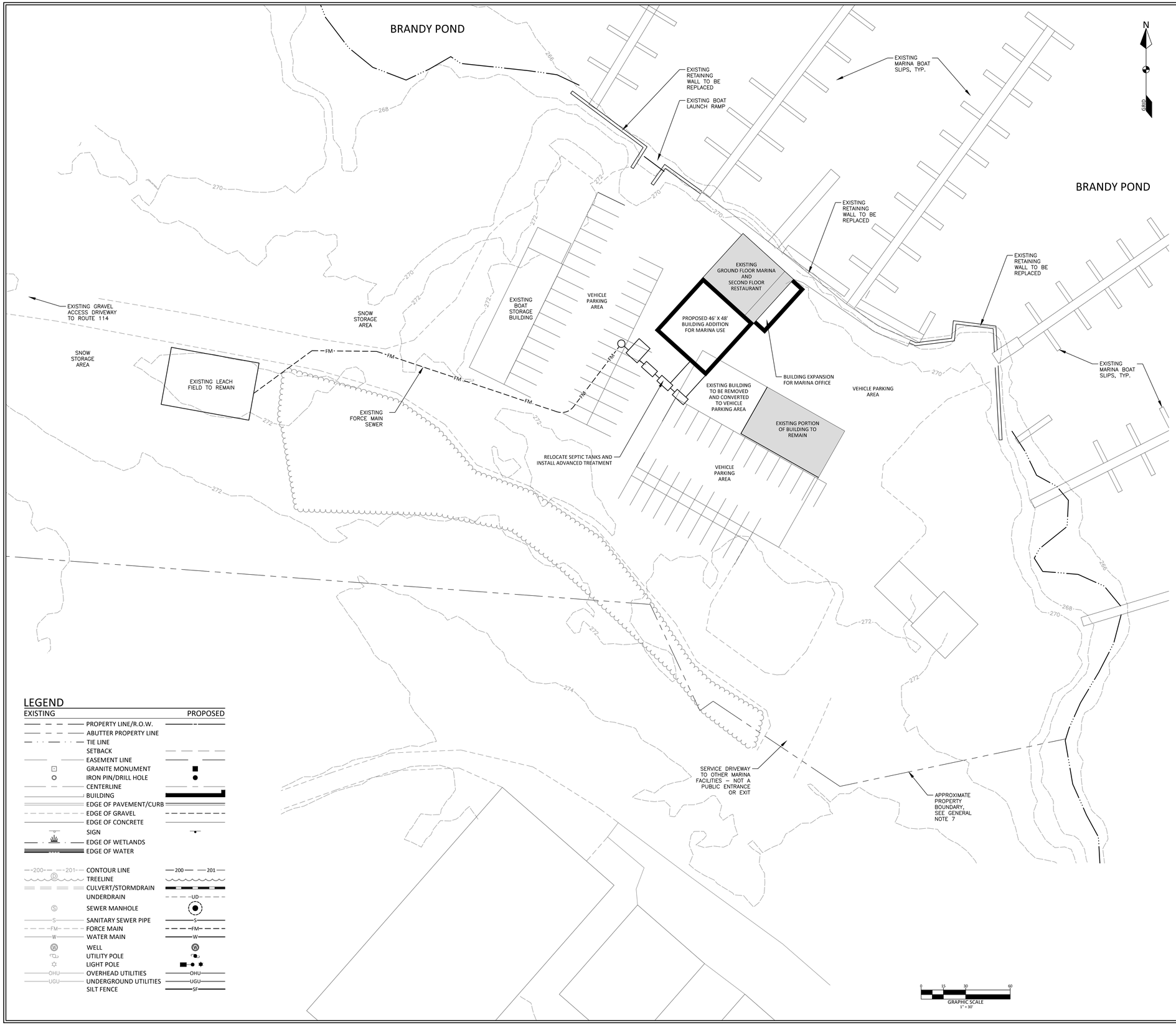


## GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS ALLEN LAND COMPANY, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 16595 PAGE 200.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 2.7 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF NAPLES ASSESSORS MAP U-1, LOT 5.
4. PLAN REFERENCES:
   A) PLAN OF LAND TO BE CONVEYED BY PINE AIR, LLC TO ALLEN LAND CO., LLC PREPARED BY HEART OF MAINE SURVEYING DATED AUGUST 31, 2016.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY SHOWN HEREON IS IS BASED ON A GENERAL RETRACEMENT OF PLAN REFERENCE 4A, AND GENERALLY REPRESENTS THE BOUNDARY AS SHOWN THEREON. OTHER BOUNDARY INFORMATION OBTAINED FROM MAINE OFFICE OF GIS PARCEL DATA. THIS IS NOT A BOUNDARY SURVEY - REFER TO PLAN REFERENCE 4A FOR SPECIFIC BOUNDARY INFORMATION.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE VILLAGE DISTRICT AND LIMITED COMMERCIAL SHORELAND ZONING OVERLAY DISTRICT.
10. SPACE AND BULK REQUIREMENTS: VILLAGE DISTRICT

| | |
|---|---|
| MIN LOT SIZE: | 40,000 SF (COMMERCIAL USE) |
| MIN STREET FRONTAGE: | 100 FT |
| MIN FRONT YARD: | 10 FT |
| MIN SIDE YARD: | 10 FT |
| MIN REAR YARD: | 20 FT |
| MAX BUILDING HEIGHT: | 55 FT |
| MAX BUILDING COVERAGE: | 50% |
| MAX IMPERVIOUS COVERAGE: | 75% |

## LEGEND

| EXISTING | PROPOSED |
|---|---|
| PROPERTY LINE/R.O.W. | |
| ABUTTER PROPERTY LINE | |
| TIE LINE | |
| SETBACK | |
| EASEMENT LINE | |
| GRANITE MONUMENT | |
| IRON PIN/DRILL HOLE | |
| CENTERLINE | |
| BUILDING | |
| EDGE OF PAVEMENT/CURB | |
| EDGE OF GRAVEL | |
| EDGE OF CONCRETE | |
| SIGN | |
| EDGE OF WETLANDS | |
| EDGE OF WATER | |
| CONTOUR LINE | 200 — 201 |
| TREELINE | |
| CULVERT/STORMDRAIN | |
| UNDERDRAIN | UD |
| SEWER MANHOLE | |
| SANITARY SEWER PIPE | S |
| FORCE MAIN | FM |
| WATER MAIN | W |
| WELL | |
| UTILITY POLE | |
| LIGHT POLE | |
| OVERHEAD UTILITIES | OHU |
| UNDERGROUND UTILITIES | UGU |
| SILT FENCE | SF |

## APPROVED - NAPLES PLANNING BOARD:

CHAIRPERSON _____ DATE _____

STATE OF MAINE · DUSTIN M. ROMA · No. 12131 · REGISTERED PROFESSIONAL ENGINEER

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| A | 10-19-21 | DMR | SUBMITTED FOR REVIEW |
| B | 11-4-21 | DMR | REVISED PER TOWN REVIEW |

# SITE PLAN

NAPLES MARINA
NAPLES, MAINE

FOR RECORD OWNER:
ALLEN LAND COMPANY, LLC
PO BOX 1499
NAPLES, ME 04055

18061
JOB NUMBER:

1" = 30'
SCALE:

11-4-2021
DATE:

SHEET 1 OF 2

S-1