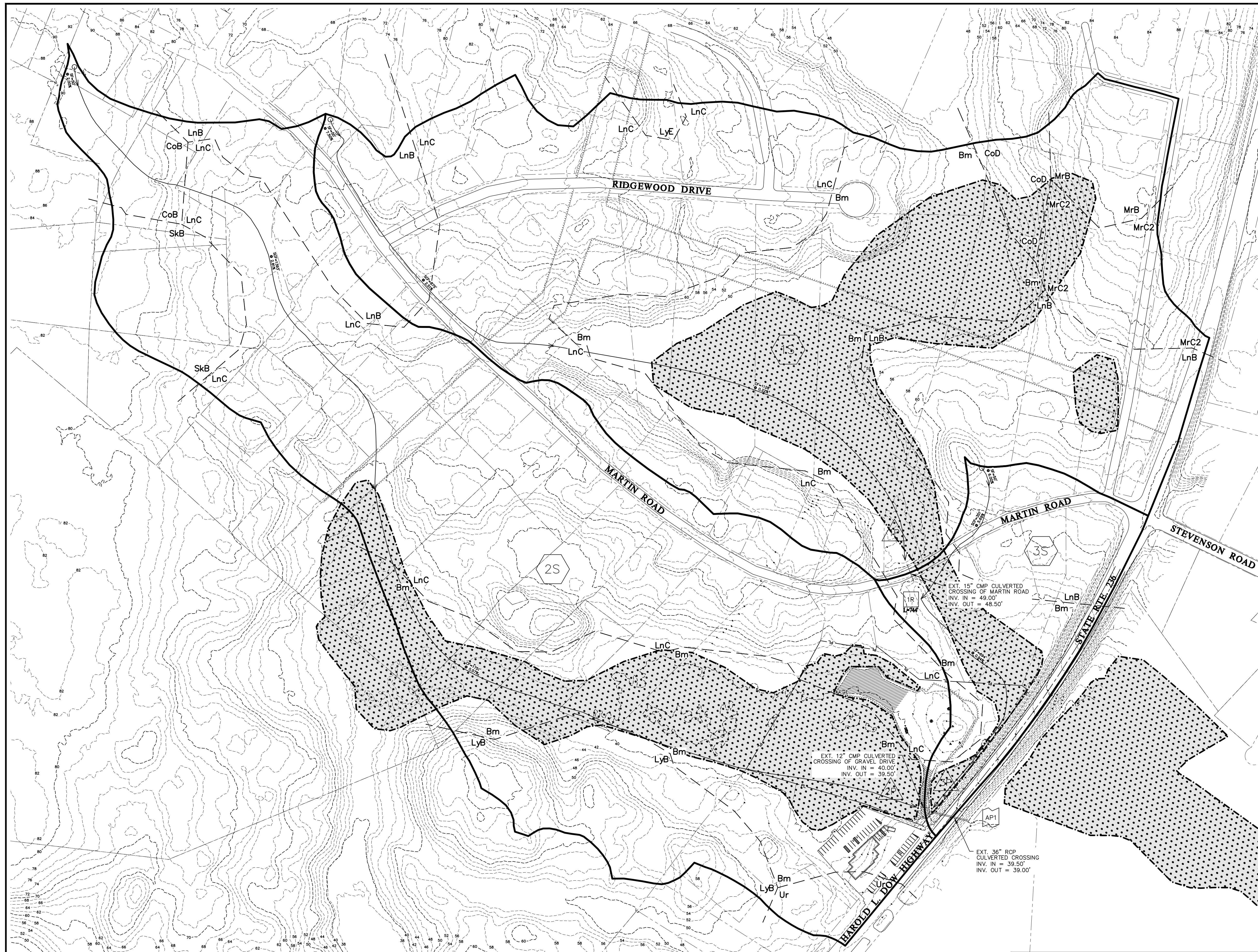
SITE DETAILS
WELL FIELD 44 CANNABIS DISPENSARY
41 ROUTE 236, KITTERY, ME 03904

TAX MAP 29, LOT 1

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

SYMBOL	SOIL SERIES NAME	HSC	SLOPES
Bm	BIDDEFORD MUCKY PEAT	D	0-3%
CoB	COLTON GRAVELLY SANDY LOAM	A	0-8%
CoD	COLTON GRAVELLY SANDY LOAM	A	15-25%
LnB	LYMAN LOAM, ROCKY	D	3-8%
LnC	LYMAN LOAM, ROCKY	D	8-15%
LyB	LYMAN-ROCK OUTCROP COMPLEX	D	0-3%
LyE	LYMAN-ROCK OUTCROP COMPLEX	D	15-80%
MrB	MARLOW FINE SANDY LOAM	C	3-8%
MrC2	MARLOW FINE SANDY LOAM	C	8-15%
SkB	SKERRY FINE SANDY LOAM	C/D	0-8%
Ur	URBAN LAND	-	N/A
HeC	HERMON SANDY LOAM	A	8-15%
Ra	RAYNHAM SILT LOAM	C/D	0-3%
Sc	SCANTIC SILT LOAM	D	0-3%

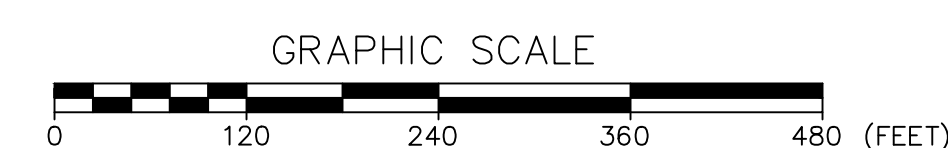
FLOW TYPES

SF	SHEET FLOW
SCF	SHALLOW CONCENTRATED FLOW
CF	CHANNEL FLOW

NOTE: SOILS INFORMATION IS TAKEN FROM CUSTOM SOIL RESOURCE REPORT FOR YORK COUNTY, MAINE, MEDIUM INTENSITY, INFORMATION GATHERED FROM THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS). SURVEY AREA DATA IS VERSION 20, DATED 08/31/2021.

- SUBCATCHMENT
- REACH
- POND (LEVEL SPREADER)
- ANALYSIS POINT

LEGEND	
PROPERTY LINE	
EXT. ABUTTER LINE	
EXT. GRAVEL	
EXT. PAVEMENT	
EXT. BUILDING	
EXT. WETLAND BNDY	
EXT. WETLAND AREA	
EXT. MAJOR CONTOUR	
EXT. MINOR CONTOUR	
EXT. STORM LINE	
EXT. GUARDRAIL	
SOIL TYPE BOUNDARY	
EXT. SUBCATCHMENT	
EXT. To FLOW LINE	
EXT. To GRADE CALC	



TAX MAP 29, LOT 1

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

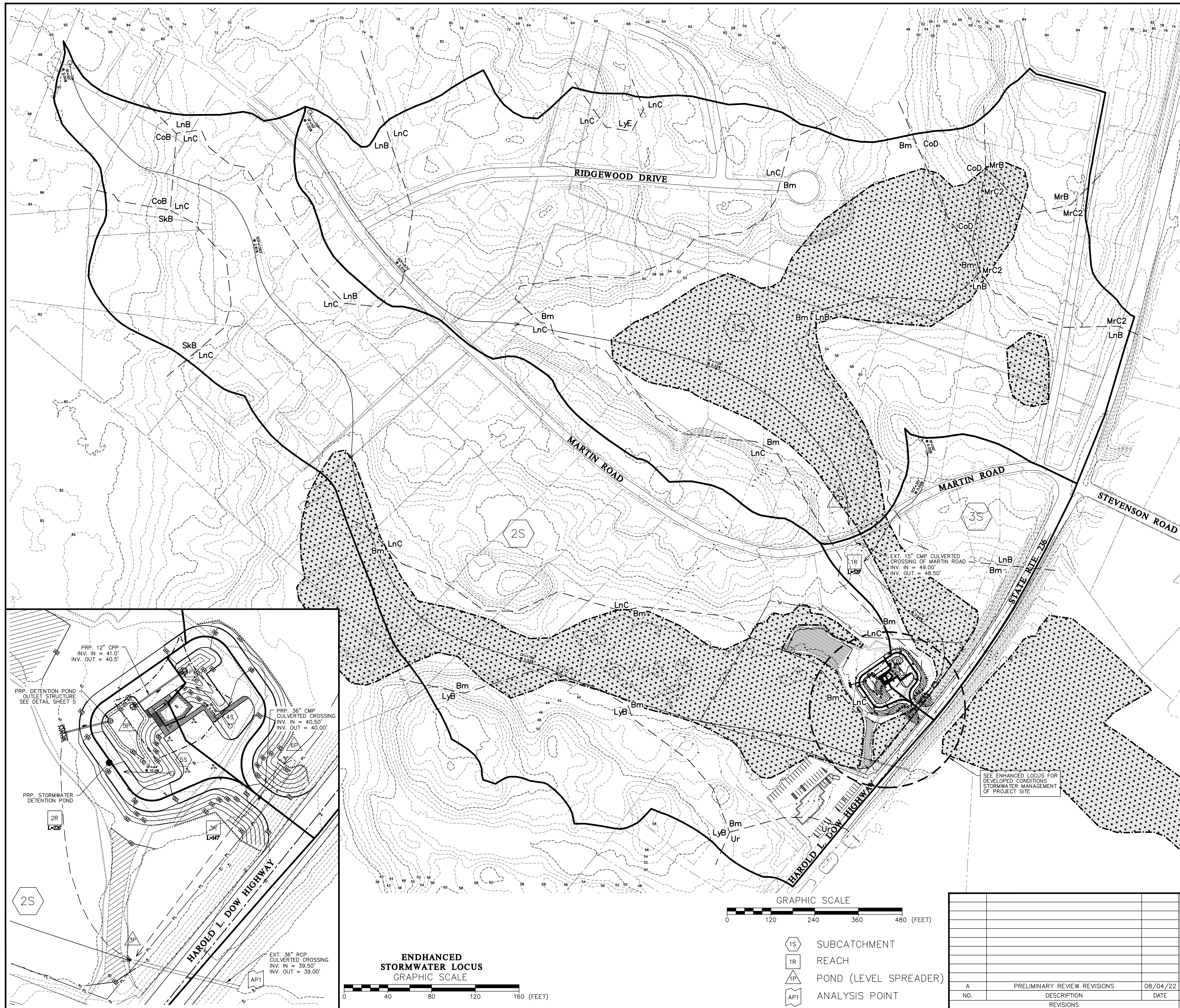
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SCALE:	APPROVED BY:	DRAWN BY:
1" = 120'	MJS	MJS
DATE:	REVISION DATE:	
07/13/22	A : 08/02/22	

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	REVISIONS	



Well Field 44 Cannabis Dispensary - Existing Condition Peak Flows			
Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)
AP1	6.79	13.31	17.45

Rainfall Event Totals (in.)	
2-Year	3.33
10-Year	5.34
25-Year	6.60

Well Field 44 Cannabis Dispensary - Developed Condition Peak Flows			
Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)
AP1	4.03	11.10	16.31

Well Field 44 Cannabis Dispensary - Change in Peak Flows			
Analysis Point	2 Year Storm (cfs)	10 Year Storm (cfs)	25 Year Storm (cfs)
AP1	-2.76	-2.21	-1.14

Headwater Elevations: 25-Year Rainfall Event			
Analysis Point	Existing Elev. (ft)	Developed Elev. (ft)	Location in Analysis
1P	50.41	50.41	Martin Road Crossing (15' CMP)
2P	42.01	N/A	Ext. On-Site Driveway: 12' Culvert Removed
3P	41.34	40.34	Route 236 Crossing (36" RCP)

SOILS LEGEND

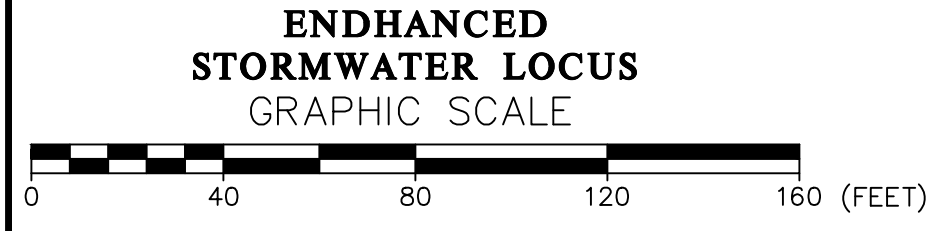
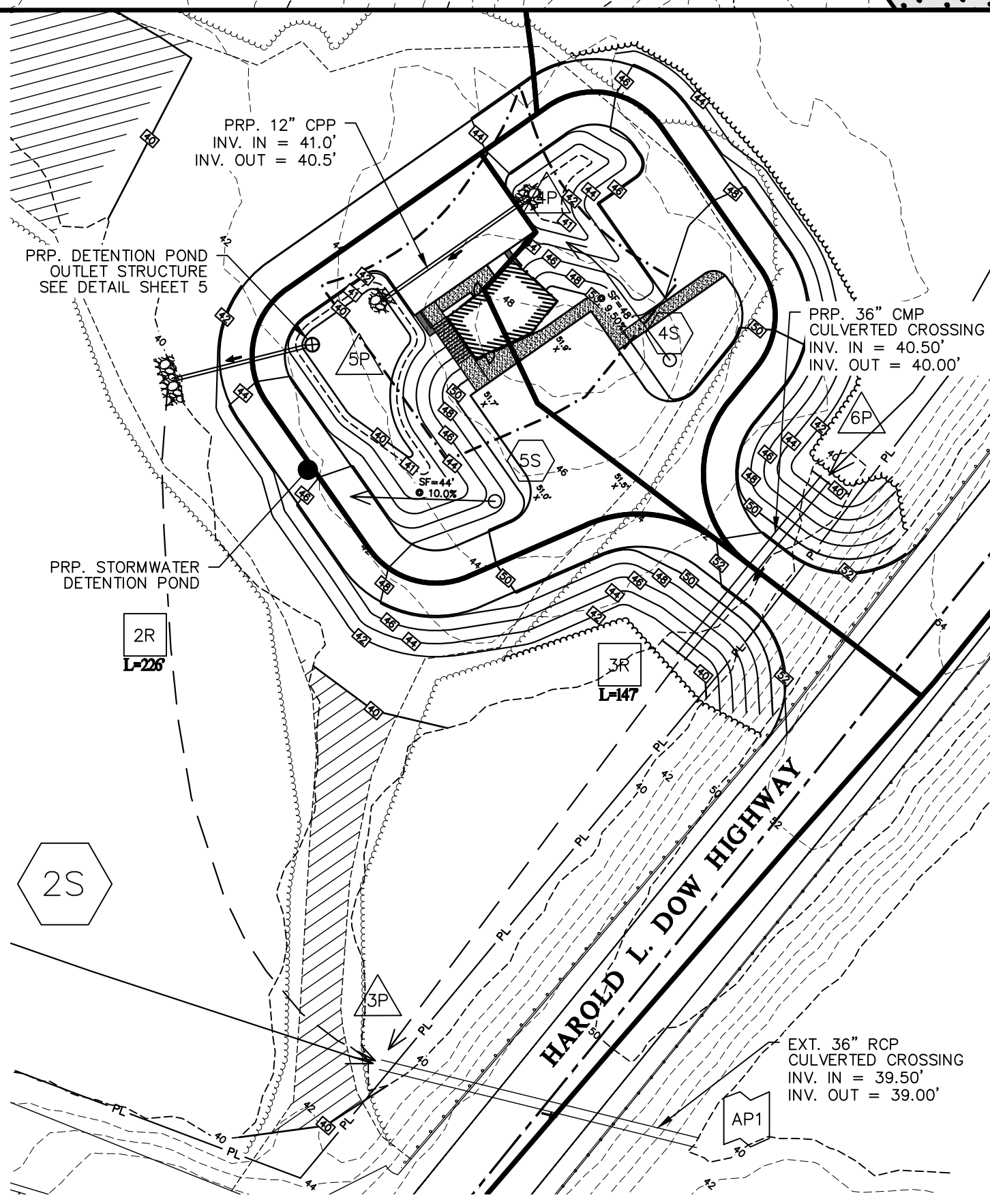
SYMBOL	SOIL SERIES NAME	HSG	SLOPES
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CoB	COLTON GRAVELLY SANDY LOAM	A	0-8%
CoD	COLTON GRAVELLY SANDY LOAM	A	15-25%
LnB	LYMAN LOAM, ROCKY	D	3-8%
LnC	LYMAN LOAM, ROCKY	D	8-15%
LyB	LYMAN-ROCK OUTCROP COMPLEX	D	0-3%
LyE	LYMAN-ROCK OUTCROP COMPLEX	D	15-80%
MrB	MARLOW FINE SANDY LOAM	C	3-8%
MrC2	MARLOW FINE SANDY LOAM	C	8-15%
SkB	SKERRY FINE SANDY LOAM	C/D	0-8%
Ur	URBAN LAND	-	N/A
HeC	HERMON SANDY LOAM	A	8-15%
Ro	RAYNHAM SILT LOAM	C/D	0-3%
Sc	SCANTIC SILT LOAM	D	0-3%

FLOW TYPES

SF	SHEET FLOW
SCF	SHALLOW CONCENTRATED FLOW
CF	CHANNEL FLOW

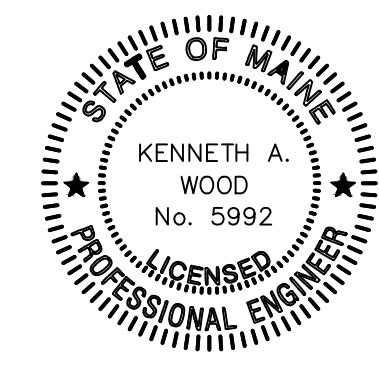
NOTE: SOILS INFORMATION IS TAKEN FROM CUSTOM SOIL RESOURCE REPORT FOR YORK COUNTY, MAINE, MEDIUM INTENSITY, INFORMATION GATHERED FROM THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS). SURVEY AREA DATA IS VERSION 20, DATED 08/31/2021.

LEGEND	
PROPERTY LINE	---
EXT. ABUTTER LINE	---
EXT. GRAVEL	---
EXT. PAVEMENT	---
PRP. PAVEMENT	---
PRP. PARKING	---
EXT. BUILDING	---
PRP. BUILDING	---
EXT. WETLAND BNDY	---
EXT. WETLAND AREA	---
EXT. MAJOR CONTOUR	XXX
EXT. MINOR CONTOUR	XXX
PRP. MAJOR CONTOUR	XXX
PRP. MINOR CONTOUR	XXX
PRP. SPOT GRADE	102.0' x
EXT. STORM LINE	D
PRP. STORM LINE	D
EXT. GUARDRAIL	---
PRP. WETLAND IMPACT	---
SOIL TYPE BOUNDARY	---
PRP. SUBCATCHMENT	---
PRP. Tc FLOW LINE	---
PRP. Tc GRADE CALC	Sf=xxx' x.xxx
PRP. SILTATION FENCE	---



- 1S SUBCATCHMENT
- 1R REACH
- 1P POND (LEVEL SPREADER)
- AP1 ANALYSIS POINT

NO.	DESCRIPTION	DATE
A	PRELIMINARY REVIEW REVISIONS	08/04/22



TAX MAP 29, LOT 1
 STORMWATER: DEVELOPED CONDITIONS
 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.
 CIVIL • STRUCTURAL • MARINE • SURVEYING
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 120'
 DATE: 07/13/22
 JOB NO: C277-21 FILE: WF44 DEV.BASE.DWG SHEET: 7

APPROVED BY: MJS
 REVISION DATE: A : 08/04/22

DRAWN BY: MJS