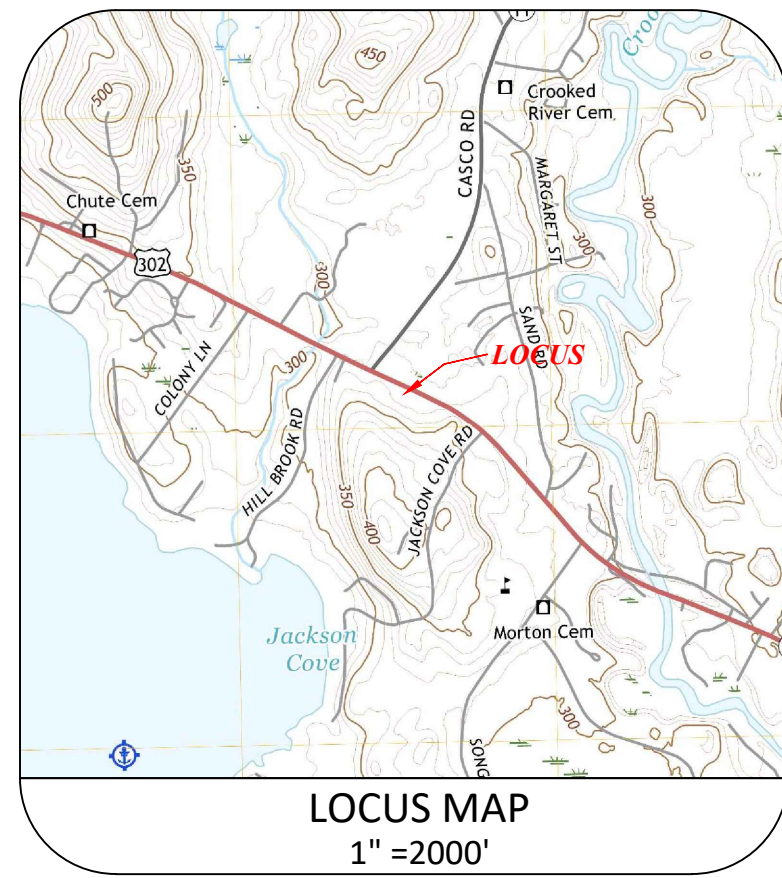
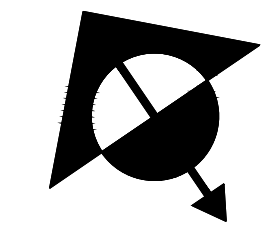


PRELIMINARY



LEGEND

- ▲ IP FOUND (SIZE AS NOTED)
- CONCRETE/GRANITE MONUMENT
- IR SET (SIZE AS NOTED)
- IR FOUND (SIZE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- BOUNDARY LINE
- EDGE OF PAVEMENT LINE
- RIGHT OF WAY LINE
- OHU OVERHEAD UTILITY LINE
- UGU UNDERGROUND UTILITY LINE
- n/f NOW OR FORMERLY
- BK 1234 PG 567 DEED BOOK & PAGE (CUMBERLAND CO.)
- A.G. ABOVE GROUND
- B.G. BELOW GROUND

NOTES

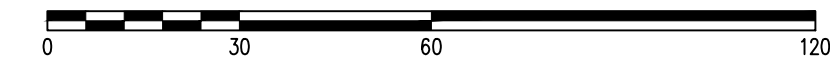
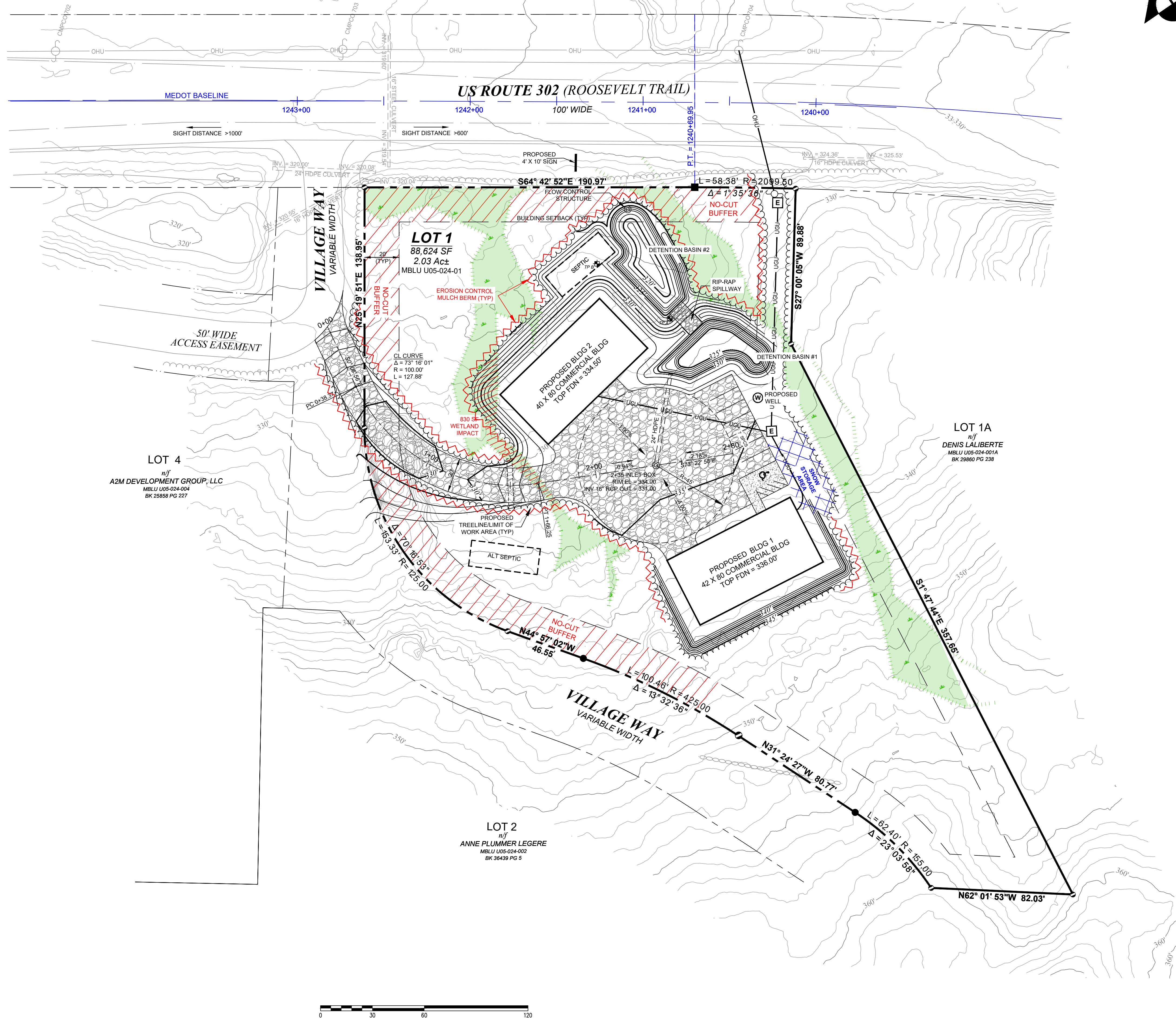
1. THE BASIS OF BEARING FOR THIS SURVEY IS MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83 (2011), U.S. SURVEY FEET (ME83-WF).
2. CONTOURS SHOWN ARE BASED ON NOAA QL2 2020 LIDAR AND REFER TO NAVD88 DATUM.
3. PLAN REFERENCE - "MINOR SUBDIVISION ON ROUTE 302 IN NAPLES, MAINE", DATED: AUGUST 2012, BY: WAYNE T. WOOD, ME PLS 1328, PLAN BOOK 212 PAGE 243 CUMBERLAND COUNTY REGISTRY OF DEEDS.
4. THE PARCEL IS LOCATED IN THE COMMERCIAL ZONE.
 - MINIMUM LOT AREA(SQ. FT.): 40,000
 - MINIMUM STREET FRONTAGE(FT.): 100'
 - FRONT SETBACK(FT.): 20'
 - SIDE SETBACK(FT.): 20'
 - REAR SETBACK(FT.): 20'
 - MAXIMUM BUILDING HEIGHT(FT.): 55'

THE DIMENSIONAL REQUIREMENTS SHOWN HEREON ARE TO BE VERIFIED WITH THE CODE OFFICE PRIOR TO DESIGN AND CONSTRUCTION. ADDITIONAL RESTRICTIONS MAY APPLY.
5. THE PROPERTY SHOWN HEREON LIES WITHIN THE BRANDY POND WATERSHED.
6. WETLANDS SHOWN HEREON ARE BASED ON A WETLANDS SURVEY PERFORMED BY LONGVIEW PARTNERS, LLC OF KENNEBUNK ON MARCH 23, 2023
7. THIS PROPERTY SHOWN HEREON IS LOCATED IN FEMA FLOOD ZONE "C", AREA OF MINIMAL FLOODING AS SHOWN ON FEMA FIRM 2300500016B, EFFECTIVE DATE: APRIL 1, 1982.

APPROVED BY THE TOWN OF NAPLES PLANNING BOARD

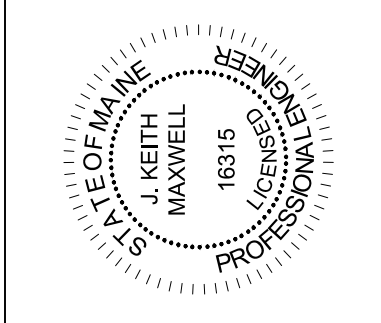
CHAIRPERSON	DATE
_____	_____
_____	_____
_____	_____
_____	_____

CUMBERLAND ss REGISTRY OF DEEDS
 RECEIVED _____ 20 ____
 AT _____ H _____ M _____ M., AND
 RECORDED IN BOOK _____ PAGE _____
 ATTEST: _____
 REGISTER



PRELIMINARY

NO.	DATE	BY	DESCRIPTION
1.	5/09/23	PMU	WETLANDS NOTE, SHOW STD & WORK LIMITS ADDED



PREPARED FOR
 MICHAEL CURRIER
 WINDSONG DEVELOPMENT, LLC
 30 STOVER'S POINT ROAD
 HARPSWELL, ME

SITE PLAN OF PROPOSED
 COMMERCIAL DEVELOPMENT
 LOT 1 OF OLD VILLAGE SUBDIVISION
 MBLU U05-024-01
 NAPLES, CUMBERLAND COUNTY, MAINE

DATE: APRIL 18, 2023
 PROJECT NO. 2023-006
 SCALE: 1"=30'
 CAD FILE: 2023-006 SITE PLAN ME83-WF.dwg