LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS PORT HARBOUR HOLDINGS I/ BY DEED DATED 26 SEPTEMBER 31, 2001 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 17181 PAGE 290.
- THE PROPERTY IS SHOWN AS LOT 034 ON THE TOWN OF RAYMOND TAX MAP 050 AND IS LOCATED IN THE LIMITED RESIDENTIAL/RECREATION 1 ZONE AND COMMERCIAL ZONE.
- SPACE AND BULK CRITERIA:
- | LR/1 ZONE | C ZONE |
|--------------------------------|-----------------------------------|
| NET RESIDENTIAL DENSITY: N/A | NET RESIDENTIAL DENSITY: N/A |
| MIN. LOT SIZE: 2 ACRES | MIN. LOT SIZE: NONE |
| MIN. STREET FRONTAGE: 230 FEET | MIN. STREET FRONTAGE: NONE |
| MIN. FRONT YARD: 30 FEET | MIN. FRONT YARD: NONE |
| MIN. SIDE YARD: 20 FEET | MIN. SIDE YARD: NONE |
| MIN. REAR YARD: 30 FEET | MIN. REAR YARD: NONE |
| MAX. BUILDING HEIGHT: 35 FEET | MAX. BUILDING HEIGHT: 2.5 STORIES |
- TOTAL AREA OF PARCEL: 8.4 ACRES
- PLAN REFERENCES:
- A. STANDARD BOUNDARY SURVEY OF JORDAN BAY MARINE PREPARED BY LAND SERVICES, INC. DATED APRIL 24, 2001, PROJECT NO. 00155.
- THE PROJECT IS TO BE SERVICED BY INDIVIDUAL VEHICLES AND SUBSURFACE DISPOSAL SYSTEMS MEETING THE REQUIREMENTS OF THE MAINE STATE PLUMBING CODE.
- BOUNDARY AND SITE TOPOGRAPHIC INFORMATION OBTAINED FROM PLAN REFERENCE A AND SURVEY WORK PERFORMED BY SEBAGO TECHNICS, INC. IN AUGUST OF 2014.
- PORTIONS BELOW ELEVATION 268 FEET, FLOOD NAD ARE WITHIN ZONE A1 AT CORROING TO THE FLOOD INSURANCE RATE MAP. PANEL NO 23025081 IS PUBLISHED BY FEMA ON MAY 15, 1981. THE NORMAL POOL ELEVATION OF SEBAGO LAKE IS 266.65 NAD.

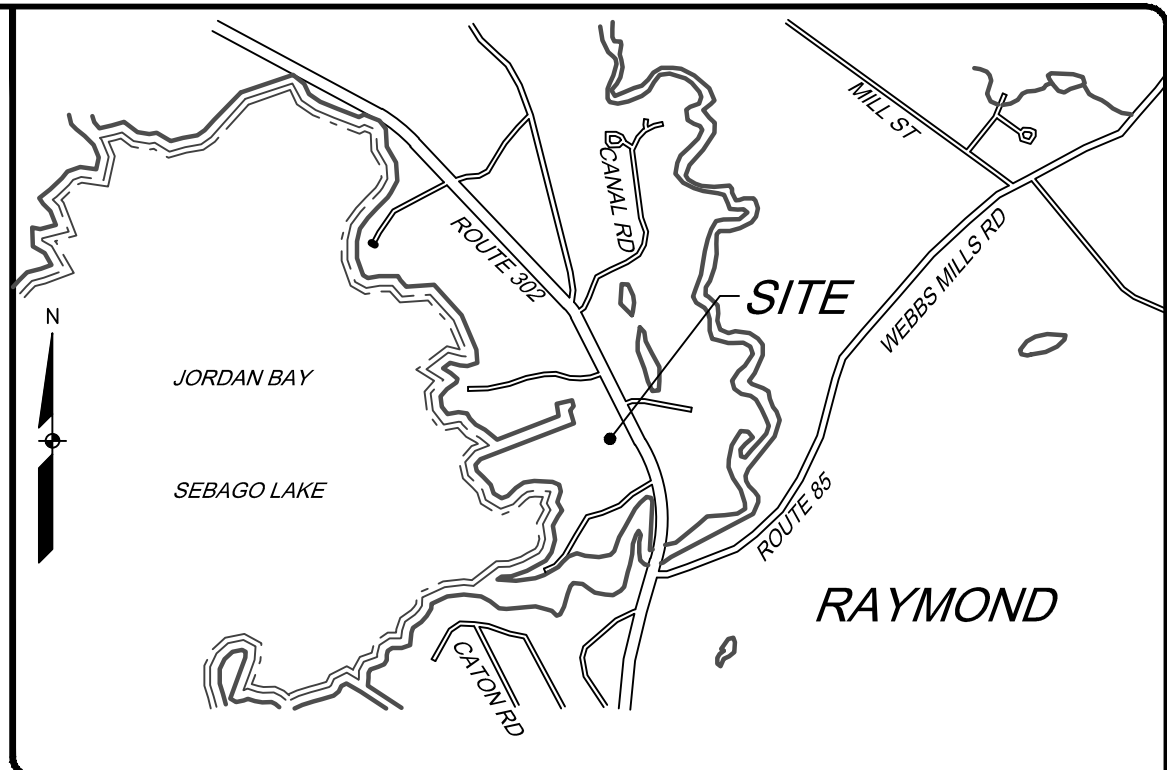
[illegible]

SEBAGO
T E C H N I C S
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

OVERALL SITE PLAN
OF:
JORDAN BAY MARINA
1328 ROOSEVELT TRAIL
RAYMOND, ME 04071

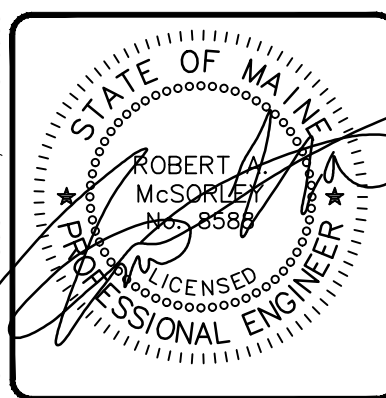
FOR:
PORT HARBOR HOLDINGS I
ONE SPRING POINT DRIVE
SOUTH PORTLAND, ME 04106

DESIGNED	RAM
DRAWN	BVD
CHECKED	RAM
DATE	01/08/20
SCALE	1" = 60'
PROJECT	14265



N.T.S.

ROBERT A. MCSORLEY, PE, NO. 8588

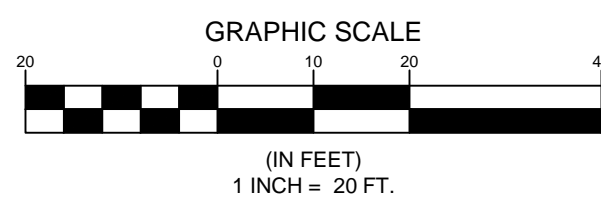
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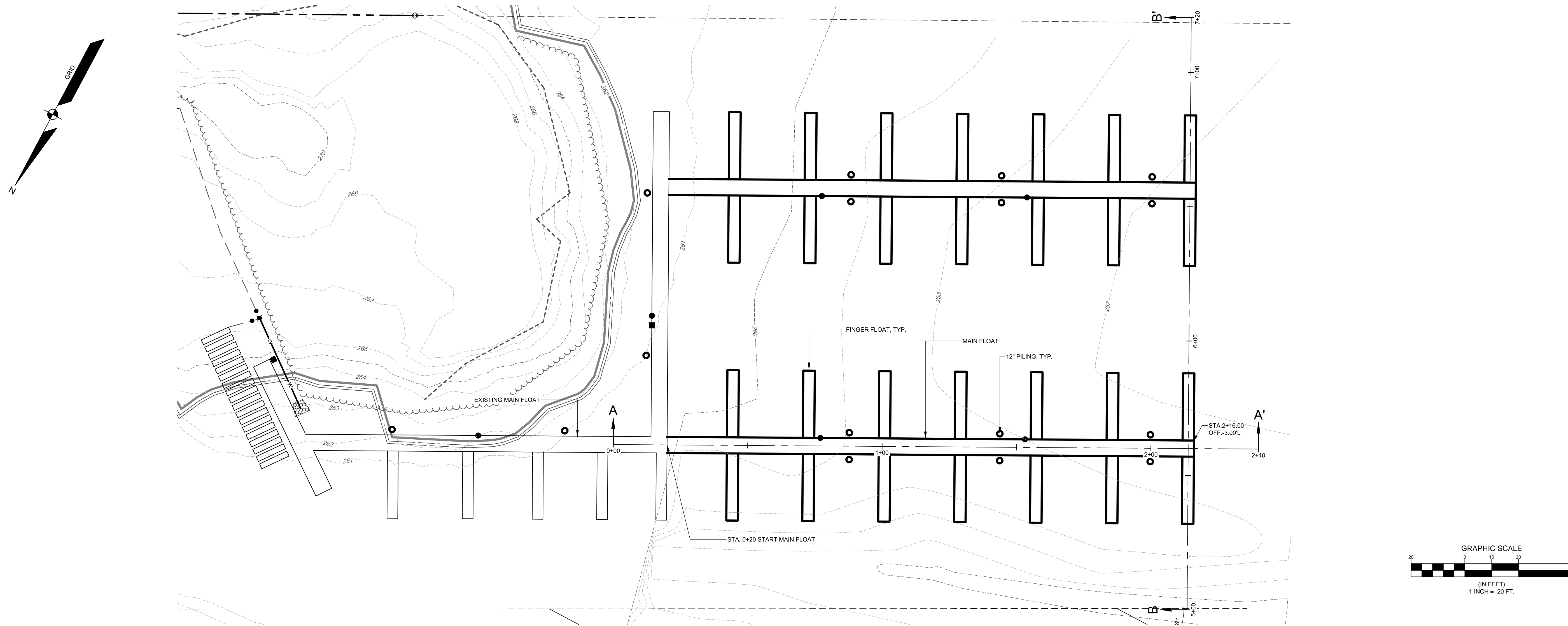
SITE PLAN
OF:
JORDAN BAY MARINA
1328 ROOSEVELT TRAIL
RAYMOND, ME 04071

FOR:
PORT HARBOR HOLDINGS I
ONE SPRING POINT DRIVE
SOUTH PORTLAND, ME 04106

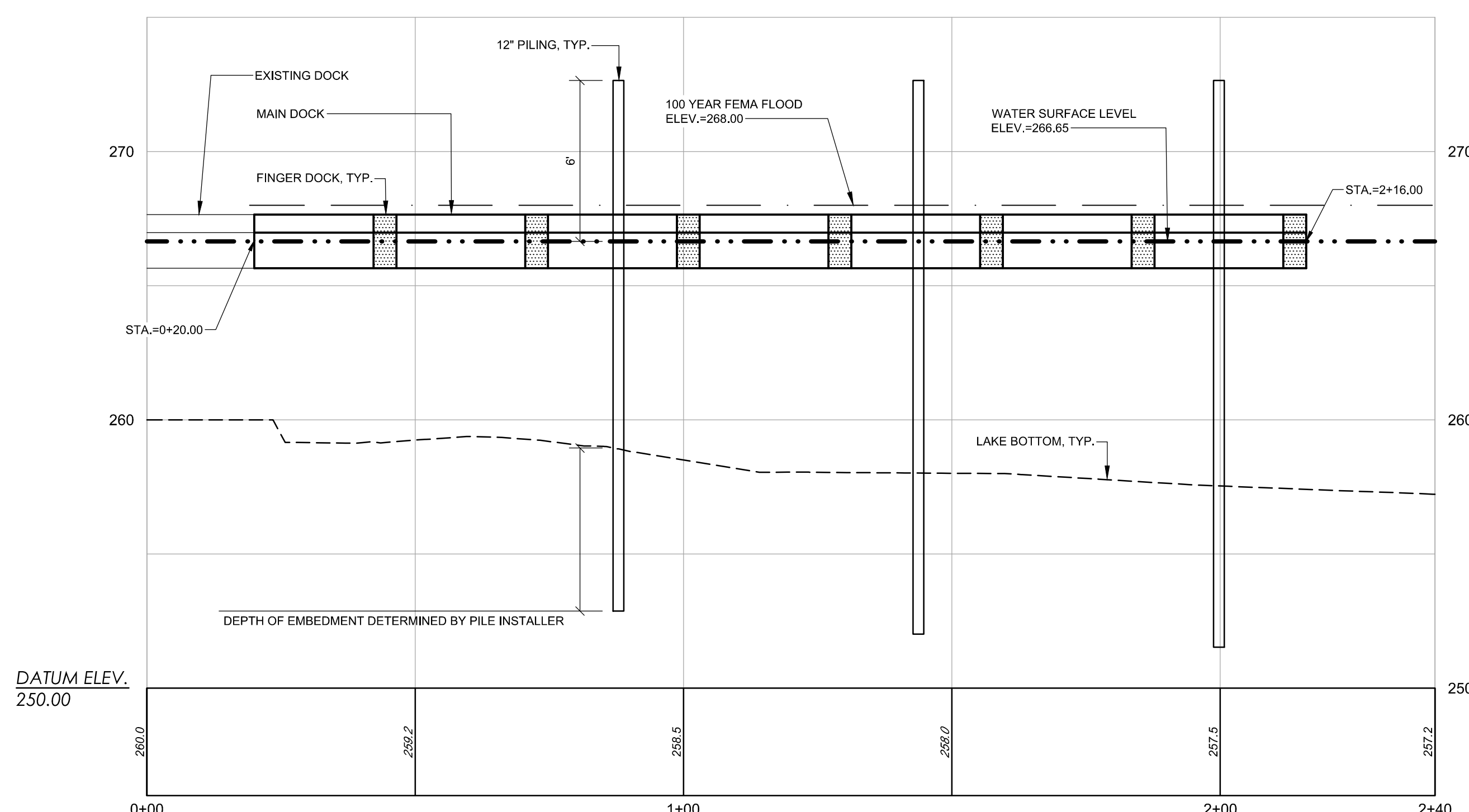
DESIGNED	RAM
DRAWN	KJR
CHECKED	RAM
DATE	01/02/20
SCALE	1" = 20'
PROJECT	14265

SHEET 2 OF 5

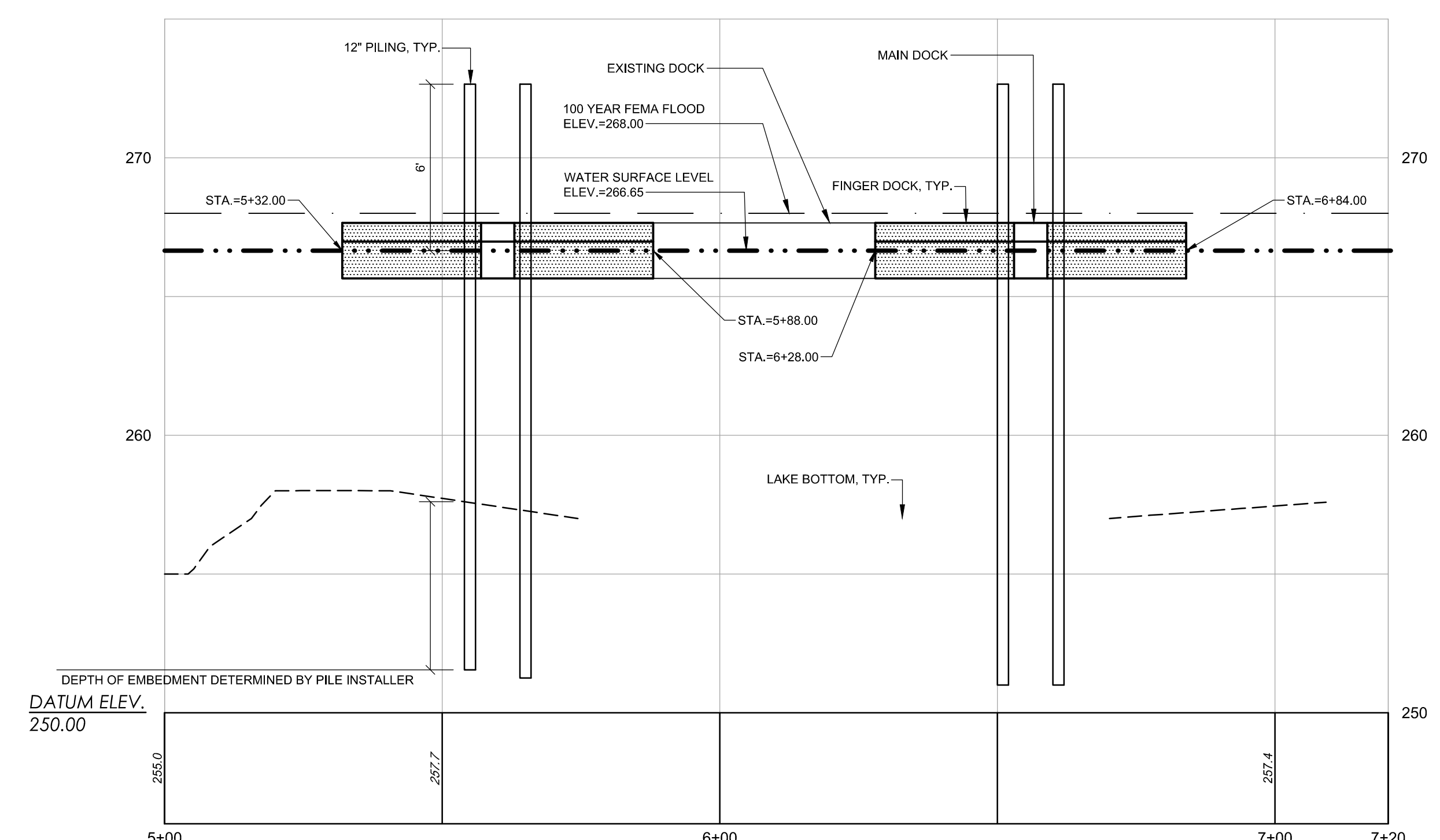




PLAN VIEW
SCALE: 1" = 20'

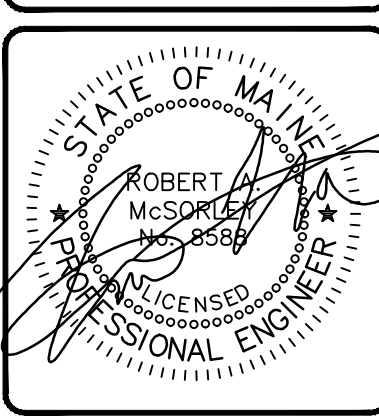


SECTION A-A'
SCALE: 1" = 20' H
1" = 4' V



SECTION B-B'
SCALE: 1" = 20' H
1" = 4' V

ROBERT MCORLEY, P.E. NO. 15588



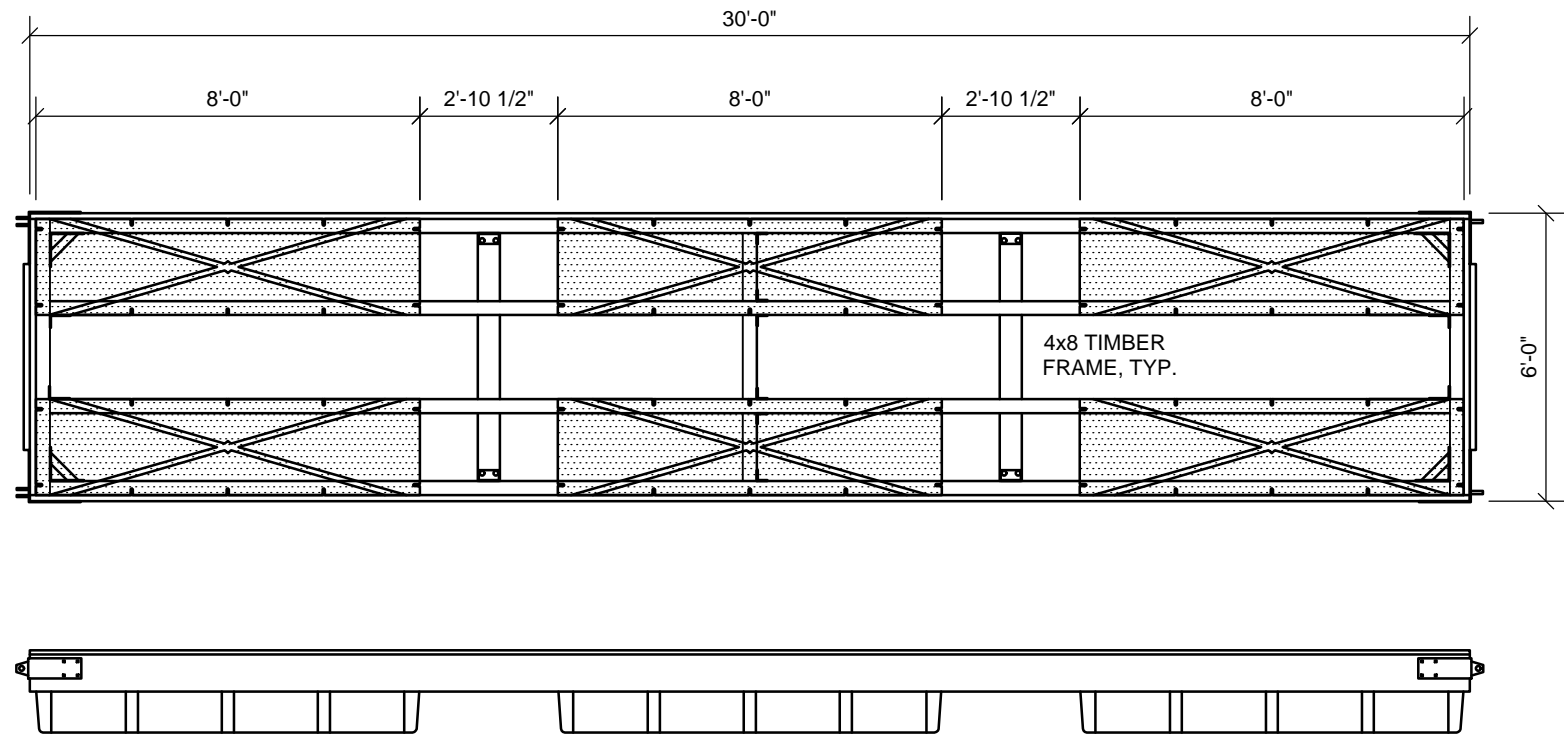
REV.	BY	DATE	STATUS
A	RAM	01/08/20	TOWN MINOR SITE PLAN SUBMISSION
B	RAM	12/20/19	DEP SUBMISSION

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

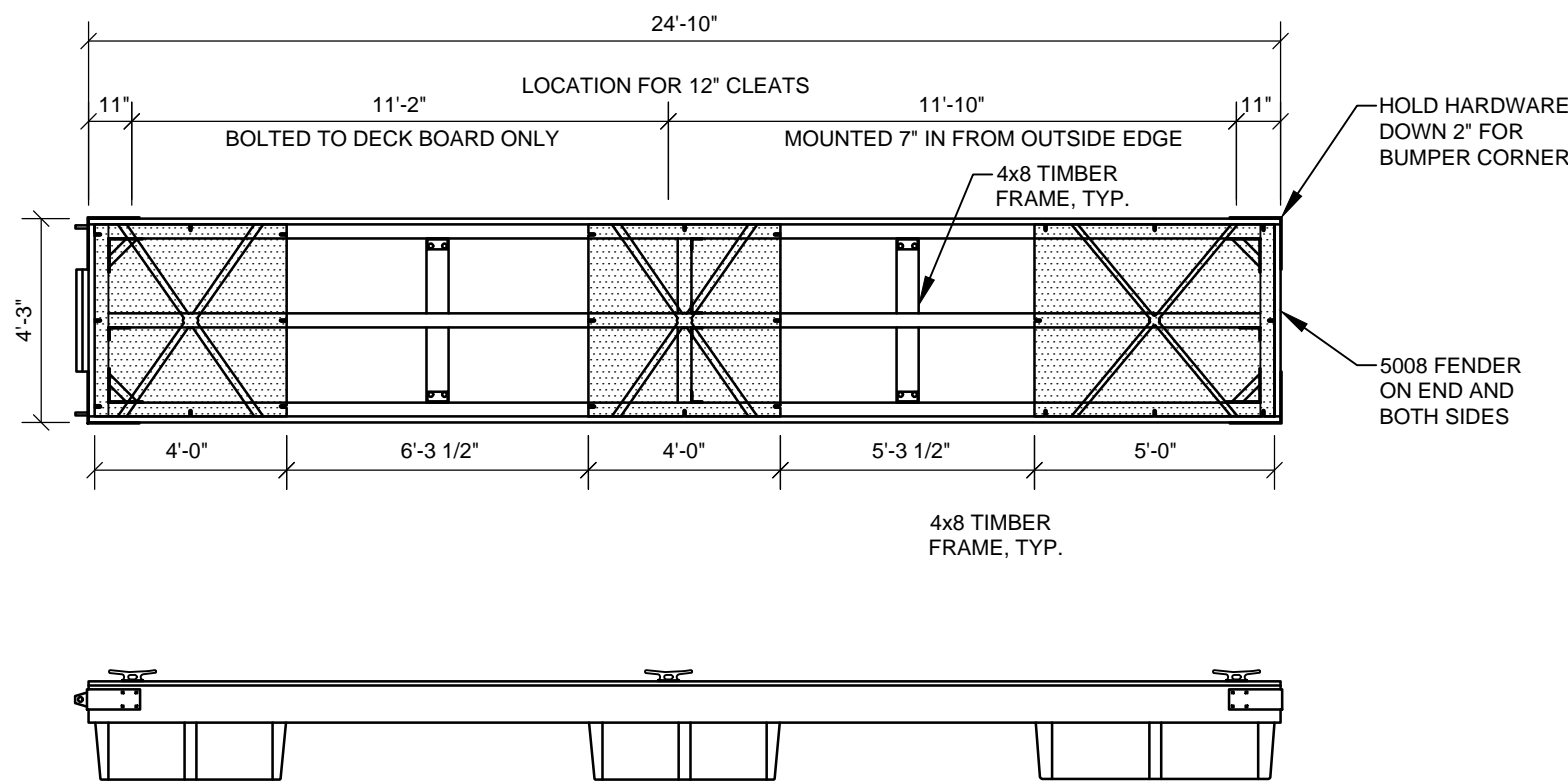
SEBAGO
TECHINCS
WWW.SEAGOTECHINCS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

PLAN & PROFILE
OF:
JORDAN BAY MARINA
1328 ROOSEVELT TRAIL
RAYMOND, ME 04071
FOR:
PORT HARBOR HOLDINGS I
ONE SPRING POINT DRIVE
SOUTH PORTLAND, ME 04106

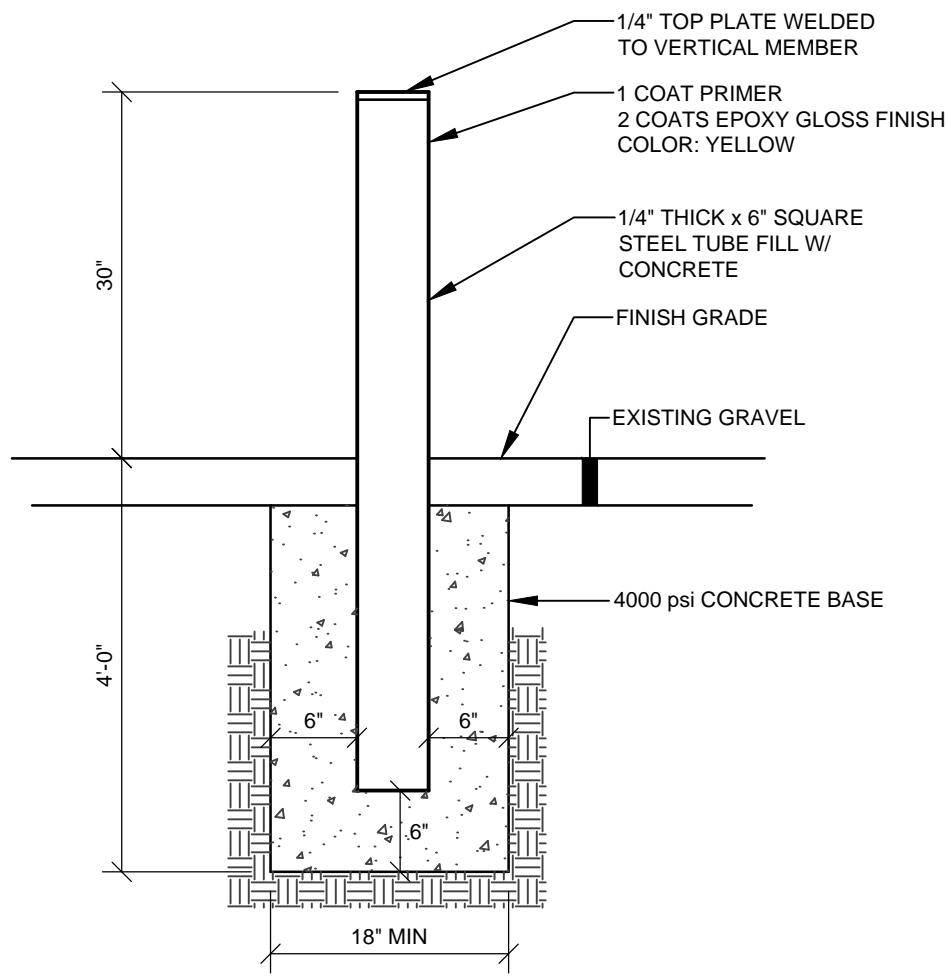
DESIGNED	RAM
DRAWN	KJR
CHECKED	RAM
DATE	01/08/20
SCALE	AS SHOWN
PROJECT	14265



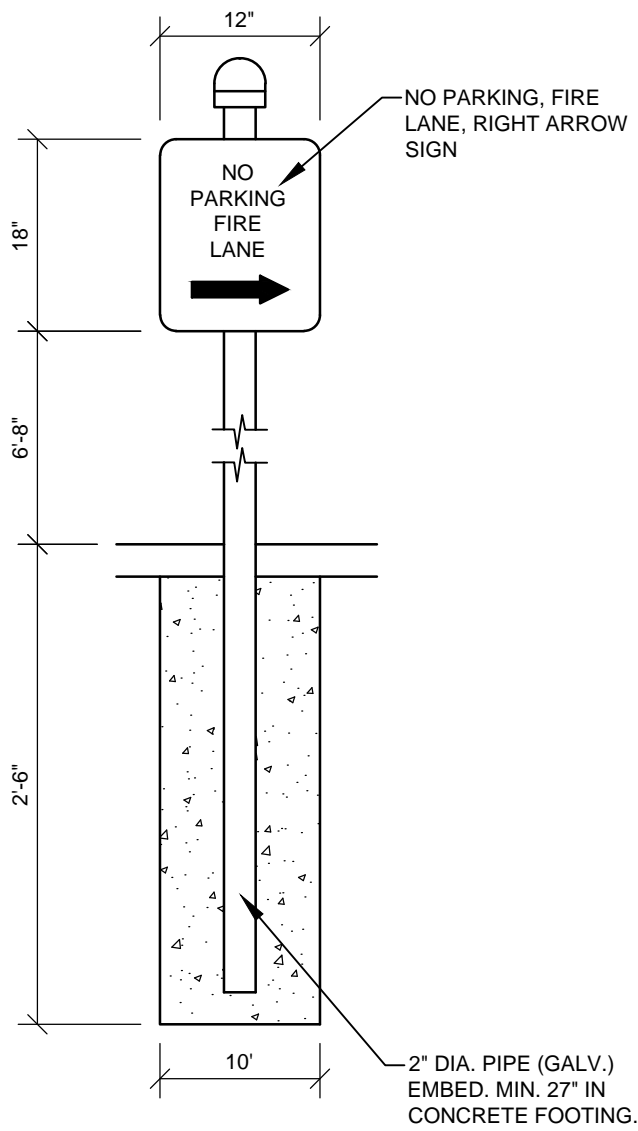
6' x 30' MAIN FLOAT
NOT TO SCALE



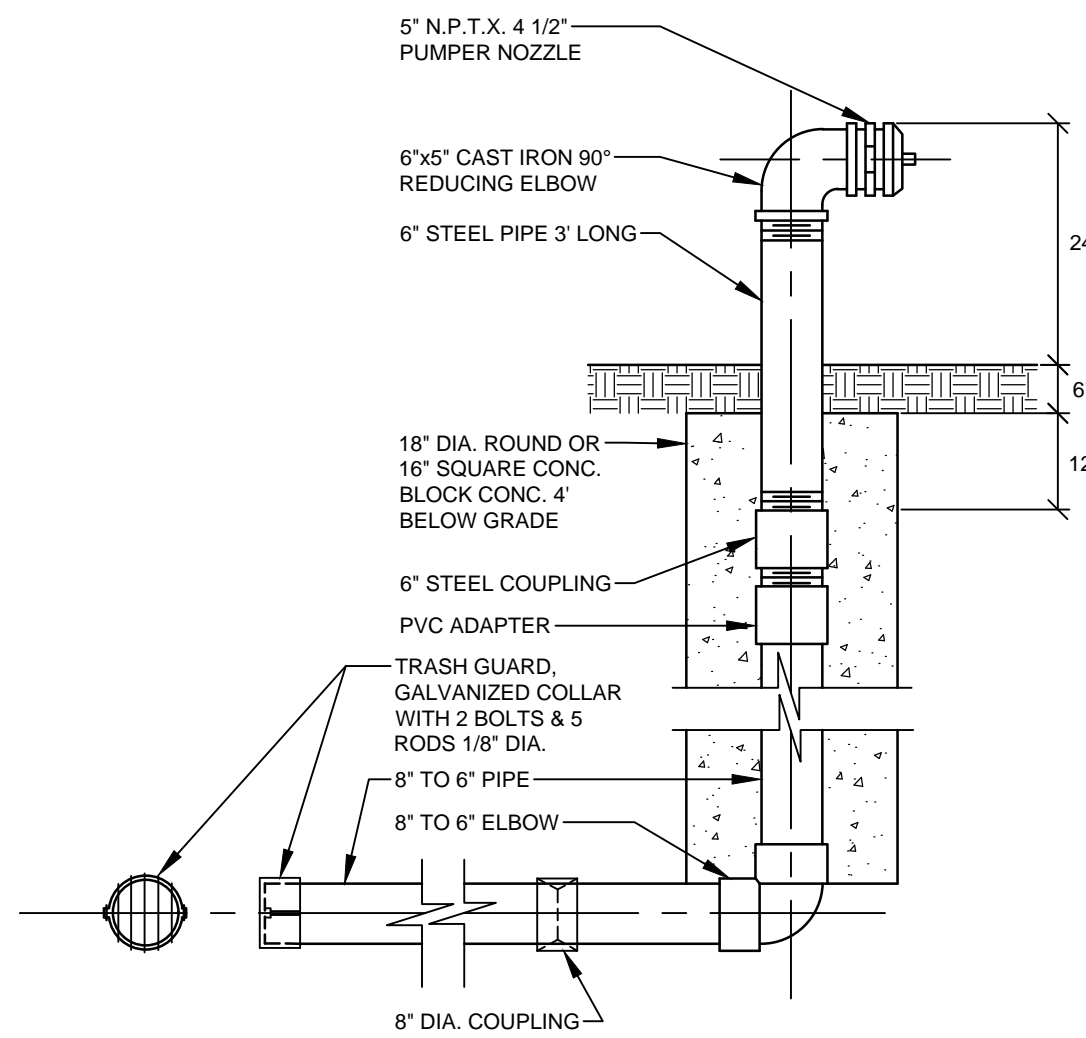
4'-3" x 24'-10" FINGER FLOAT
NOT TO SCALE



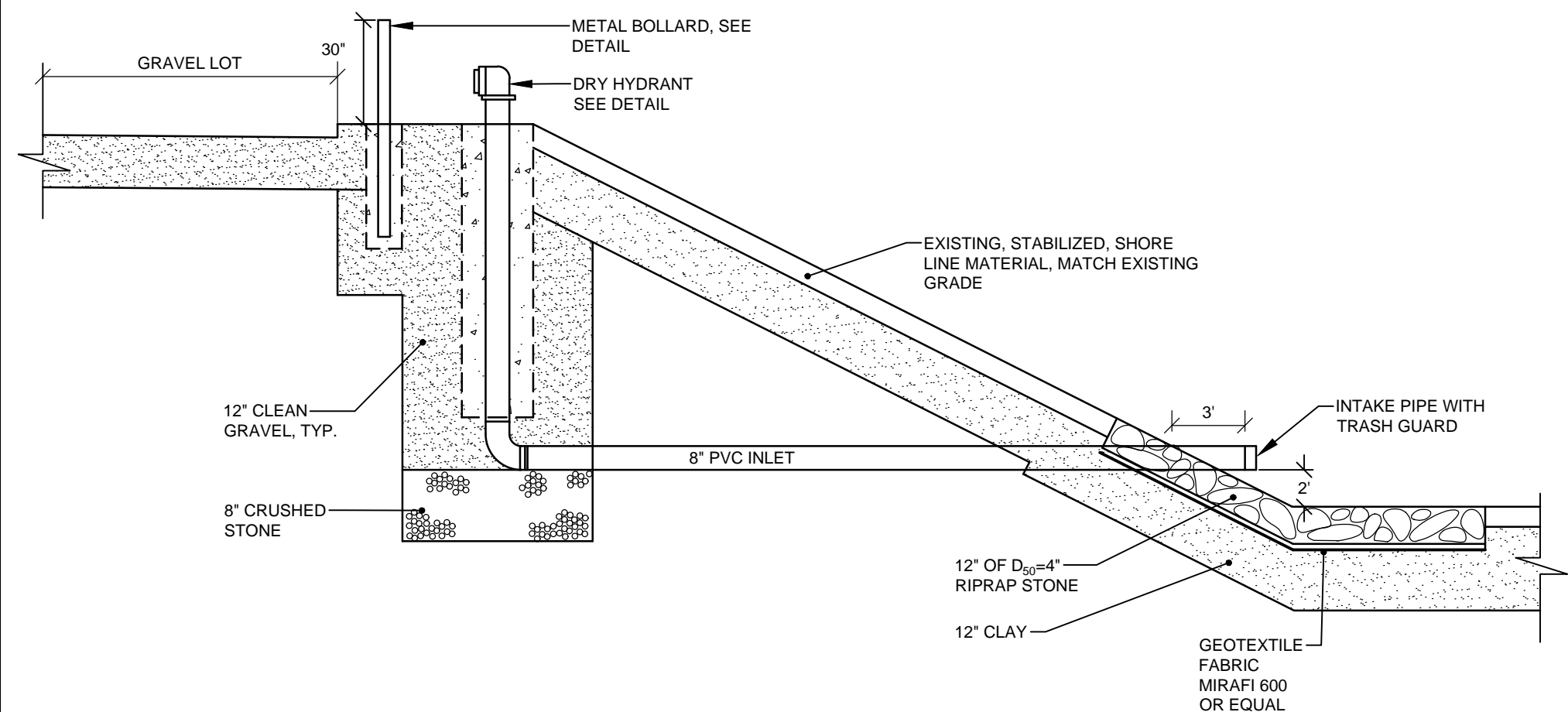
METAL TOP PLATE BOLLARD
NOT TO SCALE



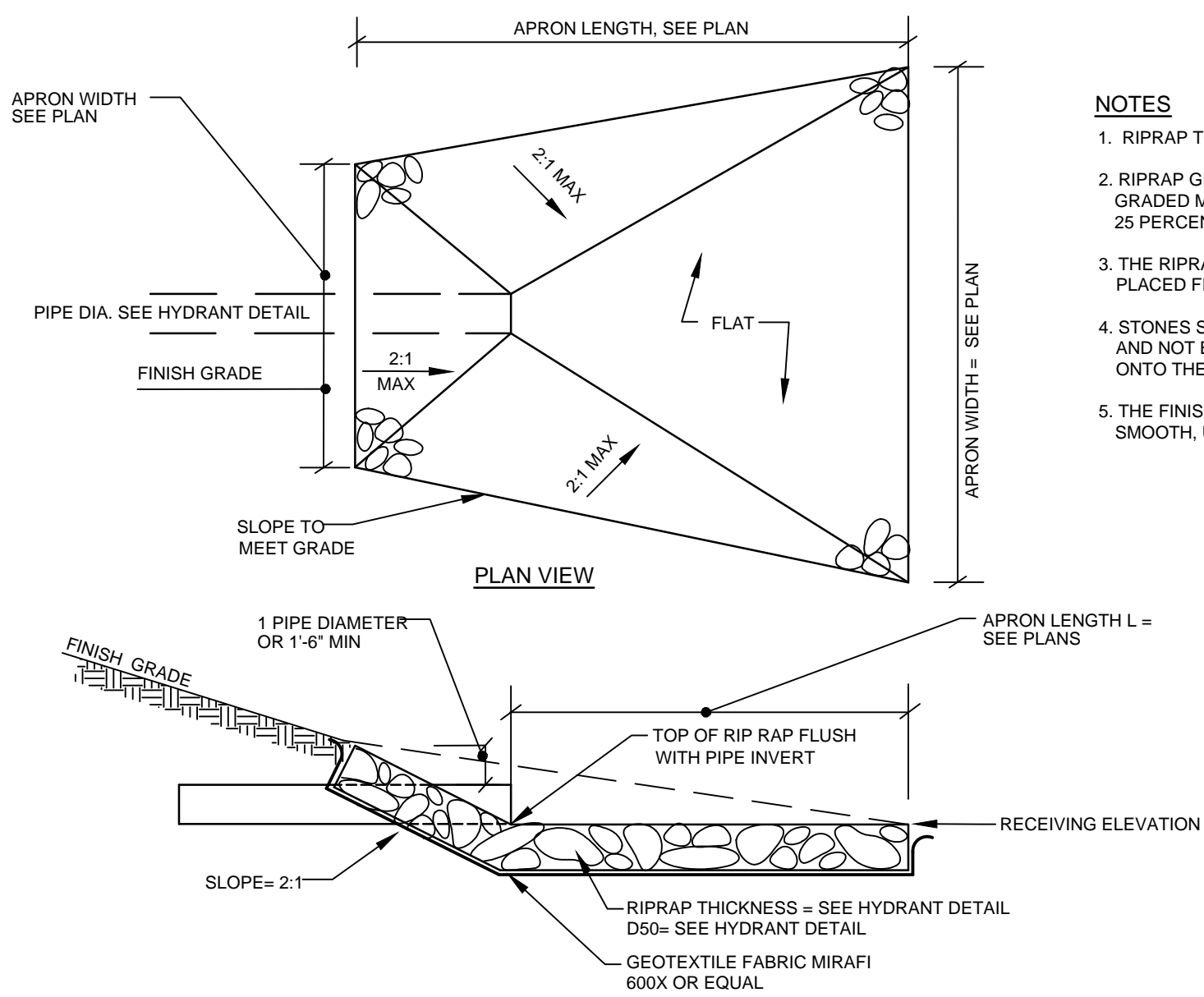
FIRE LANE SIGN
NOT TO SCALE



DRY HYDRANT DETAIL
NOT TO SCALE



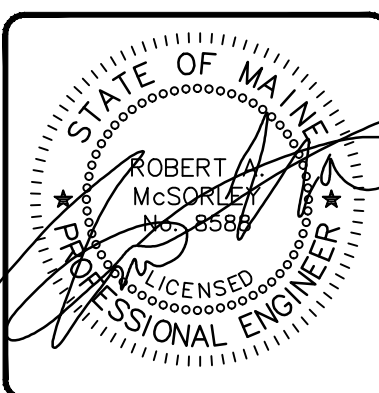
DRY HYDRANT PROFILE
NOT TO SCALE



RIPRAP APRON
NOT TO SCALE

- NOTES
1. RIPRAP TO BE PROCESSED ANGULAR ROCK
 2. RIPRAP GRADATION SHALL BE A WELL GRADED MIX FROM ABOUT 1.5 TIMES D SIZE TO 25 PERCENT OF THE D SIZE
 3. THE RIPRAP STONES SHALL BE CAREFULLY PLACED FROM THE TOE OF THE SLOPE UPWARD
 4. STONES SHALL BE LOWERED TO THE SLOPE AND NOT BE ALLOWED TO DROP MORE THAN 12" ONTO THE GEOTEXTILE
 5. THE FINISHED SURFACE SHALL BE A RELATIVELY SMOOTH, UNIFORMLY SLOPED SURFACE

ROBERT J. MCDORLEY, P.E. NO. 6588



REV.	BY	DATE	STATUS
B	RAM	01/08/20	TOWN MINOR SITE PLAN SUBMISSION
A	RAM	12/20/19	DEP SUBMISSION

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Sullivan, ME 04106
South Portland, ME 04106
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DETAILS
OF: JORDAN BAY MARINA
1328 ROOSEVELT TRAIL
RAYMOND, ME 04071
FOR: PORT HARBOR HOLDINGS I
ONE SPRING POINT DRIVE
SOUTH PORTLAND, ME 04106

DESIGNED	RAM
DRAWN	KJR
CHECKED	RAM
DATE	01/08/20
SCALE	NTS
PROJECT	14265

14265D.dwg, TAB 02