

General Site Information

Zoning Data:

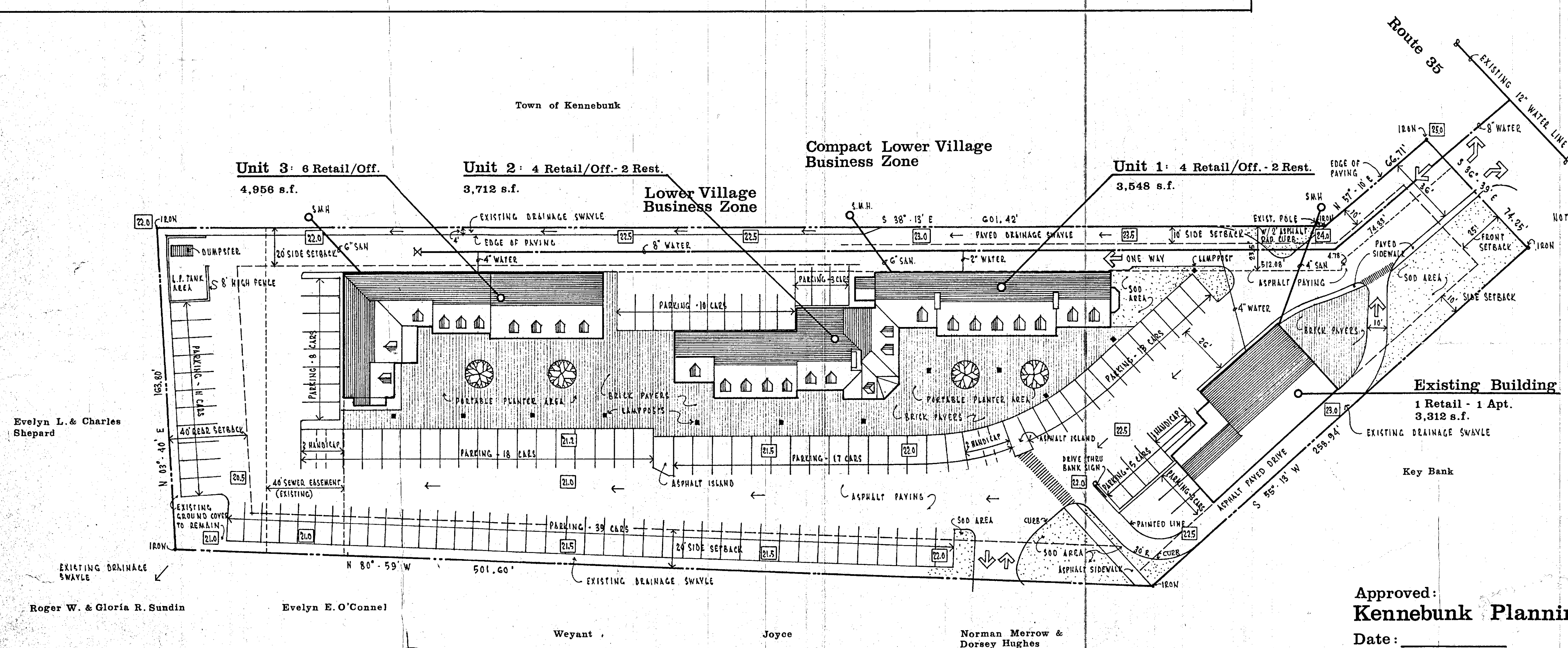
1. ZONING DISTRICTS: COMPACT LOWER VILLAGE BUSINESS
LOWER VILLAGE BUSINESS
2. LOT SIZE: 118,380 SQ.FT. (2.488 ACRES) - 88,240 SQ.FT. NET
3. BUILDING SITE COVERAGE:
EXISTING: 10,572 SQ.FT.
PROPOSED: 4,956 SQ.FT.
TOTAL 15,528 SQ.FT.
4. PERCENT OF LOT COVERAGE: 17.6% ON NET LOT AREA
5. BUILDING HT.: 2 1/2 STORIES (MAX. 40 FEET HT.)
6. ALLOWABLE SETBACKS: SEE PLAN.
7. NON-CONFORMING FEATURES: NONE

Building Data:

1. EXISTING BUILDINGS: 9 RETAIL/OFF., 4 RESTAURANTS &
1 OWNER'S RESIDENCE
2. PROPOSED BUILDINGS: 6 RETAIL/OFF.
3. BUILDING ARCHITECTURE: FEDERAL-COLONIAL
4. MATERIALS: WOOD FRAME

Parking Data:

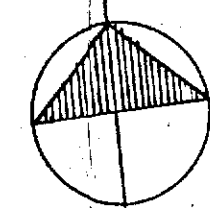
1. EXISTING AND PROPOSED USES:
15 RETAIL - OFFICE SPACES 60 PARKING SPACES (4 PER SPACE)
4 RESTAURANTS (114 SEATS) 57 PARKING SPACES (1 SPACE PER 2 SEATS)
1 OWNER RESIDENCE 2 PARKING SPACES
 - TOTAL REQUIRED SPACES 119
TOTAL PROVIDED 127
8 SURPLUS
- VEHICLE PARKING NOTES:
1. RESTAURANT PARKING BASED ON 10' x 19' STALLS
 2. HANDICAP PARKING STALLS MEASURE 19' x 19' AND NUMBER AS PER UNIFORM FEDERAL ACCESSIBILITY STANDARDS, PAGES 5-23
 3. ALL OTHER STALLS MEASURE 9' x 19'



SITE PLAN



Scale in feet

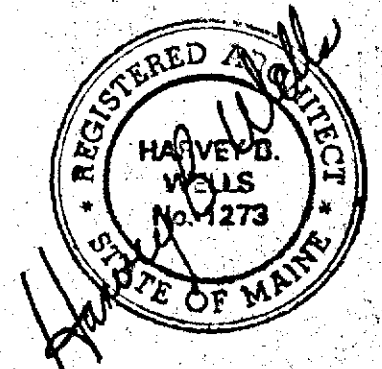


General Site Notes

1. SURVEY DATA TAKEN FROM LIBBY AND DOW DRAWING (UNNUMBERED) DATED SEPTEMBER 26, 1969 FOR LAND KNOWN AS THE FORGE.
2. SITE DRAINAGE AND EROSION CONTROL DATA TAKEN FROM WATERTOWER PINES DELVING No. 0144 DATED 2-22-86 AS REVISED 3-18-86 FOR THE VILLAGE MARKETPLACE.
3. ALL BUILDINGS SHALL BE CONNECTED TO MUNICIPAL WATER AND SEWER SYSTEMS.
4. SITE SOILS CONSIST OF BANK RUN GRAVEL FILL.
5. THERE SHALL BE NO INCREASE IN SURFACE DRAINAGE TO THE SOUTHERLY ADJUTERS.
6. NECESSARY DRAINAGE EASEMENT(S) SHALL BE OBTAINED FROM S.W. CORNER OF SITE TO LAKE BROOK.
7. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY A DRAINAGE EASEMENT FROM THE OWNER OF LAND ADJACENT TO THE PROPERTY ON THE SOUTHWEST CORNER SHALL BE OBTAINED. IN THE EVENT THAT THIS EASEMENT IS NOT OBTAINED, THE DRAINAGE OF THE PROPERTY SHALL BE SELF-CONTAINED AND SHALL NOT INCREASE THE DRAINAGE ONTO THE ADJACENT PROPERTIES.
8. NO CONSTRUCTION OF ANY BUILDING BEYOND UNIT 1 SHALL BE PERMITTED UNPIL SUCH TIME AS ALL PROPOSED SITE ELEVATIONS HAVE BEEN ESTABLISHED AND APPROVED BY THE CONSULTING ENGINEER OF THE TOWN OF KENNEBUNK.

Approved:
Kennebunk Planning Board
Date: _____

Owner of Record
Robert T. Meserve & Sons, Inc.
Lower Village, Kennebunk, Maine



THE VILLAGE MARKETPLACE
Lower Village, Kennebunk, Maine

HARVEY WELLS
Architect

Date: 29 JAN 88
Scale: AS NOTED
Proj. No.: 6C-05

