LEGEND

- APPROXIMATE PROPERTY LINE AROUND SUBJECT PARCEL
- APPROXIMATE PROPERTY LINE
- STONE WALL ALONG BOUNDARY OF SUBJECT PROPERTY
- OTHER STONE WALL
- IRON ROD FOUND
- IRON PIPE FOUND
- 450 EXISTING CONTOUR 10' INTERVAL (SEE NOTE)
- S EXISTING SANITARY LINE
- CULVERT
- STOCKADE FENCE
- EXISTING LIFT TOWER
- EXISTING 400 W SITE LIGHT
- EXISTING LED SITE LIGHT
- EXISTING LIGHT POLE
- UTILITY POLE W/ TRANSFORMER
- W EXISTING WELL
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- VEGETATION TO BE REMOVED
- WETLANDS
- NEW VEGETATION LINE
- APPROXIMATE LOCATION OF EXISTING MOUNTAIN BIKE TRAIL
- FM PROPOSED FORCE MAIN
- BUILDING SETBACK
- EXISTING SNOW MAKING AND LIGHTS
- PROPOSED SNOW MAKING AND LIGHTS

N, W, E, S; NAD 83 MAINE WEST ZONE; MAGNETIC 2013

GENERAL SITE NOTES:

1) LOT INFORMATION:
LOT SIZE: 213.4 ACRES (VISION GOVERNMENT SOLUTIONS)
TAX MAP: 227 LOTS: 6, 64, 67
TAX MAP: 228 LOTS: 3, 5, 6, 7
ZONING: RURAL RECREATION DISTRICT

2) OWNER & APPLICANT: TOWN OF CAMDEN
29 ELM STREET
PO BOX 1207
CAMDEN, ME 04843

3) ENGINEER:
GARTLEY & DORSKY ENGINEERING & SURVEYING INC.
598 UNION STREET, P.O. BOX 1031, CAMDEN ME, 04843
(207) 236-4365

WETLAND TO BE RECLASSIFIED: 3,717 S.F. (FORESTED TO EMERGENT)

PERMANENT WETLAND IMPACT: 3,311 S.F.

TOTAL WETLANDS TO BE IMPACTED/RECLASSIFIED: 7,028 S.F.

HELEN A. KUHL
BOOK 2462, PAGE 45
TAX MAP 218, LOT 2

SARAH KEMBLE
BOOK 1535, PAGE 115
TAX MAP 227, LOT 69

HARRY JAMES
BOOK 1523, PAGE 191
TAX MAP 227, LOT 68

ROBERT C. SPENCER
BOOK 3831, PAGE 66
TAX MAP 227, LOT 65

SASKIA HUISING
BOOK 1548, PAGE 313
TAX MAP 227, LOT 70

COASTAL MOUNTAINS LAND TRUST
BOOK 2085, PAGE 186
TAX MAP 228, LOT 2

TOWN OF CAMDEN
BOOK 250, PAGE 456
BOOK 282, PAGE 114
BOOK 467, PAGE 4
BOOK 467, PAGE 6
BOOK 467, PAGE 9
BOOK 467, PAGE 11
BOOK 467, PAGE 13
BOOK 850, PAGE 195
BOOK 1523, PAGE 190
TAX MAP 227, LOT 6

N\F JOHN W. HERRINTON
WRKL BOOK 56, PAGE 88
TAX MAP 227, LOT 7

N\F JOHN W. HERRINTON
WRKL BOOK 56, PAGE 88

COASTAL MOUNTAINS LAND TRUST
BOOK 3948, PAGE 160
SEE ALSO RELEASE DEED FROM TOWN OF CAMDEN IN BOOK 3978, PAGE 49

JAMES A. CURTIS
BOOK 1695, PAGE 67
TAX MAP 227, LOT 4

DANA F. STROUT & DORIE ELAINE KLEIN
BOOK 1916, PAGE 41
TAX MAP 227, LOT 12

MARIO A. MORENO
TAX MAP 227, LOT 13.2

DINORAH MUNOZ
TAX MAP 227, LOT 13.1

RURAL 1 DISTRICT
RURAL RECREATIONAL DISTRICT
15' SETBACK
25' SETBACK
BARNESTOWN ROAD
TO HOPE
TO CAMDEN VILLAGE
±20' WIDE DRIVEWAY
NEW TUBING RUN ALIGNMENT
NEW RIBLET CHAIRLIFT BULLWHEEL CENTER
6.3'x7.3' BLDG.
23.3'x44.5' BLDG. (TO BE REMOVED)
RELOCATED 6.3'x10.5' FUEL BLDG.
42.2'x80.5' BLDG.
1000 GAL. SEPTIC TANK
PUMP STATION
23.9'x60.3' BLDG.
PROPOSED 2" HDPE FORCE MAIN CONNECT TO EXISTING MANHOLE AS SHOWN
±195'x425' PARKING LOT
BEGINNER TOW LINE TO BE REMOVED AND RELOCATED
NEW RIBLET CHAIRLIFT ALIGNMENT
APPROXIMATE LOCATION OF EXISTING 8' TO 10' WIDE ACCESS DRIVE TO REMAIN AND BE UPGRADED
12.2'x20.5' BLDG. (TO BE REMOVED)
9.9'x16.3' BLDG. (TO BE REMOVED)
50.7'x51.3' LODGE
11.9'x12' BLDG.
6.2'x8.4' BLDG.
EXISTING 38.9'x36.2' BLDG. TO BE RELOCATED
APPROX. LOCATION OF FUTURE LODGE
15.4'x27.6' BLDG.
NEW 8'x10' OPERATING BUILDING
8'x15.6' BLDG.
10.2'x15.3' TUBING BLDG. (TO BE REMOVED OR RELOCATED)
21'x28' BLDG. (TO BE REMOVED)
HOSMER POND
RELOCATED BEGINNER TOW LINE
PROPOSED 10'x10' COMPRESSOR BLDG.
18'x18' BLDG. (PUMP HOUSE)
10.3'x15' TOBOGGAN BLDG.
NEW LIFT ALIGNMENT
EXISTING T-BAR LIFT TO BE REMOVED
LITTLE T-BAR TO BE REMOVED
PROPOSED TRAIL
APPROXIMATE LOCATION OF FORCE MAIN
PROPOSED 16' WIDE MULTI-PURPOSE TRAIL
EXISTING MULTI-PURPOSE TRAIL TO BE ABANDONED
CROSS COUNTRY SKI TRAILS
TOBOGGAN CHUTE
PROPOSED 10'x10' LIFT ATTENDANT BLDG.
EXISTING LEACH FIELD
SKI PATROL BLDG. 9.6'x13.7' BLDG.
LIFT ATTENDANT BLDG. 5.1'x5.7' BLD.
6'x11' BLDG.
10.3'x10.6' BLDG. (TO BE RELOCATED OR REPLACED)
EXISTING BULLWHEEL
NORTHEASTER
SPINNAKER
CONNIE LIGHT GLADE
WINDJAMMER
HALF HITCH
THE GRAVES GLADE
FOXY
LITTLE T-BAR
CHAIR
CLIPPER
SCRIMSHAW GLADE
MUSSEL RIDGE
MIZZEN GLADE
MAINSAIL GLADE
TOPSAIL GLADE
LOOKOUT
HEADWALL
CAMDEN ROCKPORT

SURVEYOR'S NOTES:

1) THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES ARE APPROXIMATE.

2) ALL DIRECTIONS ARE REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON A RTK GPS SURVEY. ALL DISTANCES ARE GRID DISTANCES. THE COMBINED FACTOR IS 0.99992501.

3) CONTOUR INFORMATION IS TAKEN FROM GOOGLE EARTH SURFACE. CONTOURS ARE FOR GENERAL PLANNING PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

4) OWNER INFORMATION IS TAKEN FROM THE TOWN OF CAMDEN TAX COMMITMENT DATED 2013.

5) BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS .

APPROVED BY THE TOWN OF CAMDEN PLANNING BOARD

DATE: _____

CHAIR _____

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

NO.	REVISIONS	DATE

SHEET TITLE: SITE PLAN
SCALE: 1"=150'
DATE: FEBRUARY 20, 2014
DRAWN BY: JAM
CHECKED BY:

CLIENT/PROJECT: TOWN OF CAMDEN
RAGGED MOUNTAIN RECREATION AREA
INFRASTRUCTURE IMPROVEMENTS
LOCATION: BARNESTOWN ROAD
TOWN: CAMDEN COUNTY: KNOX STATE: MAINE

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STATE OF MAINE
WILLIAM S. GARTLEY 7961
LICENSED PROFESSIONAL ENGINEER
2014

PROJ. NO. 2013-319

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