

CALEB JOHNSON ARCHITECTS + BUILDERS
265 MAIN STREET, SUITE 201, BIDDEFORD, ME 04005
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CLALWME



CHANGES THIS ISSUE	
ID	DESCRIPTION

SUBMISSIONS:	
ISSUE	DATE

CONSULTANTS:	
NAME	DATE

FLOOR ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C, AREAS OF MINIMAL FLOODING, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0008B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING NOTES

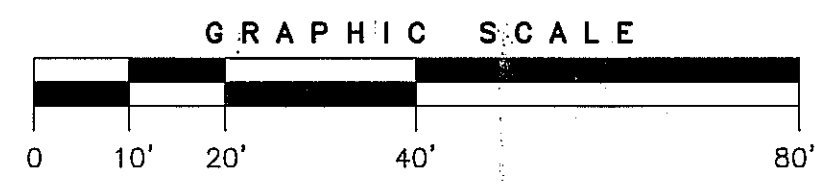
ZONING DISTRICT: IR-2 ISLAND RESIDENTIAL & SHORE LAND OVERLAY ZONE

ZONING REQUIREMENTS:

DIMENSIONAL STANDARDS	REQUIRED (IR-2)
MINIMUM LOT SIZE	20,000 S.F.
MINIMUM STREET FRONTAGE	70 FEET
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE SETBACK	20 FEET
MINIMUM REAR SETBACK	25 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM LOT COVERAGE	20%

LEGEND

- CAPPED IRON ROD FOUND
- GRANITE MONUMENT FOUND
- UTILITY POLE
- (191) LOT PER PLAN REFERENCE 1



PLAN REFERENCES

- PLAN OF PROPERTY BELONGING TO THE DIAMOND ISLAND ASSOCIATION SITUATED ON GREAT DIAMOND ISLAND CASCO BAY MAINE RECORDED IN PLAN BOOK 4 PAGE 42.
- STANDARD BOUNDARY SURVEY-DISCONTINUANCE AND RELOCATION OF WILLIS STREET BY THE CITY OF PORTLAND ENGINEERING DEPT. DATED SEPTEMBER 1997.
- BOUNDARY SURVEY ON CRESCENT AVENUE, GREAT DIAMOND ISLAND, PORTLAND, MAINE MADE FOR BARBARA RAIMONDI AND WILLIAM ROBITZEK DATED NOV. 18, 2005 BY OWEN HASKELL, INC.

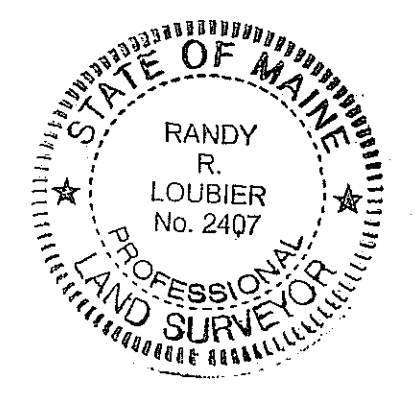
NOTES

- OWNERS OF RECORD: LUEDKE JAMES M & KATHERINE E LUEDKE JTS CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 32513, PAGE 32.
- PARCEL IS SHOWN AS LOTS 6, 10 AND 11 ON BLOCK G ON THE CITY OF PORTLAND ASSESSORS MAP 83B.
- BEARINGS ARE PER PLAN REFERENCE 2.
- ELEVATIONS ARE BASED ON CITY DATUM PER DATA PROVIDED BY THE CITY OF PORTLAND IN LEVEL BOOK 799, PAGE 26 DATED 8/10/00.
- THE TOP OF THE COSTAL BLUFF HAS BEEN IDENTIFIED ON THE COASTAL BLUFF MAPS AS BEING "HIGHLY UNSTABLE" BY THE MAINE GEOLOGICAL SURVEY PURSUANT "CLASSIFICATION OF COASTAL BLUFFS", AND PUBLISHED IN THE MOST RECENT COASTAL BLUFF MAP. THEREFORE, THE 75 FOOT SETBACK SHOWN HEREON IS FROM THE COSTAL BLUFF AND NOT THE HIGHEST ANNUAL TIDE (HAT).

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE 3/1/16
RANDY R. LOUBIER, PLS NO. 2407



REV.2	03/01/16	REVISED SETBACK
REV.1	12/17/15	ADDED 75' & 250' SETBACKS AND COORDINATES

TOPOGRAPHIC SURVEY
ON
CRESCENT AVENUE
GREAT DIAMOND ISLAND, PORTLAND, MAINE
MADE FOR
CALEB JOHNSON ARCHITECTS
265 MAIN ST., UNIT 201, BIDDEFORD, ME 04005

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	RRL	Date	2015-271P
Trace By	JLW	DECEMBER 9, 2015	2015-271P
Check By	RRL	Scale	1" = 20'
Book No.	1143	Drwg. No.	1

PERMIT SET

Luedke Residence
James & Katherine Luedke
Crescent Ave Great Diamond Island ME
04109

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