

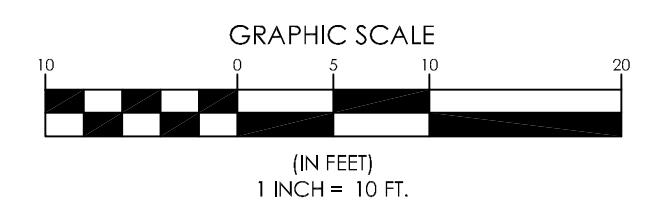
LOCATION MAP N.T.S.

**GENERAL NOTES:**

- THE RECORD OWNER OF THE PARCEL IS DIAMOND COVE ASSOCIATION BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- EXISTING CONDITIONS BASED SOLELY ON ON RECORDED PLANS FOR DIAMOND COVE PHASE 1.
- SPACE AND BULK CRITERIA:
  - IR-3 ISLAND RESIDENTIAL ZONE
  - PROPOSED USE: ..... UTILITY SUBSTATION
  - MIN. LOT WIDTH: ..... 87'
  - MIN. LOT SIZE: ..... 35,000 S.F.
  - MIN. STREET FRONTAGE: ..... 70'
  - MIN. FRONT YARD: ..... 25'
  - MIN. SIDE YARD: ..... 25'
  - MIN. REAR YARD: ..... 25'
  - MAX. BUILDING HEIGHT: ..... 35'
  - MAX. LOT COVERAGE: ..... 20%
- PLAN REFERENCES:
  - A. AMENDED PLAN OF DIAMOND COVE, DIAMOND COVE GREAT DIAMOND ISLAND PORTLAND, MAINE DATED JULY 1, 1999, PREPARED BY LAND USE CONSULTANTS.
  - B. RECORDING PLAT DIAMOND COVE, GREAT DIAMOND ISLAND, MAINE, PREPARED BY LAND USE CONSULTANTS.

**LEGEND**

EXISTING	PROPOSED
	LIMITED COMMON ELEMENT
	BUILDING
	DECK/STEPS/OVERHANG
	EDGE PAVEMENT
	EDGE GRAVEL
	CONTOURS
	CHAIN LINK FENCE
	WATER
	HYDRANT
	OVERHEAD UTILITY
	UNDERGROUND UTILITY
	LIGHT POLE



PROGRESS PRINT

NOT FOR CONSTRUCTION

DESIGNED	CHECKED
DES BY	CHK BY
ISSUED FOR WORKSHOP REVIEW	
A. JRS	10-15-14
REV. BY:	DATE:
	STATUS:
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**  
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**SKETCH PLAN**  
OF THE  
**GREAT DIAMOND ISLAND SITE**  
INGALLS ROAD

FOR:  
**PHOENIX TOWER, LLC**  
5 MILK STREET  
PORTLAND, MAINE 04101

PROJECT NO. 14374 SCALE 1" = 10'

SHEET 1 OF 1