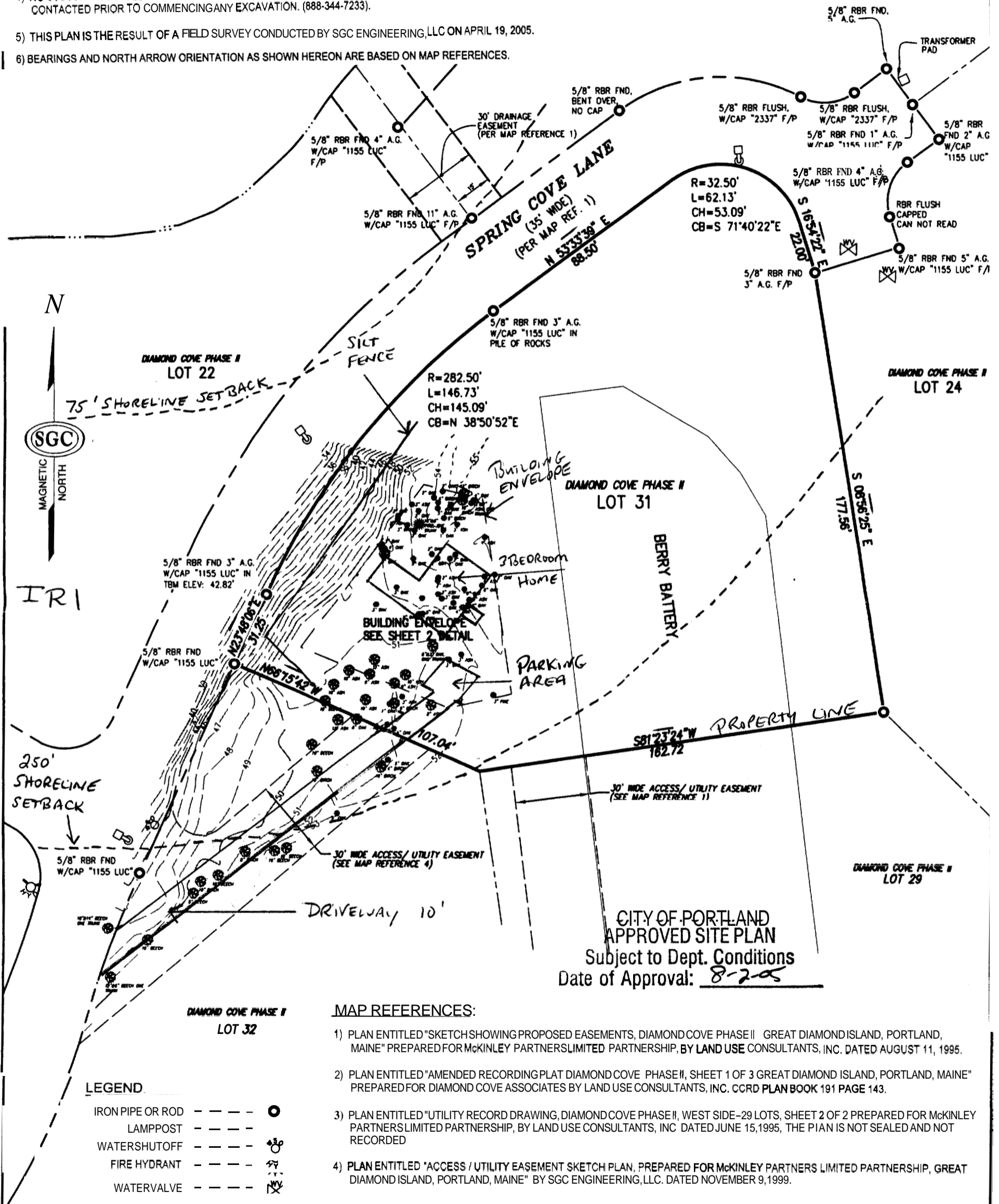


**GENERAL NOTES:**

- 1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN RYAN RICKARBY AND SGC ENGINEERING, LLC, DATED APRIL 13, 2005.
- 2) REFERENCE DEED FOR THE LOCUS PARCEL IS SPIDERFLIES LIMITED LIABILITY COMPANY TO RYAN AND CATHLEEN RICKARBY DATED APRIL 1, 2005 AND RECORDED IN DEED BOOK 22483, PAGE 66 RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 3) THE LOCUS PARCEL IS DEPICTED AS LOT 31 ON PORTLAND ASSESSORS MAP 83-E.
- 4) NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING, LLC. DIG-SAFE SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (888-344-7233).
- 5) THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY SGC ENGINEERING, LLC ON APRIL 19, 2005.
- 6) BEARINGS AND NORTH ARROW ORIENTATION AS SHOWN HEREON ARE BASED ON MAP REFERENCES.



CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 8-2-05

**MAP REFERENCES:**

- 1) PLAN ENTITLED "SKETCH SHOWING PROPOSED EASEMENTS, DIAMOND COVE PHASE II GREAT DIAMOND ISLAND, PORTLAND, MAINE" PREPARED FOR MCKINLEY PARTNERS LIMITED PARTNERSHIP, BY LAND USE CONSULTANTS, INC. DATED AUGUST 11, 1995.
- 2) PLAN ENTITLED "AMENDED RECORDING PLAT DIAMOND COVE PHASE II, SHEET 1 OF 3 GREAT DIAMOND ISLAND, PORTLAND, MAINE" PREPARED FOR DIAMOND COVE ASSOCIATES BY LAND USE CONSULTANTS, INC. CCRD PLAN BOOK 191 PAGE 143.
- 3) PLAN ENTITLED "UTILITY RECORD DRAWING, DIAMOND COVE PHASE II, WEST SIDE-29 LOTS, SHEET 2 OF 2 PREPARED FOR MCKINLEY PARTNERS LIMITED PARTNERSHIP, BY LAND USE CONSULTANTS, INC DATED JUNE 15, 1995, THE PLAN IS NOT SEALED AND NOT RECORDED
- 4) PLAN ENTITLED "ACCESS / UTILITY EASEMENT SKETCH PLAN, PREPARED FOR MCKINLEY PARTNERS LIMITED PARTNERSHIP, GREAT DIAMOND ISLAND, PORTLAND, MAINE" BY SGC ENGINEERING, LLC. DATED NOVEMBER 9, 1999.

**LEGEND**

- IRON PIPE OR ROD --- ○
- LAMP POST --- ○
- WATER SHUTOFF --- ○
- FIRE HYDRANT --- ○
- WATER VALVE --- ○

SKETCH PLAN OF PROPERTY LOCATED ON  
**SPRING COVE LANE**  
**GREAT DIAMOND ISLAND**  
**PORTLAND, MAINE**  
 PREPARED FOR  
**RYAN RICKARBY**

3 COUNTRY FARM ROAD, STRATHAM, NH, 03885



**SGC ENGINEERING, LLC**  
 • Civil Design & Survey Engineering  
 • Environmental & Regulatory Permitting  
 • Electrical Power Systems Engineering

SERVING OUR CLIENTS IN THE U.S.A. & CANADA

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 P.O. Box 470 Westbrook, 04098  
 Tel: 207-347-8100  
 Fax: 207-347-8101

Target Technology Center  
 20 Godfrey Drive, Suite 200  
 Orono, Maine 04473  
 Tel: 207-866-8571  
 Fax: 207-866-8571

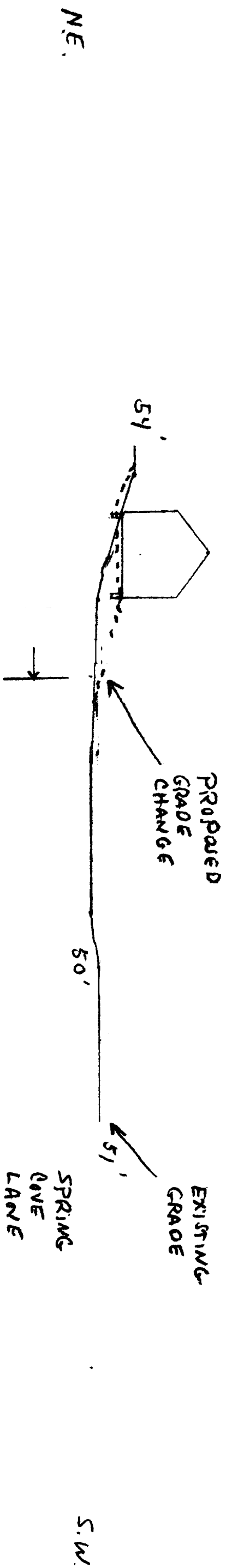
SHEET 1 OF 2

DATE: 05/03/05 SCALE: 1" = 40 DRAWN: CWM/CRM FILE: EXH\_281004





Lot #31 Diamond Cove  
Ryan & Cathy Rickarby



SCALE 1" = 40'

LOT #31 DIAMOND COVE

NO PLANT TO CHANGE EXISTING FENCE

TREE CANOPY 40'-50' EST.

Ryan & Cam Rickerby

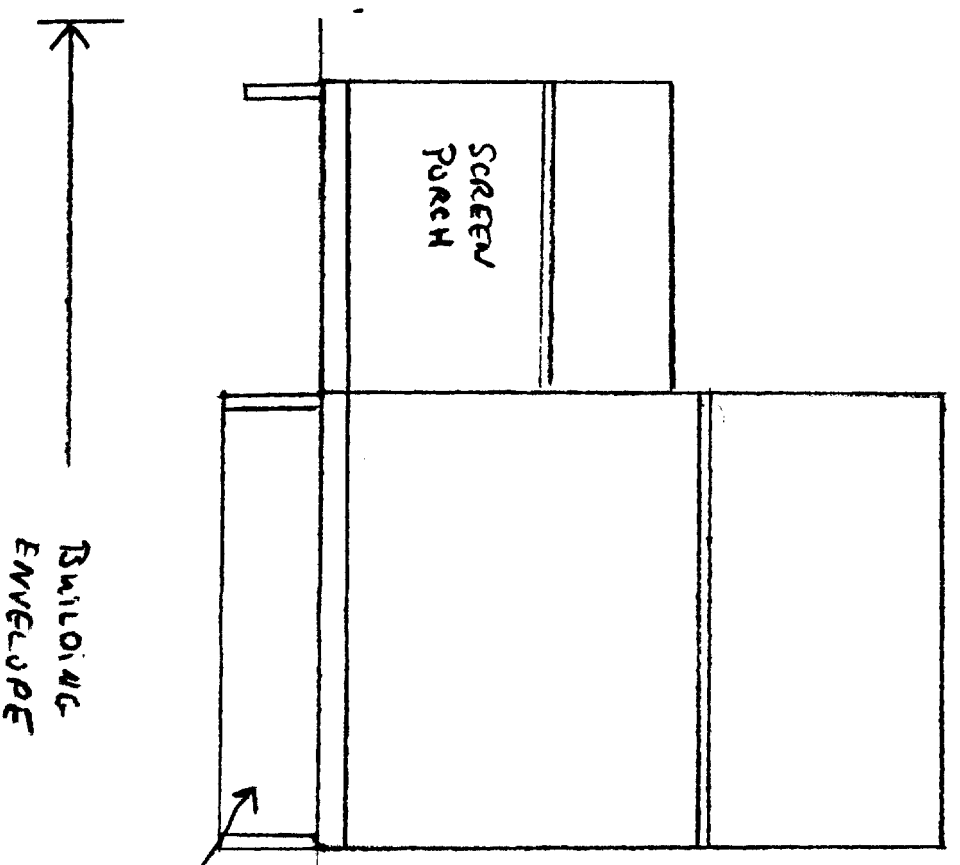
NORTH  
WEST

SPRING  
COVE  
LANE

34'

43'

52'



5' CRAWL SPACE

BUILDING  
ENVELOPE

FIRST FLOOR SILL ELEVATION  
12" ABOVE FINISHED GRADE  
52' EXISTING  
GRADE

SOUTH  
EAST

SCALE 1"=10'

SKETCH PLAN OF PROPERTY LOCATED ON  
SPRING COVE LANE  
GREAT DIAMOND ISLAND  
PORTLAND, MAINE  
PREPARED FOR  
RYAN RICKARBY

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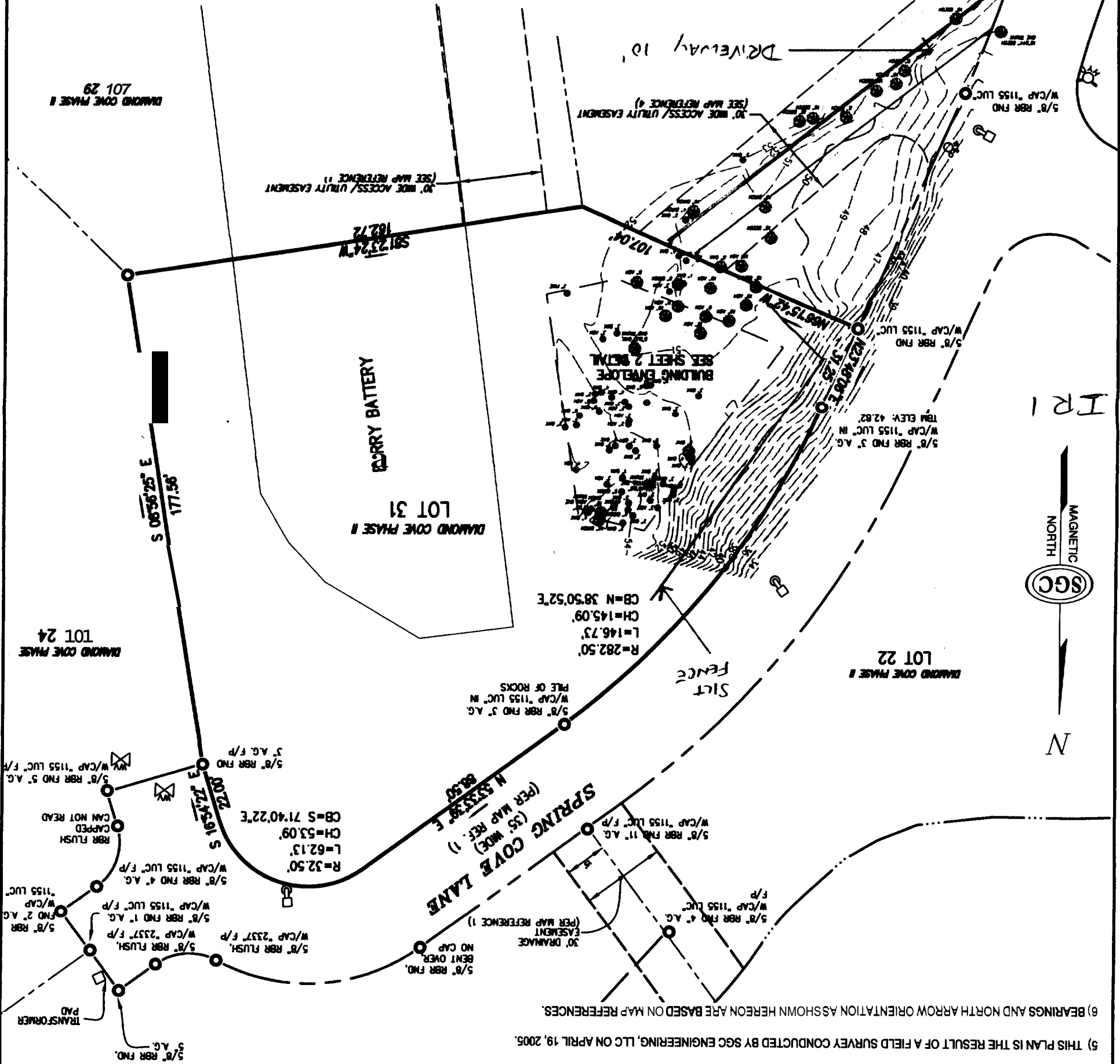


SGC ENGINEERING, LLC  
- Civil Design & Survey Engineering  
- Environmental & Regulatory Permitting  
- Electrical Power Systems Engineering



- LEGEND:
- IRON PIPE OR ROD
  - LAMP POST
  - WATER SHUT OFF
  - FIRE HYDRANT
  - WATER VALVE

- MAP REFERENCES:
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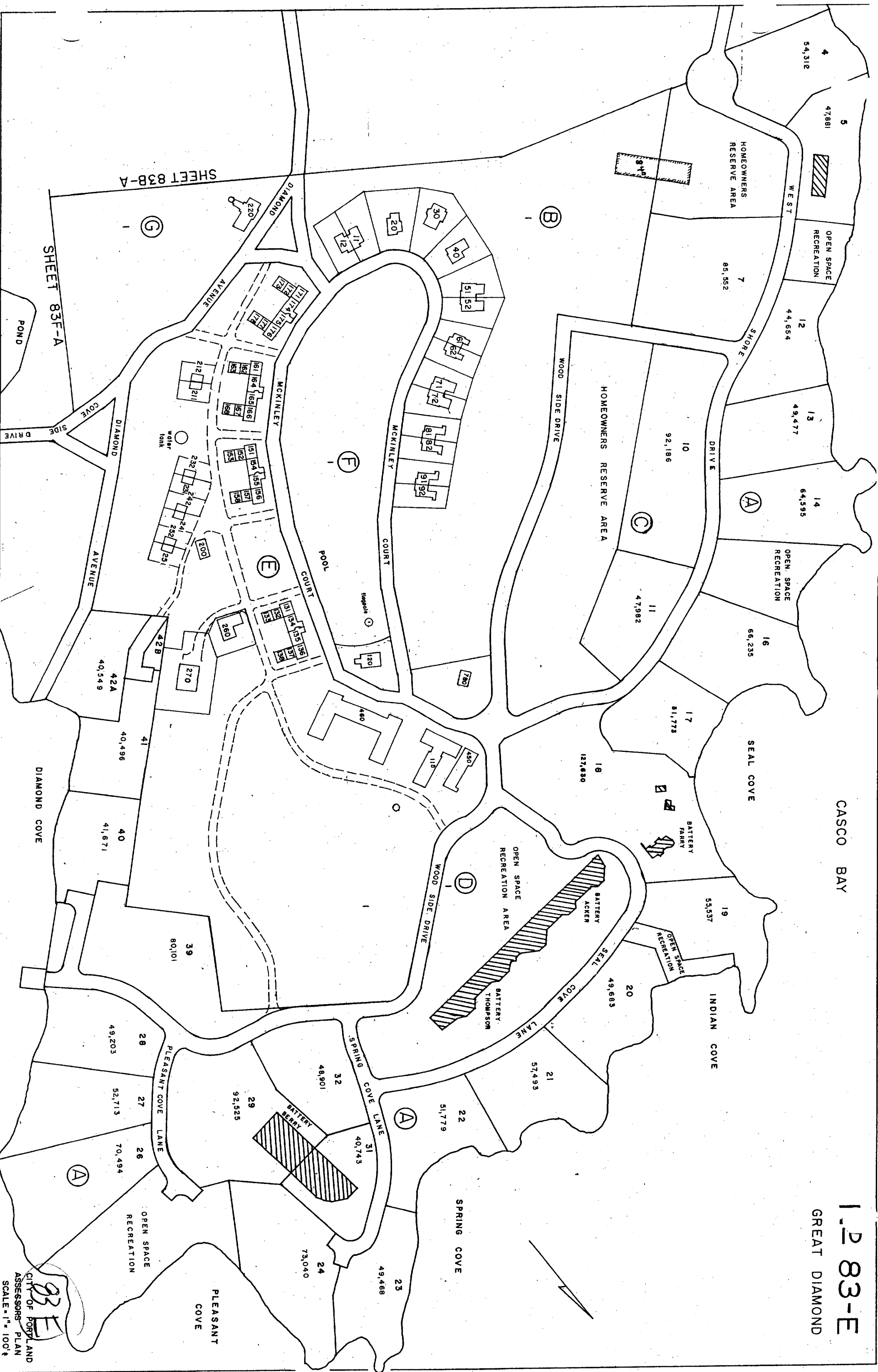


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CASCO BAY

1.2 83-E  
GREAT DIAMOND

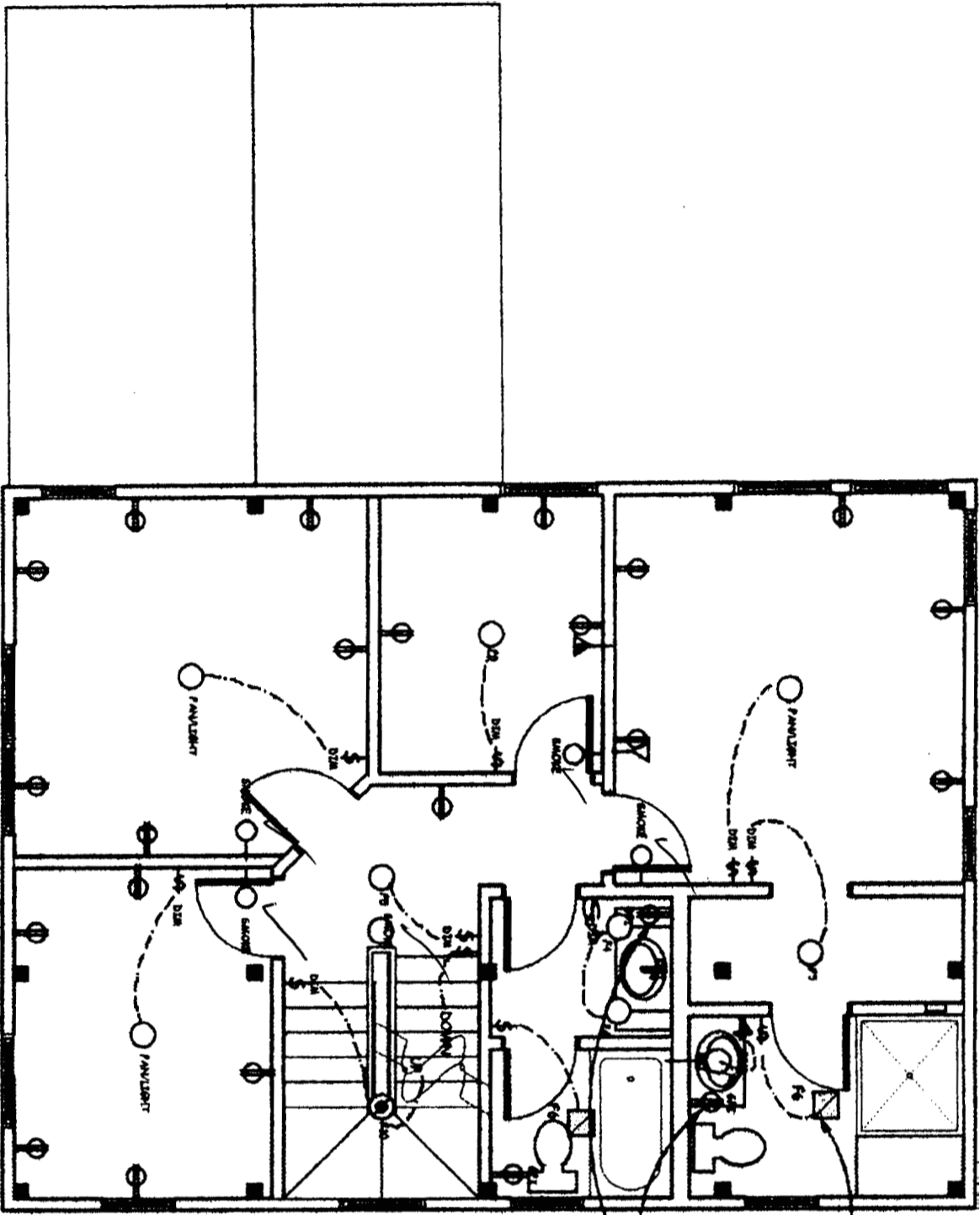


SHEET 83B-A

SHEET 83F-A

83E  
CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE - 1" = 100'

NO.	DATE	DESCRIPTION
1	07/07/08	ISSUE FOR PERMIT



Ø EXHAUST TRRU WALL HIGH  
W/ WEATHER CAP & BACKDRAFT  
DAMPEN. TR.

ALL BATH COUNTER RECEPTACLES  
TO GFCI PROTECTED,  
20 AMP 5.-40' UNO

**B** SECOND FLOOR - ELEC PLAN  
1/8" = 1'-0"



