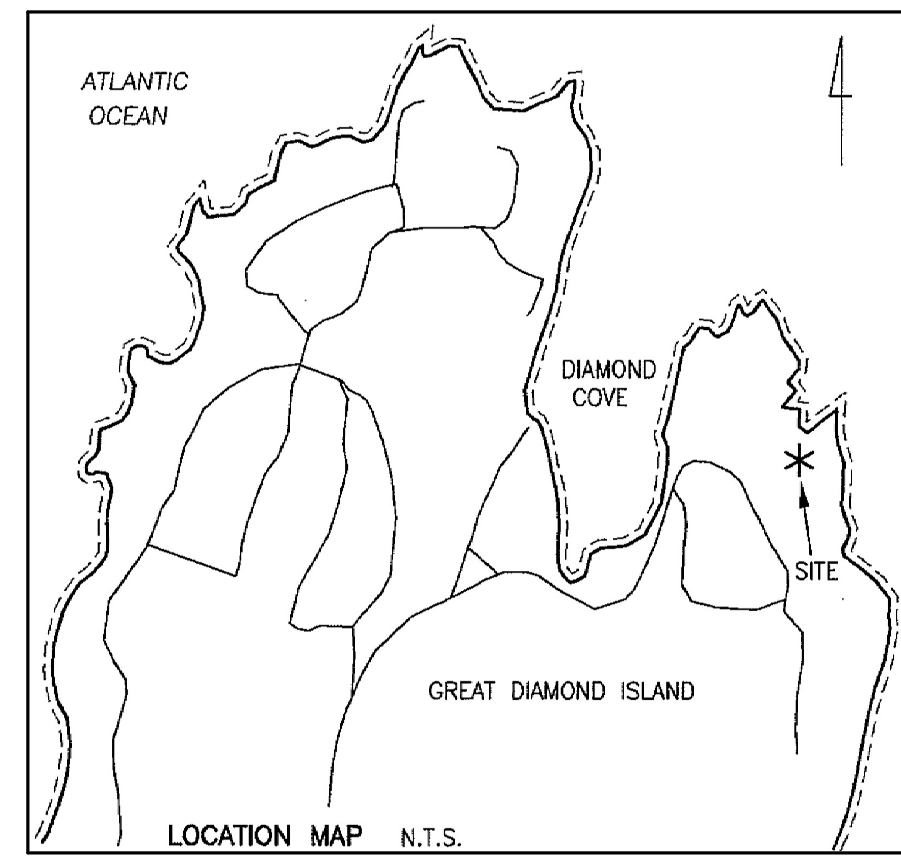


S.O.D. LOT COVERAGE	
TOTAL LOT AREA WITHIN 250' S.O.D.	173502 SQ.FT.
TOTAL AREA OF BUILDINGS (PROPOSED & EXISTING)	8,187 SQ.FT.
TOTAL AREA OF PATHWAYS & DRIVES	3,743 SQ.FT.
	12,680 SQ.FT. 1.3% LOT COVERAGE

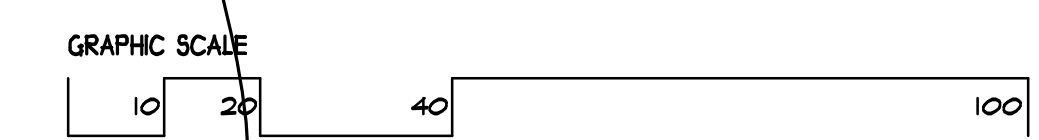


PLAN REFERENCE

1. 2ND AMENDED RECORDING PLAT, DIAMOND COVE PHASE II GREAT DIAMOND ISLAND, PORTLAND, MAINE, RECORDED IN PLAN BOOK 148 PAGE 304
2. PLAN OF LAND ON GREAT DIAMOND ISLAND - LOT 61, PORTLAND, MAINE MADE FOR DAVID BATEMAN PREPARED BY OWEN HASKELL, INC., PROFESSIONAL LAND SURVEYORS, 16 CASCO ST., PORTLAND, ME 04101

NOTES

1. ELEVATIONS ARE BASED ON RM 15 (ELEV.=54.50 NGVD (424)) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND COMMUNITY PANEL NO. 230021-002B EFFECTIVE DATE JULY 17, 1986.
 2. FLOOD ZONE SCALED FROM FLOOD MAP AS BEING ZONE V-2 (ELEV.=24')
 3. TOPOGRAPHY SCALED FROM CITY OF PORTLAND GIS MAPPING SYSTEM
 4. ZONE = IR-1 ISLAND RESIDENTIAL ZONE
- SETBACKS FRONT YARD = 30'-0"
SIDE YARD = 20'-0"
REAR YARD = 30'-0"



CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS AT THE WORK. THIS DRAWING IS A PART OF A FULL SET OF DRAWINGS COMPRISING THE CONTRACT DOCUMENTS FOR THE WORK OF THIS PROJECT. THE ARCHITECT/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTOR'S ERRORS OR OMISSIONS IF EACH TRADE DOES NOT HAVE THE FULL SET OF DRAWINGS AND SPECIFICATIONS.

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1 SITE PLAN
S.P.I.1 1" = 20'-0"

KB Architecture
 kevin browne
 ARCHITECTURE
 207 . 847 . 3499
 kevin@kevinbrowne
 architecture.com
 325 main street ste. 6
 yarmouth, me 04096

REVISIONS:
 4-15-2014: ISSUE FOR PERMIT

CONSULTANTS:

BEAULIEU RESIDENCE
 CLIENT:
 RON & LORI BEAULIEU
 ADDRESS:
 COVESIDE DRIVE
 GREAT DIAMOND ISLAND, ME

PROPOSED SITE PLAN
 DRAWN: KWB
 DATE: 4/15/2014
 PROJECT NO.: 2013-14
 SCALE: 1"=20'-0"

SP1.1