

PLAN REFERENCE

1. "2ND AMENDED RECORDING PLAT, DIAMOND COVE PHASE II GREAT DIAMOND ISLAND, FORTLAND, 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=54.50 NSVD 1/24) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, COMMUNITY PANEL NO. 230251-004B EFFECTIVE DATE JULY 17, 1996.
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
 6-3-14: REISSUE FOR PERMIT
 6-23-14: REISSUE FOR PERMIT

CONSULTANTS:

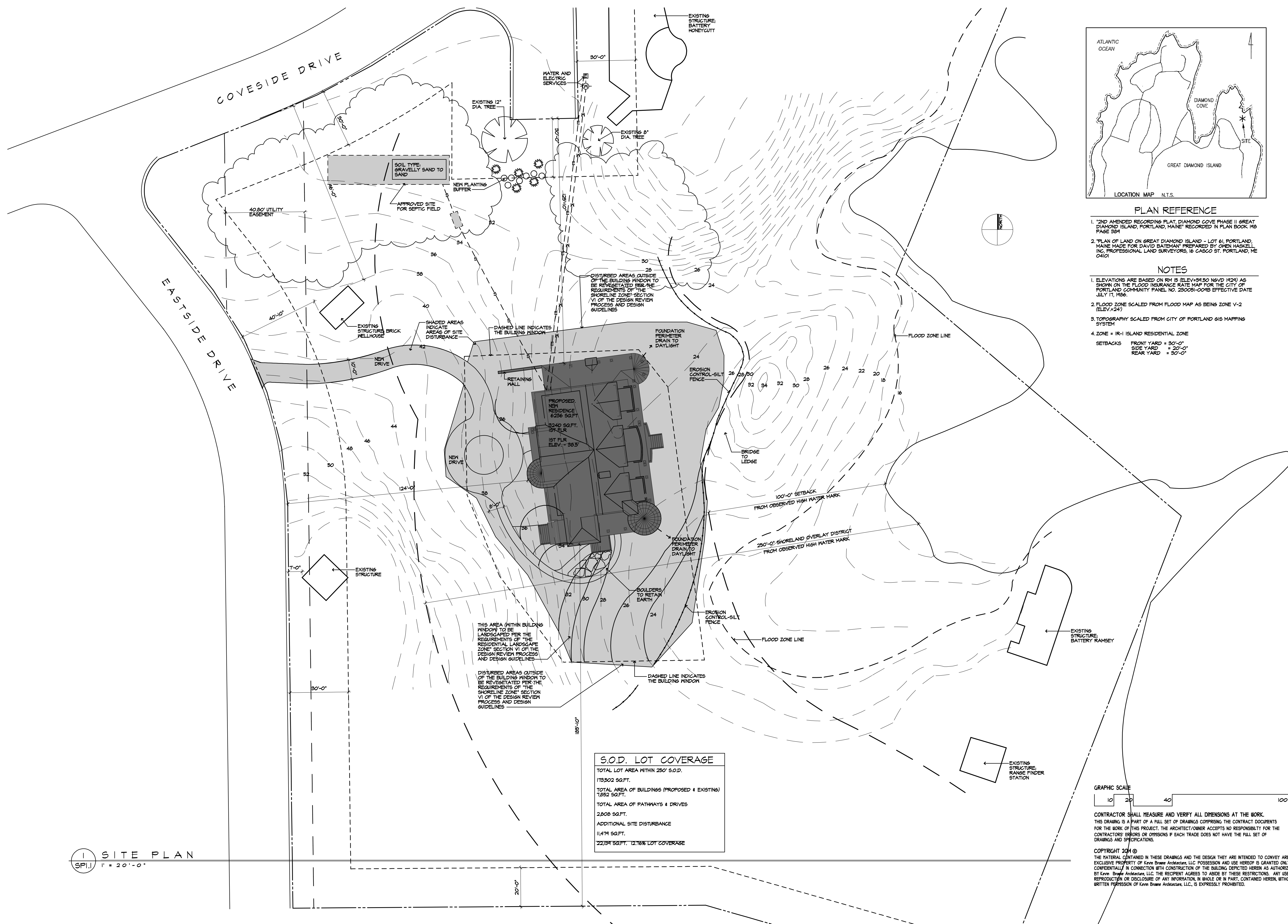
BEAULIEU RESIDENCE

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

PROPOSED SITE PLAN

DATE: 6/24/2014
 DRAWN: KWB
 PROJECT NO.: 2015-14
 SCALE: 1"=20'-0"

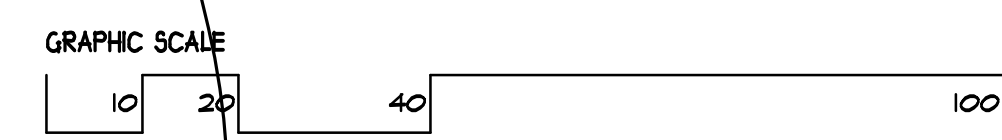
SP1.1



S.O.D. LOT COVERAGE

TOTAL LOT AREA WITHIN 250' S.O.D.	178,502 SQ.FT.
TOTAL AREA OF BUILDINGS (PROPOSED & EXISTING)	7,852 SQ.FT.
TOTAL AREA OF PATHWAYS & DRIVES	2,808 SQ.FT.
ADDITIONAL SITE DISTURBANCE	11,479 SQ.FT.
	222,194 SQ.FT. 12.76% LOT COVERAGE

SITE PLAN
 SPL1 1" = 20'-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.

COPYRIGHT 2014 ©
 THE MATERIAL CONTAINED IN THESE DRAWINGS AND THE DESIGN THEY ARE INTENDED TO CONVEY ARE THE EXCLUSIVE PROPERTY OF Kevin Browne Architecture, LLC. POSSESSION AND USE HEREOF IS GRANTED ONLY IN CONNECTION WITH CONSTRUCTION OF THE BUILDING DEPICTED HEREIN AS AUTHORIZED BY Kevin Browne Architecture, LLC. THE RECIPIENT AGREES TO ABIDE BY THESE RESTRICTIONS. ANY REPRODUCTION OR DISCLOSURE OF ANY INFORMATION, IN WHOLE OR IN PART, CONTAINED HEREIN, WITHOUT WRITTEN PERMISSION OF Kevin Browne Architecture, LLC, IS EXPRESSLY PROHIBITED.