

DESIGNED BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

DESIGNED BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

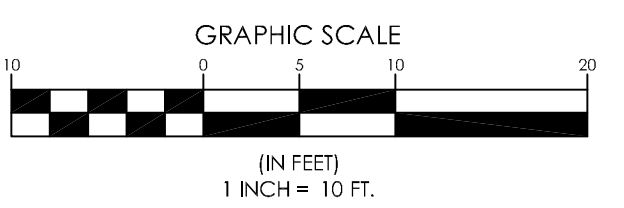
DESIGNED BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

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- 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:
    - AMENDED PLAN OF DIAMOND COVE, DIAMOND COVE GREAT DIAMOND ISLAND PORTLAND, MAINE DATED JULY 1, 1999, PREPARED BY LAND USE CONSULTANTS.
    - RECORDING PLAT DIAMOND COVE, GREAT DIAMOND ISLAND, MAINE, PREPARED BY LAND USE CONSULTANTS.

**LEGEND**

EXISTING	PROPOSED
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PROGRESS PRINT

NOT FOR CONSTRUCTION

REV#	BY	DATE	STATUS
A	JRS	10-15-14	ISSUED FOR WORKSHOP REVIEW

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.

**SEBAGO TECHNICS**

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Tel. 207-785-5656

SKETCH PLAN OF THE GREAT DIAMOND ISLAND SITE

FOR: PHOENIX TOWER, LLC  
INGALLS ROAD

PROJECT NO.	SCALE
14374	1" = 10'

SHEET 1 OF 1

TAB: 244.36 143745.dwg