

LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS PORT HARBOR HOLDINGS I BY DEED DATED DECEMBER 31, 2001 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 17151 PAGE 290.
2. 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.
3. SPACE AND BULK CRITERIA:

LR1 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
4. TOTAL AREA OF PARCEL: 8.4 ACRES
5. PLAN REFERENCES:
 - A. STANDARD BOUNDARY SURVEY OF JORDAN BAY MARINE PREPARED BY LAND SERVICES, INC. DATED APRIL 24, 2001, PROJECT NO. 00155.
6. THE PROJECT IS TO BE SERVICED BY INDIVIDUAL WELLS AND SUBSURFACE DISPOSAL SYSTEMS MEETING THE REQUIREMENTS OF THE MAINE STATE PLUMBING CODE.
7. BOUNDARY AND SITE TOPOGRAPHIC INFORMATION OBTAINED FROM PLAN REFERENCE A AND SURVEY WORK PERFORMED BY SEBAGO TECHNICS, INC. IN AUGUST OF 2014.
8. PORTIONS BELOW ELEVATION 268 FEET, FLOOD NAVD ARE WITHIN ZONE A1 ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NO 23025001 5B, PUBLISHED BY FEMA ON MAY 5, 1981. THE NORMAL POOL ELEVATION OF SEBAGO LAKE IS 266.65 NAVD.

ROBERT A. MCSORLEY, P.E. NO. 6886

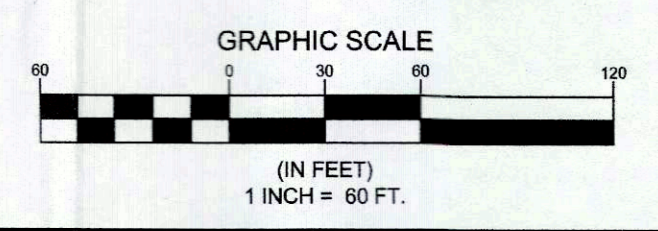
REV.	BY:	DATE:	STATUS:
B	RAM	12/20/19	DEP SUBMISSION
A	RAM	11/11/19	SKETCH PLAN SUBMISSION

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.

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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	12/20/19
SCALE	1" = 60'
PROJECT	14265



14265S.dwg TABL04S