

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.

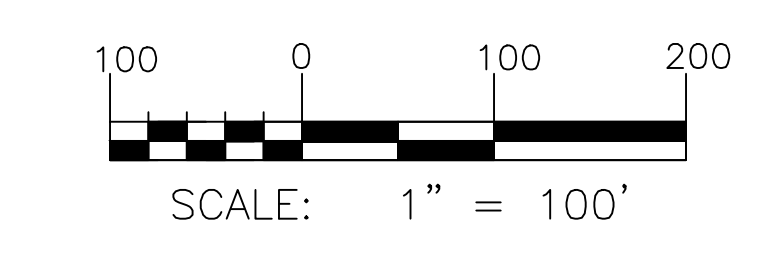
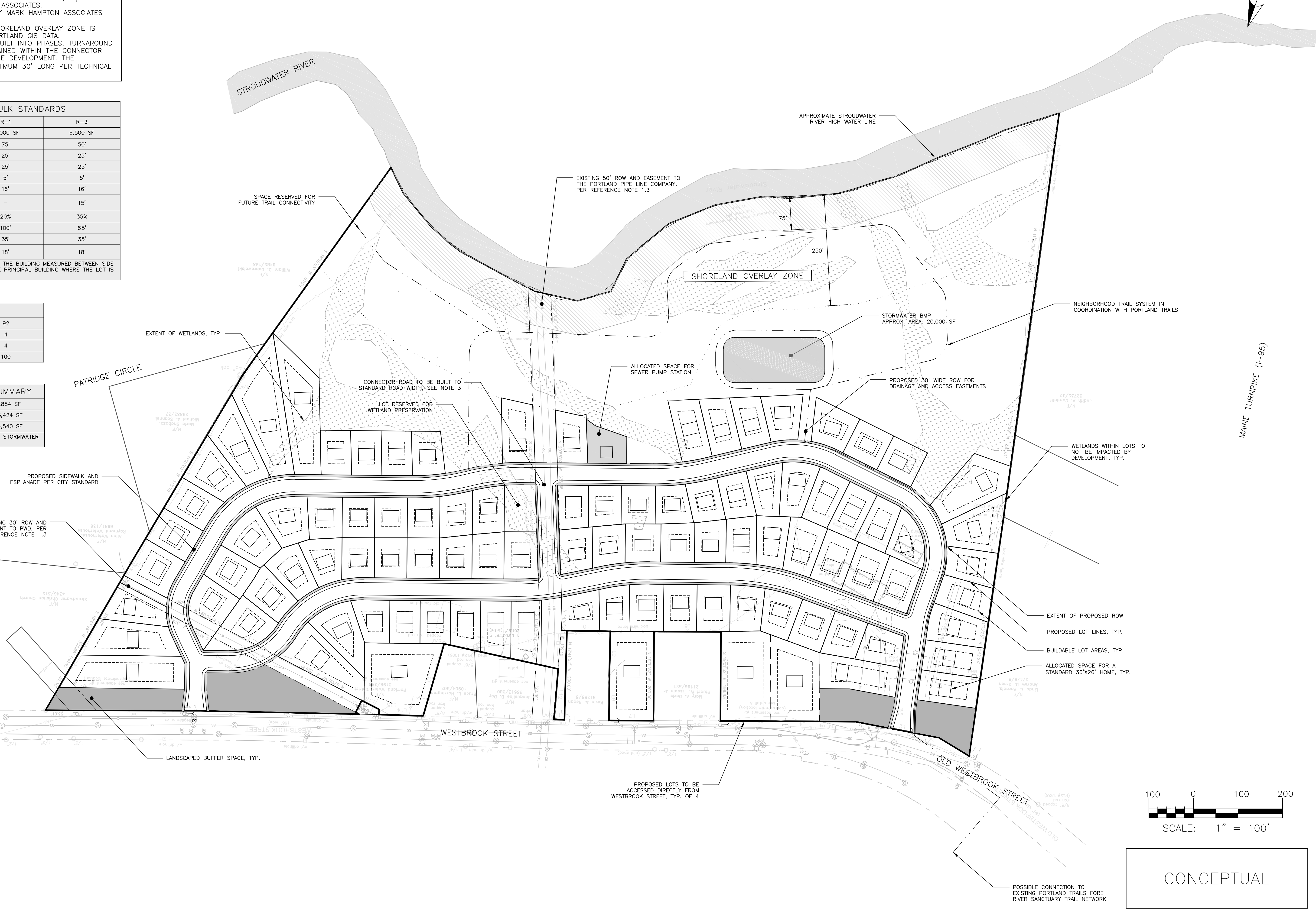
SPACE AND BULK STANDARDS		
ZONE:	R-1	R-3
MINIMUM LOT SIZE	15,000 SF	6,500 SF
MINIMUM STREET FRONTAGE	75'	50'
FRONT YARD	25'	25'
REAR YARD - PRINCIPAL	25'	25'
REAR YARD - ACCESSORY	5'	5'
SIDE YARD	16'	16'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	-	15'
MAXIMUM LOT COVERAGE	20%	35%
MINIMUM LOT WIDTH*	100'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



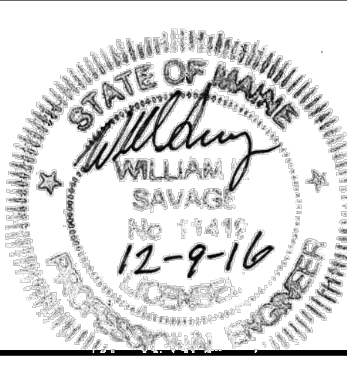
CONCEPTUAL

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

BUILDING NAME: **SITE PLAN**  
 PROJECT NAME: **CAMELOT VILLAGE**  
 CLIENT: **CAMELOT HOLDINGS, LLC**  
 KENNEBUNK, MAINE 04043

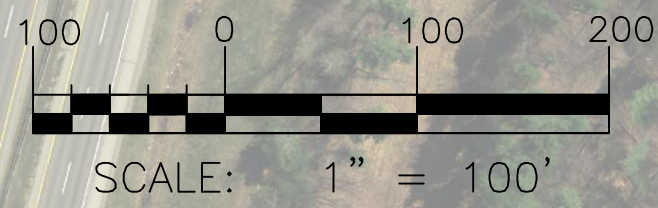
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 CHECKED BY: WHS



DRAWING NO.  
**C-10**





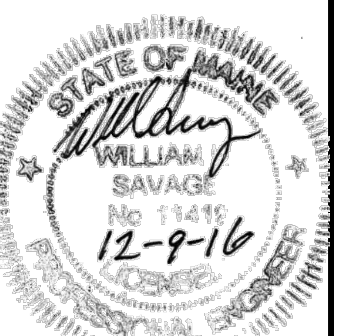
PRELIMINARY  
NOT ISSUED FOR  
CONSTRUCTION

ISSUED FOR	BY
PRELIM APP	WHS
	12/2/16

DRAWING NAME: SITE PLAN - AERIAL  
 PROJECT NAME: CAMELOT FARMS  
 CLIENT: CAMELOT HOLDINGS, LLC  
 KENNEBUNK, MAINE 04043

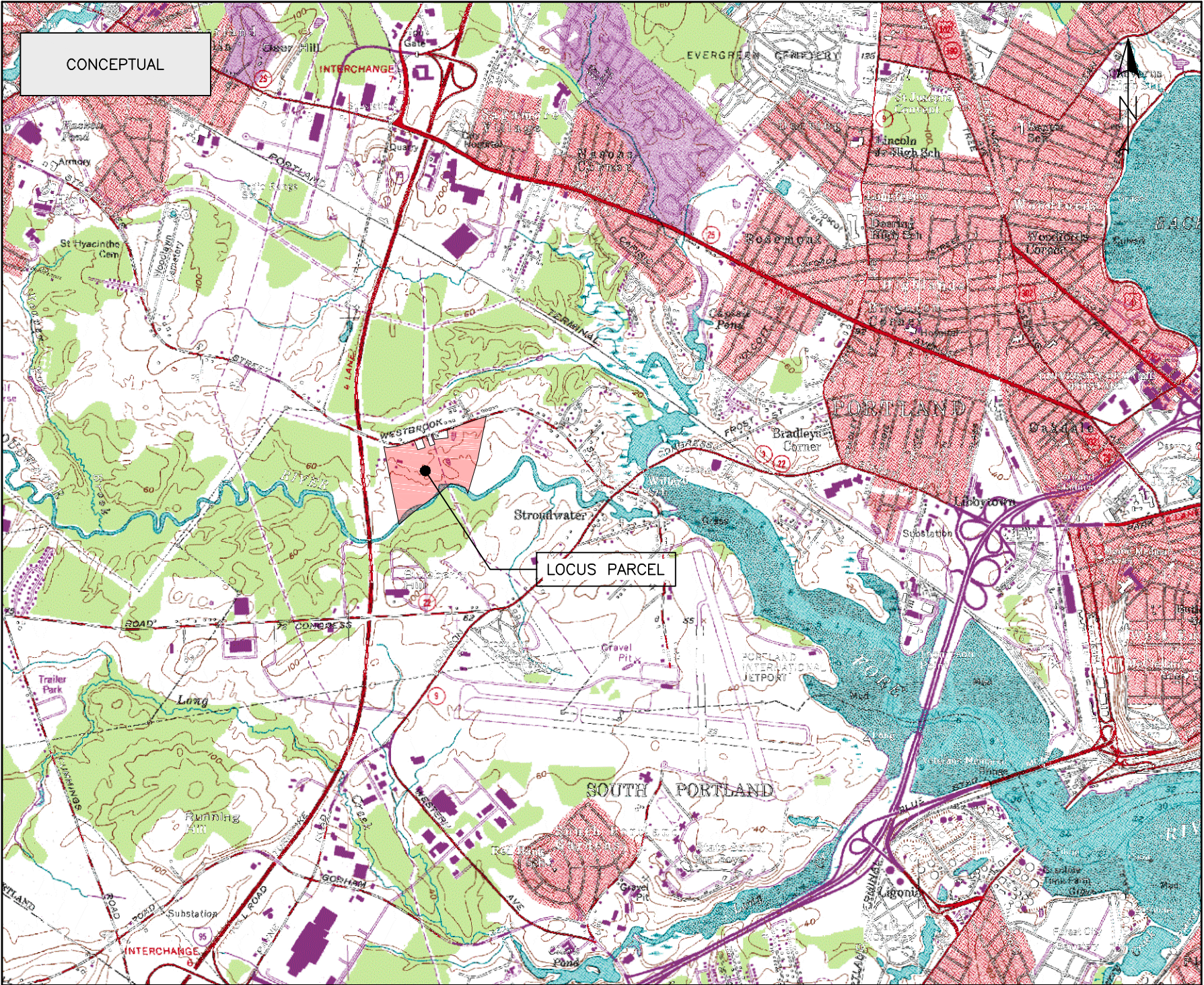
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**C-11**





CONCEPTUAL

LOCUS PARCEL

ISSUED FOR	BY DATE
SITE REVIEW	WHS 10/28/16
	REV DATE

DRAWING NAME:	VICINITY MAP
PROJECT NAME:	CAMELOT FARMS SUBDIVISION
CLIENT:	CAMELOT HOLDINGS, LLC

**ACORN ENGINEERING, INC.**  
 ACORN ENGINEERING, INC. P.O. BOX 3372  
 PORTLAND, MAINE 04104 (207) 775-2655

FILE:	CIVIL
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CHECKED BY:	WHS

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**EX-1**