ZONING REQUIREMENTS	B-R	LOT "A"	LOT "B"
MINIMUM LOT AREA NONRESIDENTIAL	NONE	1.4 ACRES	2.1 ACRES
MINIMUM LOT AREA PER DWELLING UNIT (SINGLE FAMILY)	5,000 SQ. FT.	NA	NA
MINIMUM STREET FRONTAGE	NONE	160 FEET	438 FEET
MINIMUM SETBACKS (NORMAL HIGH WATER MARK FOR PARKING LOTS AND PAVED SURFACES)	75 FT	75 FT	NA
MINIMUM SETBACKS (NORMAL HIGH WATER MARK FOR STRUCTURES)	30 FT	73 FT	NA
MINIMUM SETBACKS (SIDE AND BACK YARD FOR NONRESIDENTIAL USE ABUTTING A RESIDENTIAL DISTRICT OR A LOT WHOLLY OR PARTIALLY IN A RESIDENTIAL USE)	25 FT	27 FT	NA
MAXIMUM BUILDING COVERAGE	70 PERCENT	13 PERCENT	NA
MAXIMUM GROUND COVERAGE	70 PERCENT	56 PERCENT	NA
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS ON SAME LOT	15 FT	113 FT	NA

LEGEND:

- CATCH BASIN
- CONTOUR LINE
- WV WATER VALVE
- DECIDUOUS TREE
- 5/8" REBAR SET
- UTILITY POLE
- CHAIN LINK FENCE
- GUARD RAIL
- S SEWER MANHOLE

GRID NORTH MAINE EAST ZONE

GOULD STREET

SAND STREET

WASHINGTON STREET
(ROUTE 105)

TO HOPE

BRIDGE

TO VILLAGE

SIDEWALK

APPARENT RIGHT OF WAY LINE

WING WALL

STONE RETAINING WALL

TWO WAY ACCESS TO WASHINGTON STREET

PROPOSED PRIMARY GARAGE ACCESS

PROPOSED PRIMARY GARAGE ACCESS

N/F
CARLENE E. PHILBROOK
BOOK 785 PAGE 143

N/F
RICK HOLTE & ALEXANDRA HOLTE
BOOK 4128 PAGE 336

RAWSON AVENUE

APPARENT RIGHT OF WAY LINE

6,000 SQ. FT. GARAGE & OFFICE STRUCTURE

PROPOSED GARAGE DOOR ACCESS TO GARAGE & OFFICE STRUCTURE

6 SPACES

1,920 SQ. FT. "CARPORT" GARAGE

POSSIBLE DIVISION LINE BETWEEN PARCELS "A" AND "B"

HABITABLE STRUCTURES WITHIN THE VRAP AREA REQUIRED TO HAVE SUBSLAB VAPOR VENTING SYSTEMS

PROPOSED PARCEL B
2.1 ACRES TOTAL
1.5 ACRES OUTSIDE RIVERWALK EASEMENT

VRAP BOUNDARY

PROPOSED PARKING & DRIVEWAYS

PROPOSED PARCEL A
1.4 ACRES TOTAL
1.3 ACRES OUTSIDE RIVERWALK EASEMENT

PROPOSED PARKING & DRIVEWAYS

FLOOD HAZARD DEVELOPMENT PERMITTING MAY BE REQUIRED FOR CORNER OF STRUCTURE IN ZONE X FLOOD ZONE

TWO WAY ACCESS TO RAWSON AVENUE

EXCAVATION WITHIN VRAP AREA PROHIBITED WITHOUT CONSENT OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION

POSSIBLE TWO WAY ACCESS TO/FROM PARCEL B

8 SPACES

5 SPACES

±44'

8" WIDE WOOD RETAINING WALL

16 SPACES

APPROXIMATE FLOOD ZONE X (NO ELEVATION)

BRIDGE

POSSIBLE PARKING ON CAPPED AREA REQUIRES REVIEW & CONSENT OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION

EDGE OF CLAY CAP

SLURRY WALL

TO AMES TERRACE

FLOOD ZONE AE EL.=81

48" DIAMETER CONCRETE PIPE

RIVERWALK EASEMENT ±0.77 ACRES

FLOOD ZONE AE EL.=79

MEGUNTICOOK RIVER FLOW

APPARENT HIGH WATER LINE

WESTERLY SIDE OF RIVER SHOWN APPROXIMATELY FROM TAX MAP

NOTES:

1. THIS CONCEPTUAL LAYOUT IS PROVIDED TO THE TOWN OF CAMDEN TO SHOW A POSSIBLE LOT SPLIT AND DEVELOPMENT OF THE PROPOSED EASTERLY PARCEL, DESIGNATED AS PARCEL "A" ON THIS PLAN.
2. BUILDINGS WERE LOCATED AS CLOSE TO THE ROAD AS PRACTICABLE, WHILE MAINTAINING ADEQUATE DISTANCE FROM MATURE STREET TREE CANOPIES ON WASHINGTON STREET AND UTILIZING AN EXISTING CONCRETE SLAB ADJACENT TO RAWSON AVENUE.
3. PARKING AREAS WERE SIZED (35 SPACES) BASED ON INPUT FROM THE PROSPECTIVE DEVELOPER. PARKING AREAS WERE LOCATED IN THE REAR OF THE PROPERTY TO UTUILIZE THE VRAP AREA AND POTENTIALLY UTILIZE THE CLAY CAP AREA. **NOTE:** EXCAVATION IS PROHIBITED IN THE VRAP BOUNDARY WITHOUT THE CONSENT OF THE MAINE DEP. SEE DETAILS UNDER NOTE 6 BELOW.
4. BUILDINGS AND PARKING AREAS WERE LOCATED TO CONFORM TO EXISTING ZONING ON THE PARCEL WHERE POSSIBLE, OR TAKE ADVANTAGE OF EXISTING GRANDFATHERED DEVELOPMENT, SUCH AS CONCRETE SLABS, THAT ARE CURRENTLY CLOSER TO THE RIVER THAN ZONING WOULD ALLOW.
5. SETBACKS SHOWN ABUTTING THE RESIDENTIAL LOTS ARE APPROXIMATE AND ARE SUBJECT TO A BOUNDARY SURVEY.
6. REFERENCE IS MADE TO STATE OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION–DEPARTMENT ORDER,
   - 6.1. IN THE MATTER OF TOWN OF CAMDEN APOLLO TANNING 116 WASHINGTON STREET CAMDEN, MAINE.
   - **6.2. COMMISSIONER'S CERTIFICATION OF COMPLETION OF REMEDIAL ACTIONS UNDER A VOLUNTARY RESPONSE ACTION PLAN** (VRAP), DATED NOVEMBER 17, 2008.
   - 6.3. SAID DOCUMENT WAS RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS BOOK 4036–PAGES 196 THROUGH 200 ON DECEMBER 17, 2008.
   - 6.4. CONDITIONS AFFECTING DEVELOPMENT FROM THE VRAP ARE LISTED BELOW:
     - 6.4.1. ONSITE GROUNDWATER EXTRACTION IS PROHIBITED ON THE ENTIRE SITE WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT.
     - 6.4.2. SUBSLAB VAPOR VENTING SYSTEMS ARE REQUIRED FOR ANY HABITABLE STRUCTURES CONSTRUCTED ON THE SOUTHERN PORTION OF THE PROPERTY WITHIN THE VRAP BOUNDARY.
     - 6.4.3. EXCAVATION IS PROHIBITED IN THE SOUTHERN PORTION OF THE SITE WITHIN THE VRAP BOUNDARY WITHOUT THE CONSENT OF THE DEPARTMENT.
     - 6.4.4. THE SITE MUST BE INSPECTED AND MOWED AT LEAST ONCE A YEAR AND MAINTAINED AS NECESSARY.

RECORD OWNER:
INHABITANTS OF THE TOWN OF CAMDEN

BOOK 3148–PAGE 280
SEE ALSO BOOK 4036–PAGE 196

TOTAL LAND AREA = ± 3.5 ACRES

AREA OF LAND BETWEEN RIVERWALK EASEMENT, RAWSON AVENUE & WASHINGTON STREET ±2.8 ACRES

CONCEPT PLAN NOT FOR CONSTRUCTION

LANDMARK CORPORATION
SURVEYORS & ENGINEERS
219 MEADOW STREET ROCKPORT, MAINE 04856 PHONE: (207) 236-6757 WWW.LANDMARKMAINE.COM

FIELD WORK DATE:	12/08
FIELD WORK BY:	EST/ARH
DRAFTED BY:	JML
CHECKED BY:	TAF
PLAN DATE:	JUNE 5, 2014

NO.	REVISIONS	BY	DATE

DEVELOPMENT CONCEPT SKETCH

GRAPHIC SCALE
30 0 10 30 60
1 inch = 30 ft.

STATE OF MAINE
THOMAS A. FOWLER
No. 10449
LICENSED PROFESSIONAL ENGINEER

INHABITANTS OF THE TOWN OF CAMDEN

116 WASHINGTON STREET
CAMDEN, MAINE
KNOX COUNTY

SCALE: 1" = 30' | JOB No.: 08 - 078 | SHEET 1 OF 1

LANDMARK CORPORATION

This Document, and the Ideas and Designs Incorporated Herein, as an Instrument of Service is the Property of Landmark Corporation