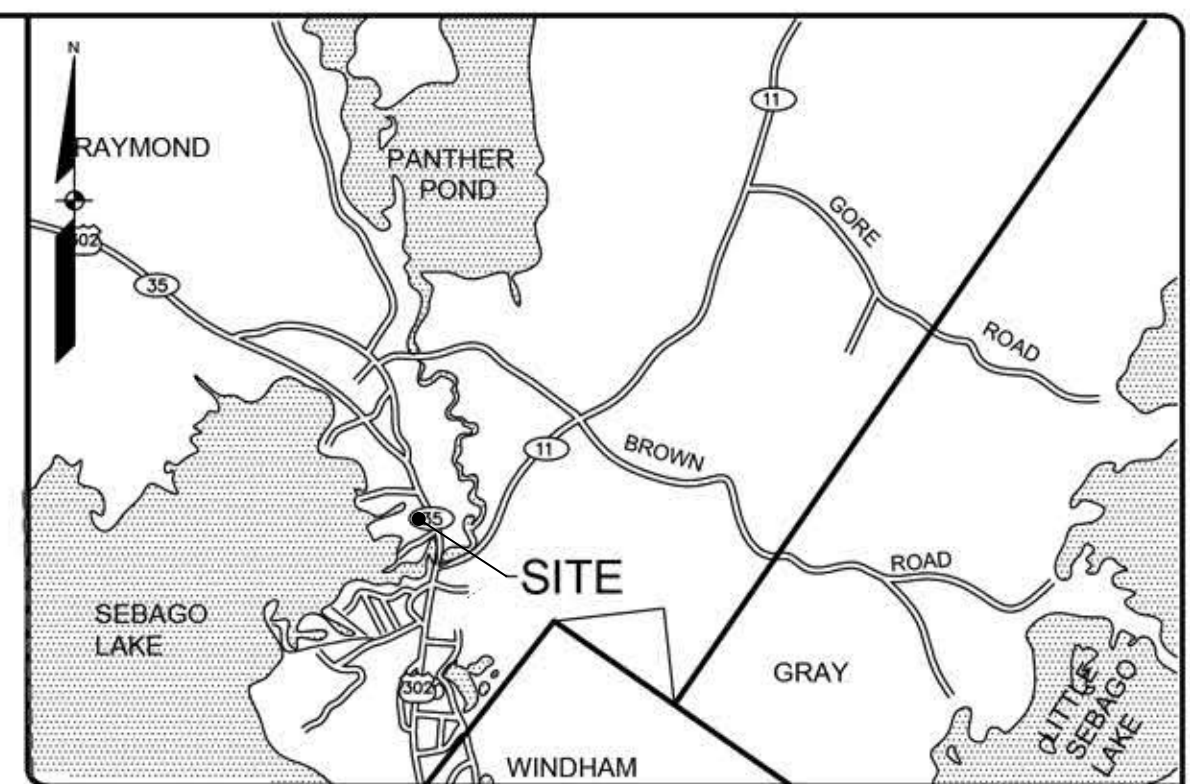




CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
C1	111.34'	1273.57'	N 23°56'30\" W	111.30'



LOCATION MAP N.T.S.

### GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS PORT HARBOR MARINE INC. BY DEED DATED DECEMBER 18, 2020 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS CCRD IN BOOK 37597, PAGE 223.
2. THE PROPERTY IS SHOWN AS LOT 2 ON THE TOWN OF RAYMOND TAX MAP 51 AND IS LOCATED IN THE COMMERCIAL (C) DISTRICT AND LIMITED RESIDENTIAL/RECREATION ZONE 1 (LRR1) DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE COMMERCIAL DISTRICT ARE AS FOLLOWS:  
NET RESIDENTIAL DENSITY: NONE  
MINIMUM LOT SIZE: NONE  
MINIMUM STREET FRONTAGE: NONE  
MINIMUM FRONT YARD: NONE  
MINIMUM SIDE YARD: NONE  
MINIMUM REAR YARD: NONE  
MAXIMUM BUILDING HEIGHT: 2.5 STORIES  
\*SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 5.90 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN APRIL OF 2021.
6. PLAN REFERENCES:  
A. "INDIAN POINT CAMPING AREA AMENDMENT TO ADDENDUM TO FINAL PLAN" PREPARED BY SKINNER & LAMBE, INC DATED MARCH 11, 1988 AND RECORDED IN PLAN BOOK 170, PAGE 70 (CCR).
- B. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "14" FEDERAL STATE AID PROJECT F-014-1 (5) SHEETS 24-25", RECORDED IN PLAN BOOK 49 PAGE 24-25 (CCR).
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83. BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. BENCHMARK:  
BM-1 VERTICAL NAIL IN ROOT 28\" PINE ELEVATION: 272.65
9. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CHASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
10. THE LOCUS PROPERTY AS DEPICTED HEREON DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR RAYMOND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 23205-0015 B, HAVING AN EFFECTIVE DATE OF MAY 5, 1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE A1. ZONE A1 IS SHOWN AS ELEVATION 268\" ON NGVD29 WHICH CALCULATES TO BE 267.39\" (ON NAVD83).
11. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN APRIL OF 2021 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. AND LOCATED BY GROUND SURVEY. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.

### LEGEND

EXISTING	PROPOSED
(---) PROPERTY LINE/O.W.	(---) PROPERTY LINE/O.W.
(---) ABUTTER LINE/O.W.	(---) ABUTTER LINE/O.W.
(---) EASEMENT	(---) EASEMENT
(---) FLOODPLAIN	(---) FLOODPLAIN
(---) CENTERLINE	(---) CENTERLINE
(□) MONUMENT	(□) MONUMENT
(●) IRON PIPE/ROD	(●) IRON PIPE/ROD
(○) DRILL HOLE	(○) DRILL HOLE
(---) DEED CALL	(---) DEED CALL
(---) (C1/L1) CURVE/NO.	(---) (C1/L1) CURVE/NO.
(---) NOW OR FORMERLY	(---) NOW OR FORMERLY
(+ BM-1) BENCHMARK	(+ BM-1) BENCHMARK
(---) BUILDING	(---) BUILDING
(---) DECK/STEPS/OVERHANG	(---) DECK/STEPS/OVERHANG
(---) EDGE WETLAND	(---) EDGE WETLAND
(---) WETLANDS	(---) WETLANDS
(---) EDGE PAVEMENT	(---) EDGE PAVEMENT
(---) EDGE GRAVEL	(---) EDGE GRAVEL
(---) EDGE OF WATER	(---) EDGE OF WATER
(---) TREELINE	(---) TREELINE
(---) CONTOURS	(---) CONTOURS
(---) CHAIN LINK FENCE	(---) CHAIN LINK FENCE
(○) DECIDUOUS TREE	(○) DECIDUOUS TREE
(○) CONIFEROUS TREE	(○) CONIFEROUS TREE
(---) SIGN	(---) SIGN
(---) GAS	(---) GAS
(---) SANITARY MANHOLE	(---) SANITARY MANHOLE
(---) ELECTRIC METER	(---) ELECTRIC METER
(---) LIGHT POLE	(---) LIGHT POLE
(---) UTILITY POLE	(---) UTILITY POLE
(---) GUY WIRE	(---) GUY WIRE

NUMBER OF TREES WITH SHORELAND ZONE = 544  
PROPOSED TREE REMOVAL SHORELAND ZONE = 209 (38.4%)

DESIGNED	-
DRAWN	JAL
CHECKED	MWE
DATE	06/28/2021
SCALE	1" = 30'
PROJECT	14265

SHEET 1 OF 1

CONCEPT SITE PLAN  
OF:  
**PORT HARBOR MARINE**  
1328 ROOSEVELT TRAIL (RTE 302)  
RAYMOND, ME  
**PORT HARBOR MARINE**  
FOR RECORD OWNER:  
1 SPRINGPOINT DRIVE  
SOUTH PORTLAND, ME 04106

**SEBAGO**  
TECHNICS  
WWW.SEVERAGOTECHNICS.COM  
75 John Roberts Rd.  
South Portland, ME 04106  
Tel: 207-200-2100