KEY NOTES

A. GIFT SHOP
B. BARN
C. HOUSE W/ RELOCATED DRIVEWAY
D. ROAD ON PRIVATE PROPERTY
E. ENTRANCE SIGNAGE
F. LANDSCAPED ISLAND/ POSSIBLE LID FEATURE
G. LARGE VEHICLE PARKING - 36' DEEP SPACES
H. RUSTIC PARKING LAYOUT - TIMBER WHEEL STOPS, EDGING. CURVES MARKED BY TIMBER POSTS.
I. POTENTIAL BICYCLE PARKING
J. MAIN ACCESS VIA GIFT SHOP - ACCESSIBLE ENTRANCE
K. CORDONED ACCESS TO PLAY AREA
L. MAINTENANCE ACCESS - FIELD LOCATED
M. DUMPSTER/ RECYCLING ENCLOSURE
N. EXPANDED PARKING AREA
O. ARRIVAL DROP OFF/ BARN FORECOURT
P. FUTURE BARN EXPANSION
Q. STONE PATIO
R. PROPOSED OUTDOOR FESTIVITIES AREA & ACCESS TO DESERT VIA GIFT SHOP
S. EXISTING PLAY AREA/ STRUCTURE
T. AREA RESERVED FOR RECREATION
U. POSSIBLE OVERFLOW PARKING (PARKING IN MOWED AREAS)
V. POSSIBLE FUTURE PARKING EXPANSION
W. CAMP SITE #1. SEE DWG L-5 OVERALL MP

NOTE: THE LAYOUT SHOWN IS PRELIMINARY, FIELD VERIFY EXISTING CONDITIONS.

SITE SUMMARY
95 DESERT ROAD FREEPORT, ME
MAP/ LOT: 22-8
AREA: 30.6 ACRES (ASSESSOR CARD)
ZONE: RR-1 RURAL RESIDENTIAL
PERMITTED USES:
CAMP GROUNDS (TENTS, TRAILERS, RV'S, TEMPORARY SHELTER)
COMMERCIAL RECREATION - OUTDOOR

SPACE AND BULK SECTION 505. CAMPGROUNDS:
A. 1. MIN. CAMP SITE SIZE - 5,000 SF NOT INCLUDING ROADS & DRIVEWAYS
A.2. MIN 200 SF OFF STREET PARKING FOR EACH RV, TENT OR SHELTER SITE
B. CAMP SITE SHALL MEET SETBACKS FOR THE DISTRICT. (ASSUME 402.1. C PG 51 MIN. FRONT YARD - 50'. MIN. SIDE YARD - 50'; REAR YARDS - 75'; SHORELAND - 75'.
MAX BUILDING HT - 35'

CAMP SITE AREAS (SQ. FT.)

1. 5,476
2. 5,566
3. 5,613
4. 5,740
5. 5,409
6. 5,592
7. 5,484
8. 5,907
9. 5,501
10A. 5,159
11. 5,108
12. 5,126 (& OLD SITE 10
13. 5,247
14. 5,285
15. 6,285
16. 5,584
17. 6,141
18. 5,861
19. 5,908
20. 5,198
21. 5,475
22. 5,312
23. 6,253
24. 5,610
25. 5,733
26. 5,140
27. 5,199
28. 5,606

NOTE: MINIMUM SITE AREA FOR CAMP SITE 5,000 S.F.

PARKING SUMMARY
57 BARN & GIFT SHOP LOT
48 OVERFLOW LOTS
105 SUBTOTAL

CAMP GROUND
5 SITE #1
24 SITES #4 - #28
5 OVERFLOW
34 CAMP GROUND PARKING

HARRIMAN

AUBURN BOSTON PORTLAND PORTSMOUTH

DESERT OF MAINE CABINS

FREEPORT, MAINE

Harriman Project No.	19493

Key Plan

0' 10' 25' 50'
GRAPHIC SCALE

PLAN NORTH

PROGRESS

APRIL 17, 2020

Rev Date	Revision Description

PRELIMINARY NOT FOR CONSTRUCTION

Drawing Scales	
PA / PE: JLJ	© 2020 Harriman Associates
Drawn By: TNE	

CONCEPT MASTER PLAN

L00.1