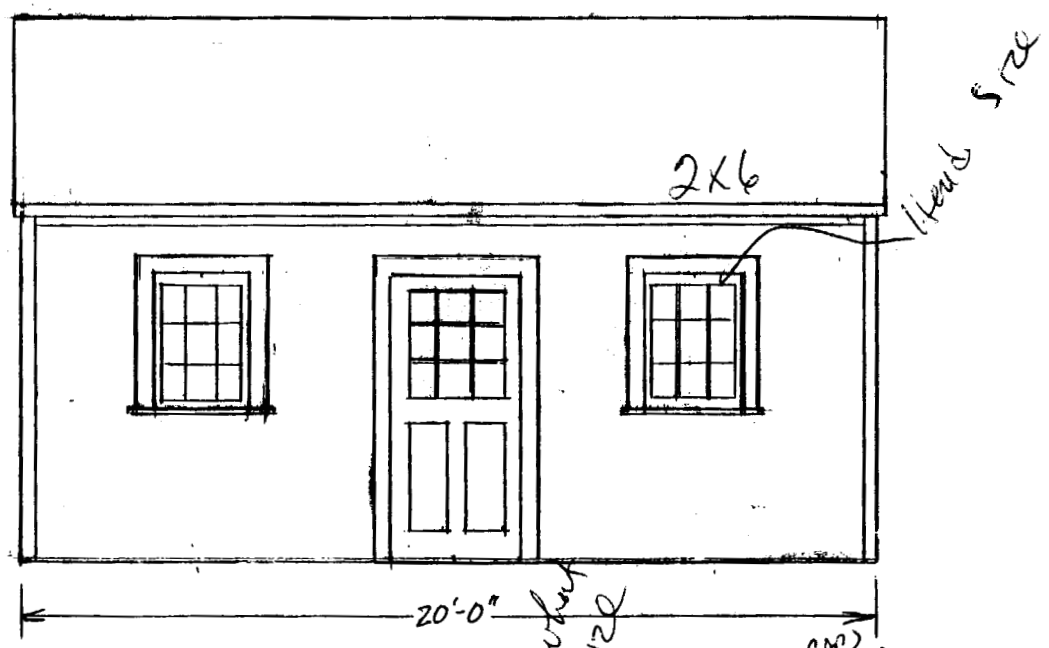
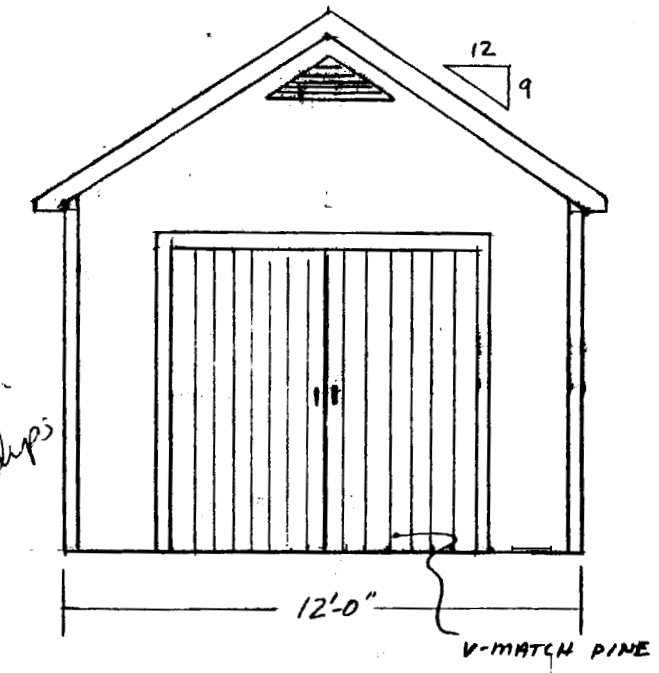
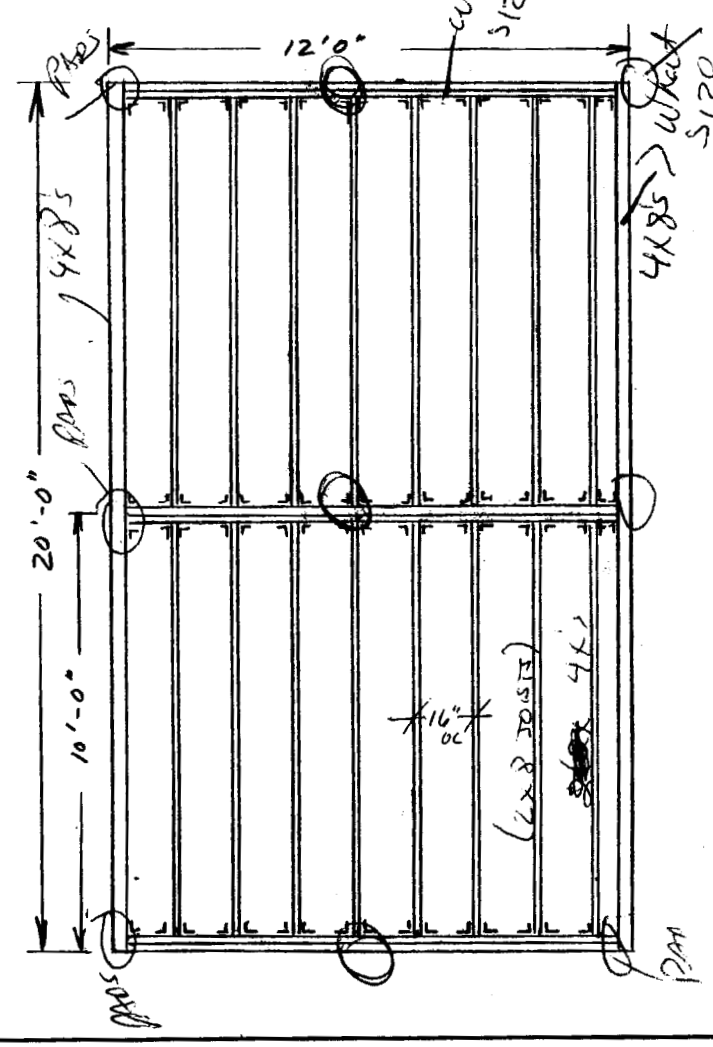
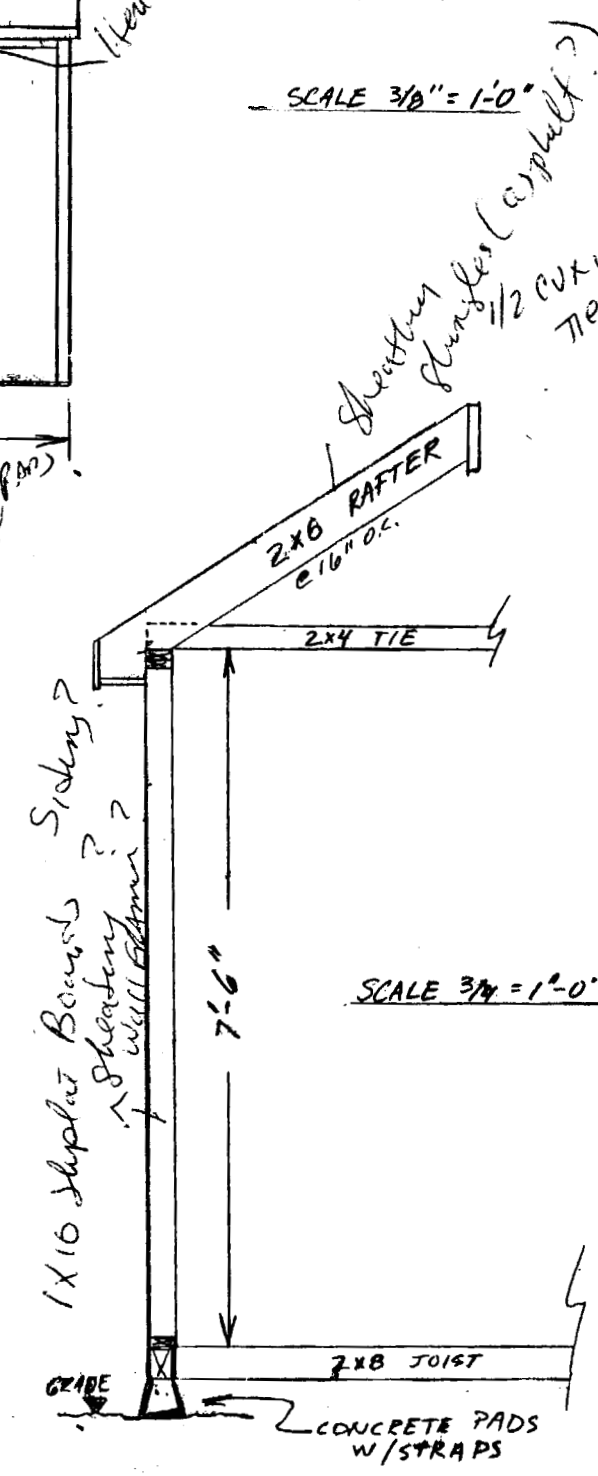



SCALE 3/8" = 1'-0"




SCALE 3/4" = 1'-0"

STORAGE SHED for AL & JUDY SICKMAN

| SCALE: | APPROVED BY: | DRAWN BY |
|---|---|---|
| DATE: AS NOTED | | REVISED |
| | | DRAWING NUMBER |

N/F EAGLE FUND - 10,835/123

NICHOLAS STREET

STORAGE SHED

35'

EXISTING 6' WIDE GRAVEL PATH

75' SETBACK FROM DEBRIS LINE BANK OF PERENNIAL BROOK

EXISTING TRAIL

75' SHORELAND ZONING SETBACK

NOTE: LEDGE REMOVAL MAY BE REQUIRED

2" WATER MAINS

BLOW-OFF VALVE - SEE 2 ON C-2

EXISTING 6' WIDE GRAVEL PATH

EXISTING 2" PLASTIC PIPE

EXPOSED LEDGE - TO BE REMOVED

WATER METER PIT - SEE 6 ON C-2

ASSUMED LOCATION OF EXISTING SEWER FORCE MAIN - NOT CONFIRMED

WATER LINE

RELOCATE WATER SERVICE

SUB-SURFACE FOUNDATION DRAIN

EXISTING LOCATION OF 2.5" WATER SERVICE

EXISTING 12" CMP

HEMLOCK TREES

PINE TREE

EXISTING 1/2" WATER SERVICE

COVERED WALKWAY

EXTEND EXISTING WATER MAIN WITHIN NICHOLAS STREET ROW - CONTACT PORTLAND WATER DEPARTMENT FOR DETAILS

APPROXIMATE AREA OF EXISTING LEACH FIELD

RELOCATE 1/2" WATER SERVICE

WASTE LINE

4" CAST IRON PIPE

SPRUCE TREE

RIP-RAP PAD

PROPERTY LINE

EXISTING OVERHEAD POWER & PHONE

N/F ROBERT F. & CONSTANCE NORING - 12,371/267

2 STORY SINGLE FAMILY RESIDENCE - FFE=97.72

EXISTING SEPTIC TANK WITH PUMP STATION

APPROXIMATE LOCATION OF FIRE HYDRANT - VIF

EXISTING WOODEN STEPS

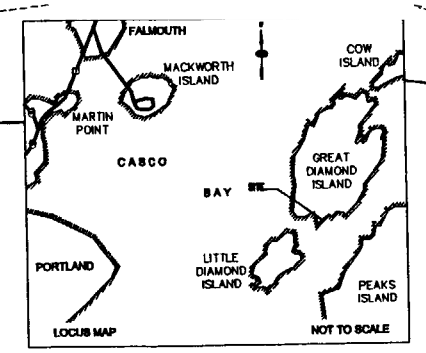
MEAN HIGH WATER

13 EXISTING WOODEN STEPS

## ZONING REQUIREMENTS

ZONE: IR-1 ISLAND RESIDENTIAL
PERMITTED USES: SINGLE-FAMILY DETACHED DWELLINGS

| | |
|---|---|
| 1. MINIMUM LOT SIZE: (PUBLIC WATER) | 40,000 SF |
| 2. MINIMUM STREET FRONTAGE: | 100 FEET |
| 3. MINIMUM YARD DIMENSIONS: | |
| FRONT YARD: | 30 FEET |
| REAR YARD (>100 SF): | 30 FEET |
| REAR YARD (<100 SF): | 10 FEET |
| SIDE YARD (>100 SF): | 20 FEET |
| SIDE YARD (<100 SF): | 15 FEET |
| SIDE YARD ON SIDE STREET: | 20 FEET |
| 4. MAXIMUM LOT COVERAGE: | 20% |
| 5. MINIMUM LOT WIDTH: | 100 FEET |
| 6. MAXIMUM STRUCTURE HEIGHT: | 35 FEET |
| 7. SHORELAND ZONING SETBACK: | 75 FEET |




PROGRESS PRINT ONLY
Not for Construction

EXISTING WOODEN PIER

EXISTING WOODEN GANG PLANK

0' 15' 30' 60'

NORTH

PROJECT NORTH

LEGEND:
- MONUMENT PIPE
- EDGE OF WOODED AREA
- CONIFEROUS TREE
- WATER SHUT OFF
- UTILITY POLE
- A.G. ABOVE GRADE
- FND. FOUND
- RBR. REBAR

## SITE PLAN

SCALE: 1" = 30'-0"

# Glickman Residence

**Great** Diamond Island
Portland, **Maine**

CONSULTANTS:

REVISION

DATE May 25, 2004

PROJECT No

DRAWN BY

CHECKED BY

SCALE As Noted

SHEET TITLE
Site Plan

C- 1