



**GENERAL NOTES:**

- THE RECORD OWNER OF THE PARCEL IS PORT HARBOR MARINE INC. BY DEED DATED DECEMBER 15, 2023 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS, CORD # 8194-2752, PAGE 223.
- 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 CREATION ZONE 1 (LRSR1) DISTRICT.
- SPACE AND BULK CRITERIA FOR THE COMMERCIAL DISTRICT ARE AS FOLLOWS:
 

	COMMERCIAL	RESIDENTIAL
MINIMUM LOT SIZE	NONE	1.00 ACRES
MINIMUM STREET FRONTAGE	NONE	2 ACRES
MINIMUM FRONT YARD	NONE	25 FT
MINIMUM SIDE YARD	NONE	25 FT
MINIMUM REAR YARD	NONE	35 FT
MAXIMUM BUILDING HEIGHT	2.5 STORIES	2.5 STORIES
- TOTAL AREA OF PARCEL IS APPROXIMATELY 5.99 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN APRIL OF 2021.
- PLAN REFERENCES:
  - INDIAN POINT CAMBRO AREA AMENDMENT TO ACCORD TO FINAL PLAN PREPARED BY SANDER & LANGE, INC. DATED MARCH 11, 1988 AND RECORDED IN PLAN BOOK 710, PAGE 29 (CCH).
  - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "14" FEDERAL STATE AID PROJECT # 014-1 (5) SHEETS 24-25, RECORDED IN PLAN BOOK 49 PAGE 24-25 (CCH).
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WERT ZONE 1825-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON F.M.A. FREQUENCY GPS OBSERVATIONS.
 

BENCHMARK	BM-1	VERTICAL RAIL IN HDOT 217 PILE	ELEVATION: 272.65
-----------	------	--------------------------------	-------------------
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASSE) STANDARD CHASE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS DESIRED TO CONDUCT DIG-SAFE SYSTEMS, I.E. (1-800-486-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- 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 2302-C015, DATED 24 FEBRUARY DATE OF MAY 5, 1981. THIS LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE A1, ZONE A1 IS SHOWN AS ELEVATION 289 ON RFD023 WHICH CALCULATES TO BE 287.26 (ON NAVD83).
- A WETLAND DELINEATION WAS PERFORMED ON THE PROJECT SITE IN APRIL OF 2021 BY GARY H. 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/D.W.	PROPERTY LINE/D.W.
ADJUTER LINE/D.W.	ADJUTER LINE/D.W.
EASEMENT	EASEMENT
FLOODPLAIN	FLOODPLAIN
CENTERLINE	CENTERLINE
MONUMENT	MONUMENT
IRON PIPE/RIOD	IRON PIPE/RIOD
DRILL HOLE	DRILL HOLE
(C14.1)	DEED CALL
(C14.1)	CURVE/LINE NO.
N/P	NOW OR FORMERLY
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
BIGN	BIGN
GAS	GAS
SANITARY MANHOLE	SANITARY MANHOLE
ELECTRIC METER	ELECTRIC METER
LIGHT POLE	LIGHT POLE
UTILITY POLE	UTILITY POLE
GUY WIRE	GUY WIRE

GRAPHIC SCALE  
1" = 30' FT

101521

FORRETT A. MCCOBBEY, P.E. INC.

ADDRESSING ZBA COMMENTS  
SUBMISSION TO TOWN FOR ZBA APPLICATION

REV. BY. DATE. STATUS.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO TECHNICS**  
75 John Pease Rd.  
Sebago, ME 04488  
Tel: 207-206-9100

CONCEPT SITE PLAN  
OF  
PORT HARBOR MARINE  
1323 ROOSEVELT TRAIL (RTE 302)  
RAYMOND, ME  
FOR RECORD OWNER:  
PORT HARBOR MARINE  
1 SPRINGPOINT DRIVE  
SOUTH PORTLAND, ME 04105

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

SHEET 1 OF 1