

PLAN REFERENCE

1. 2ND AMENDED RECORDING PLAT, DIAMOND COVE PHASE II GREAT DIAMOND ISLAND, PORTLAND, MAINE, RECORDED IN PLAN BOOK 198 PAGE 384
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.=84.50 NSVD 1424) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND COMMUNITY PANEL NO. 230051-0048 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"

REVISIONS:
 4-15-2014: ISSUE FOR PERMIT
 6-3-2014: REISSUE FOR PERMIT

CONSULTANTS:

BEAULIEU RESIDENCE

ADDRESS:
 61 EASTSIDE DRIVE
 GREAT DIAMOND ISLAND, ME
 CLIENT:
 RON & LORI BEAULIEU

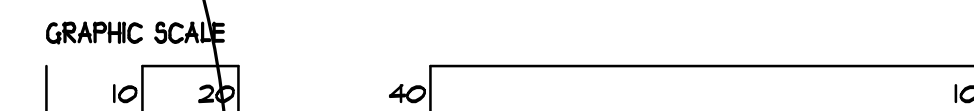
PROPOSED SITE PLAN

DATE: 6/3/2014
 DRAWN: KWB
 PROJECT NO.: 2015-14
 SCALE: 1"=20'-0"

SP1.1

1 SITE PLAN
 SPL1 1" = 20'-0"

S.O.D. LOT COVERAGE	
TOTAL LOT AREA WITHIN 250' S.O.D.	178,502 SQ.FT.
TOTAL AREA OF BUILDINGS (PROPOSED & EXISTING)	8,208 SQ.FT.
TOTAL AREA OF PATHWAYS & DRIVES	9,008 SQ.FT.
ADDITIONAL SITE DISTURBANCE	15,863 SQ.FT.
	21,074 SQ.FT. 15.60% LOT COVERAGE



CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS AT THE WORK.
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 FOR THE WORK OF THIS PROJECT. THE ARCHITECT/OWNER ACCEPTS NO RESPONSIBILITY FOR THE
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