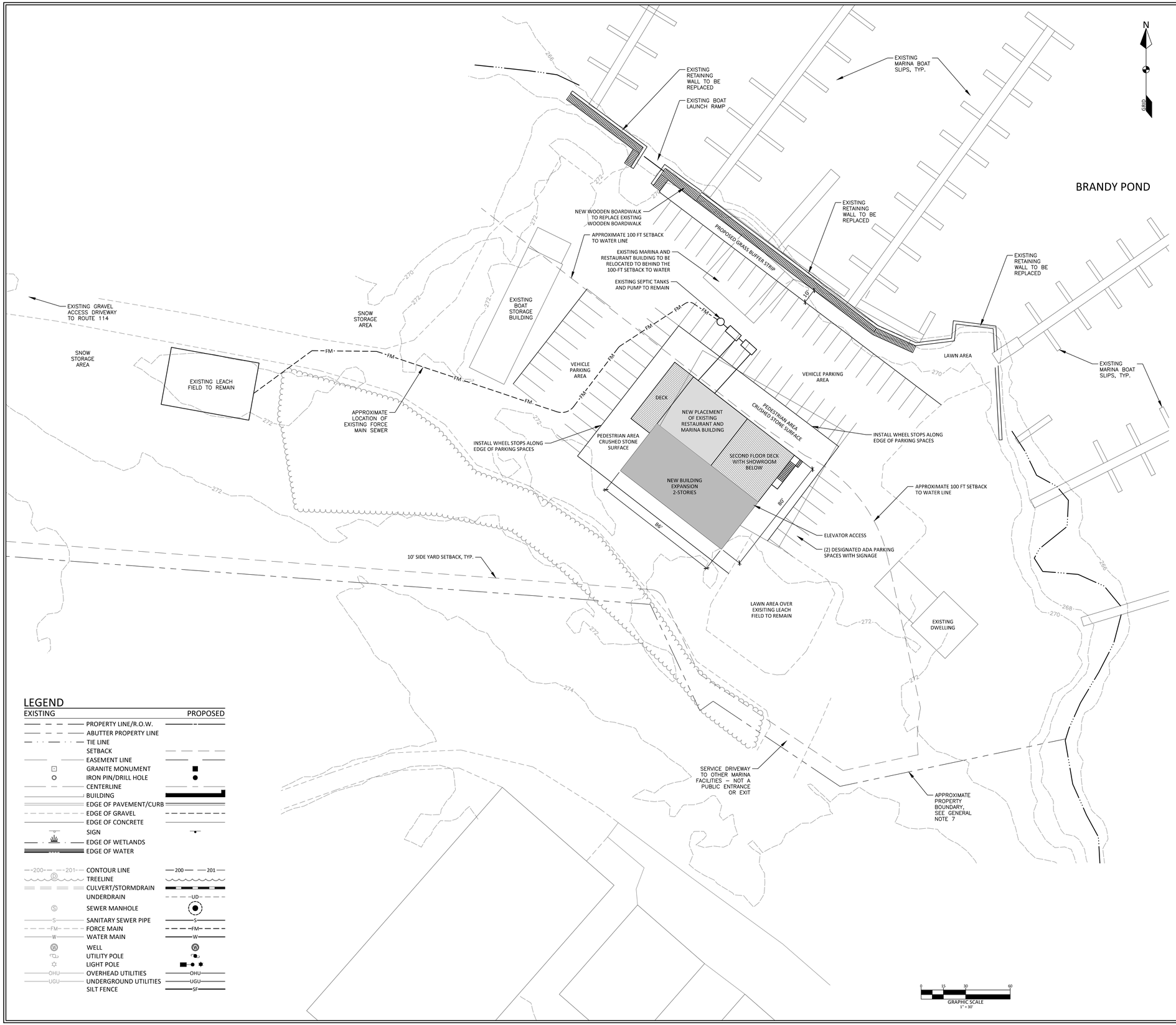

GENERAL NOTES:

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%

11. THE PARCEL CONTAINS APPROXIMATELY 98,000 SQUARE FEET OF IMPERVIOUS AREA

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	
200 201 CONTOUR LINE	200 201
TREELINE	
CULVERT/STORMDRAIN	
UNDERDRAIN	UD
SEWER MANHOLE	
S SANITARY SEWER PIPE	S
FM FORCE MAIN	FM
W WATER MAIN	W
WELL	
UTILITY POLE	
LIGHT POLE	
OHU OVERHEAD UTILITIES	OHU
UGU 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
C	11-19-21	DMR	RESUBMITTED FOR REVIEW AND APPROVAL

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:

11-19-2021
DATE:

SHEET 1 OF 2

S-1