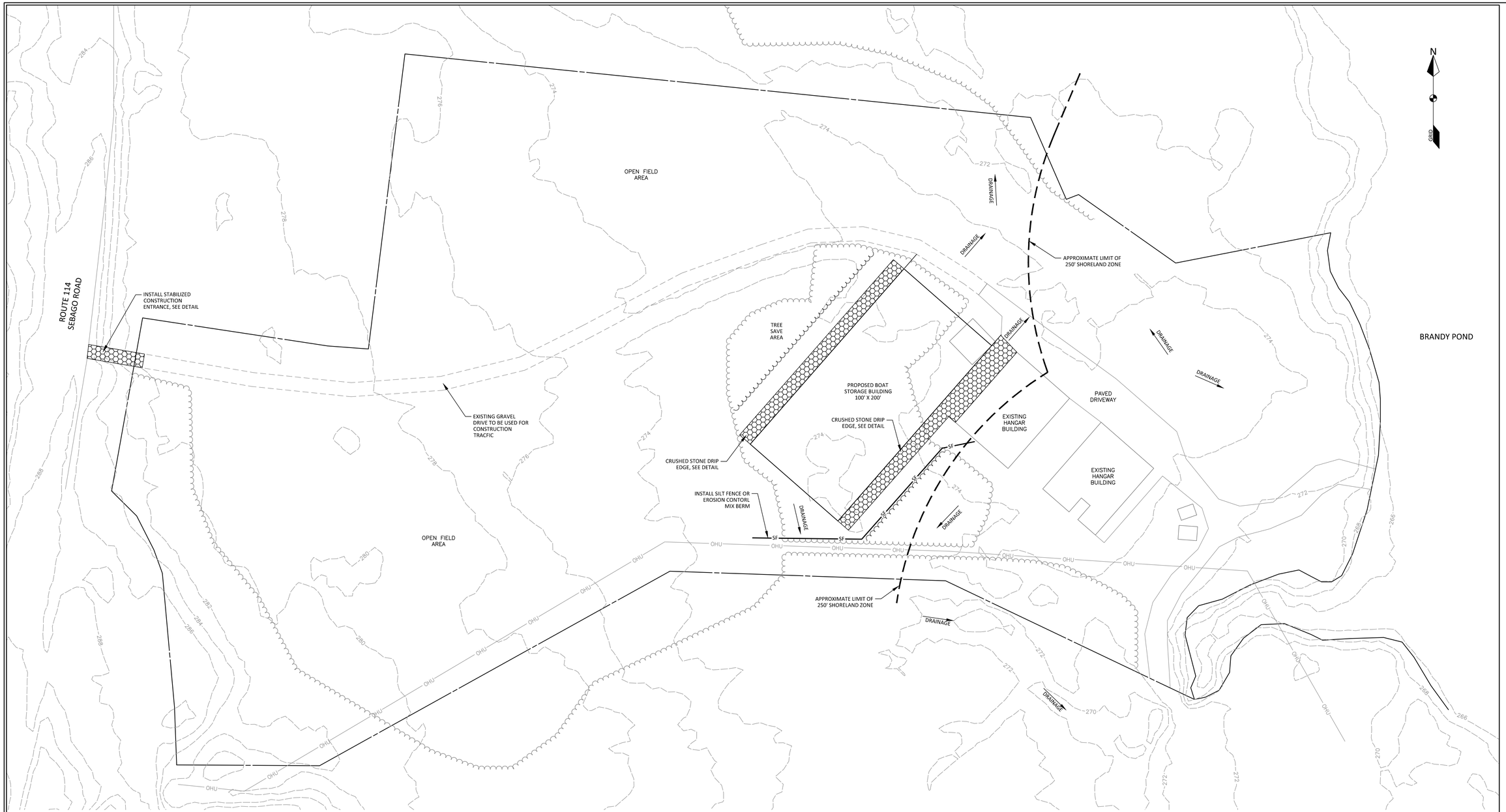

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER PROPERTY LINE	
	SETBACK	
	EASEMENT LINE	
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
--200-- --201--	CONTOUR LINE	
	CATCHBASIN	
	DRAINAGE MANHOLE	
	CULVERT/STORMDRAIN	
	SEWER MANHOLE	
	UTILITY POLE	
OHU	OVERHEAD UTILITIES	

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 33425 PAGE 327.

2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 9.6 ACRES.

3. PARCEL TAX MAP REFERENCE: TOWN OF NAPLES ASSESSORS MAP U-1, LOT 7B.

4. PLAN REFERENCES:

   A) PLAN OF LAND TQ 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. 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%

0 20 40 80
GRAPHIC SCALE

STATE OF MAINE
DUSTIN M. ROMA
No. 12131
LICENSED
PROFESSIONAL ENGINEER

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

REV	DATE	BY	DESCRIPTION

SITE PLAN

BOAT STORAGE BUILDING AT NAPLES MARINA
NAPLES, MAINE

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

18061
JOB NUMBER:

1" = 40'
SCALE:

8-15-2018
DATE:

SHEET 1 OF 2

S-1