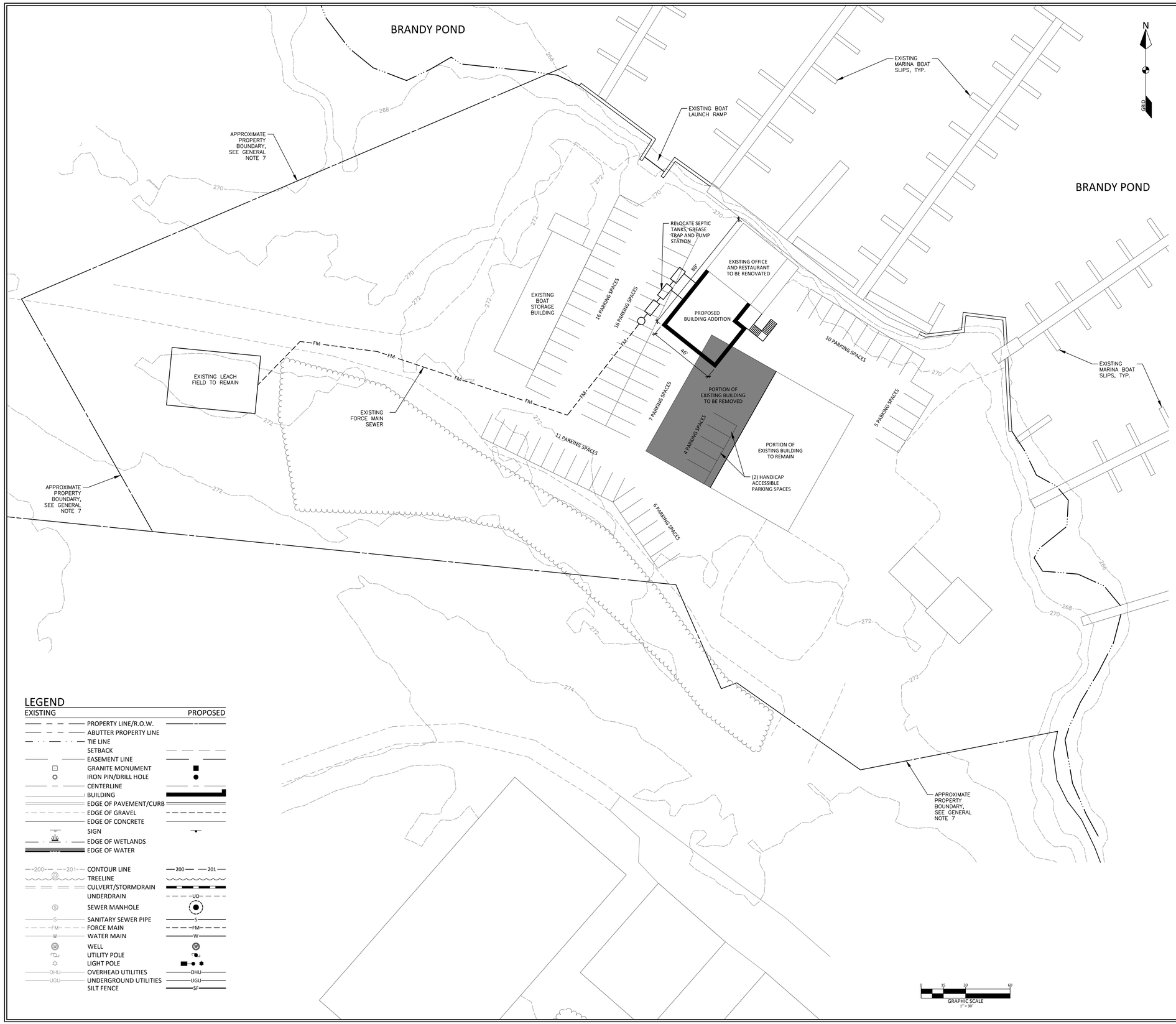

GENERAL NOTES:

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	
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 PROFESSIONAL ENGINEER

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

REV	DATE	BY	DESCRIPTION

SITE PLAN

RESTAURANT AND SHOWROOM AT NAPLES MARINA
NAPLES, MAINE

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

18061	JOB NUMBER:
1" = 30'	SCALE:
1-14-2020	DATE:
SHEET 1 OF 1	
S-1	