

GENERAL NOTES:

- PLAN REFERENCES:
  - 1.1. MAINE OFFICE OF GIS FOR AERIAL AND CONTOUR DATA
  - 1.2. CITY OF PORTLAND GIS FOR PARCEL AND ZONING DATA
  - 1.3. PRELIMINARY BOUNDARY SURVEY DATED 11/16/2016 COMPLETED BY TITCOMB ASSOCIATES.
  - 1.4. WETLAND DELINEATION BY MARK HAMPTON ASSOCIATES DATED 11/18/16
- AREA DEPICTED FOR THE SHORELAND OVERLAY ZONE IS APPROXIMATE BASED ON PORTLAND GIS DATA.
- IN ANTICIPATION OF BEING BUILT INTO PHASES, TURNAROUND CAPABILITIES WILL BE MAINTAINED WITHIN THE CONNECTOR ROAD IN THE CENTER OF THE DEVELOPMENT. THE TURNAROUND WILL BE A MINIMUM 30' LONG PER TECHNICAL STANDARD.

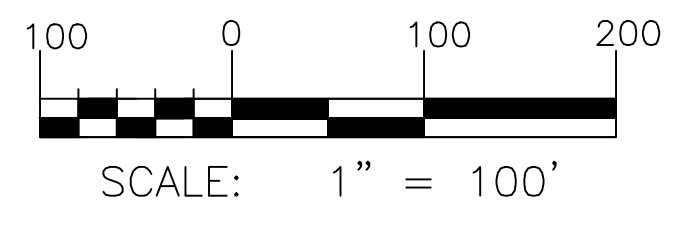
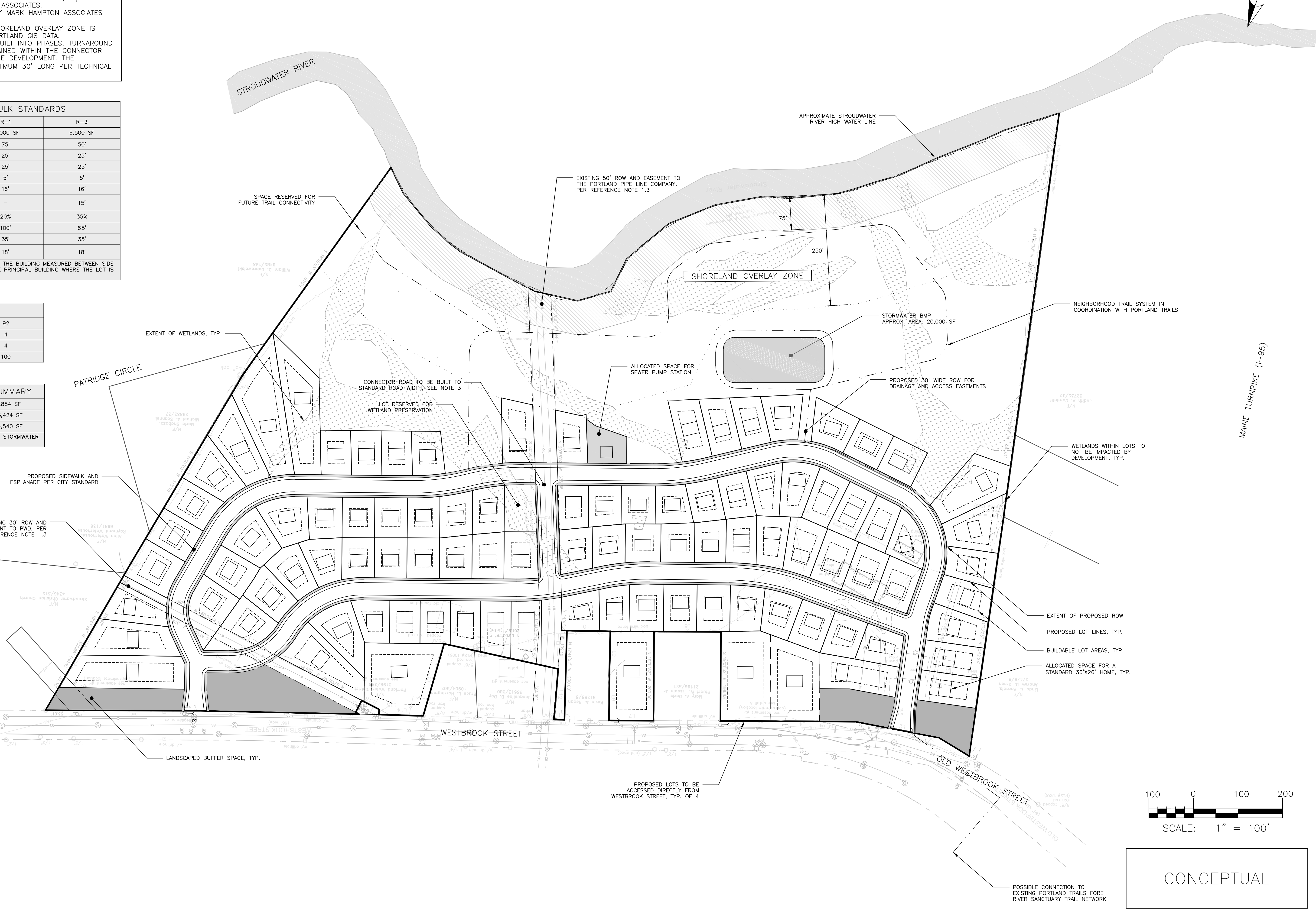
SPACE AND BULK STANDARDS		
ZONE:	R-1	R-3
MINIMUM LOT SIZE	15,000 SF	6,500 SF
MINIMUM STREET FRONTAGE	75'	50'
FRONT YARD	25'	25'
REAR YARD - PRINCIPAL	25'	25'
REAR YARD - ACCESSORY	5'	5'
SIDE YARD	16'	16'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	-	15'
MAXIMUM LOT COVERAGE	20%	35%
MINIMUM LOT WIDTH*	100'	65'
MAXIMUM BUILDING HEIGHT	35'	35'
MAXIMUM ACCESSORY HEIGHT	18'	18'

\*DISTANCE PARALLEL TO THE FRONT OF THE BUILDING MEASURED BETWEEN SIDE LOT LINES THROUGH THAT PART OF THE PRINCIPAL BUILDING WHERE THE LOT IS NARROWEST.

LOT SUMMARY	
CAMELOT FARMS	92
WESTBROOK STREET	4
OPEN SPACE LOTS	4
TOTAL	100

IMPERVIOUS SURFACE SUMMARY	
EXISTING*	20,884 SF
PROPOSED	275,424 SF
NET CHANGE	254,540 SF

\*IMPERVIOUS SURFACE AREA FROM CITY STORMWATER FEE SITE EVALUATION



CONCEPTUAL

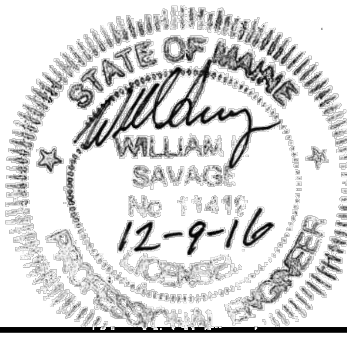
ISSUED FOR	BY	DATE
PRE-APP	WHS	10/27/16
PRELIM APP	WHS	12/29/16

**SITE PLAN**  
**CAMELOT VILLAGE**  
 CAMELOT HOLDINGS, LLC  
 KENNEBUNK, MAINE 04043

**A C O R N**  
**ENGINEERING, INC.**

158 BANGOR ST. PORTLAND, MAINE 04102  
 (207) 775-2655

FILE: 1079\_CIVIL  
 JN: 1079  
 SCALE: 1" = 100'  
 DESIGNED BY: OJD  
 DRAWN BY: OJD  
 CHECKED BY: WHS



DRAWING NO.  
**C-10**