



LOCATION MAP N.T.S.

- PLAN REFERENCE**
- "2ND AMENDED RECORDING PLAT, DIAMOND COVE PHASE II GREAT DIAMOND ISLAND, PORTLAND, MAINE" RECORDED IN PLAN BOOK 148 PAGE 384
 - "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**
- 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. 230051-004B EFFECTIVE DATE JULY 17, 1986.
 - FLOOD ZONE SCALED FROM FLOOD MAP AS BEING ZONE V-2 (ELEV.=24')
 - TOPOGRAPHY SCALED FROM CITY OF PORTLAND GIS MAPPING SYSTEM
 - ZONE = IR-1 ISLAND RESIDENTIAL ZONE
- SETBACKS FRONT YARD = 30'-0"
SIDE YARD = 20'-0"
REAR YARD = 30'-0"

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
SP1.1 1" = 20'-0"

GRAPHIC SCALE
0 10 20 40 60 80 100

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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REVISIONS:
4-15-2014: ISSUE FOR PERMIT
6-3-14: REISSUE FOR PERMIT
6-25-14: REISSUE FOR PERMIT
7-14: 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.: 2013-14
SCALE: 1"=20'-0"

SP1.1