LEGEND

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- WATER VALVE
- UTILITY POLE
- MANHOLE
- HYD HYDRANT
- EXISTING FENCE
- STONE WALL
- CURB
- OVERHEAD WIRES
- 66 EXISTING 1' CONTOUR
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING SHRUB
- 66 PROPOSED CONTOUR
- FD PROPOSED FOUNDATION DRAIN
- ESS EXISTING SANITARY SEWER LINE
- ESD EXISTING STORM DRAIN LINE
- EW EXISTING WATER LINE
- EOHW EXISTING OVERHEAD WIRES
- POHW PROPOSED OVERHEAD WIRES
- PUU PROPOSED UNDERGROUND UTILITIES
- X SILT FENCE

ZONING

THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND'S IR2 ZONE.

MINIMUM LOT SIZE:	20,000 S.F.
MINIMUM STREET FRONTAGE:	70 FT.
FRONT SETBACK:	25 FT.
REAR SETBACK:	25 FT.
SIDE SETBACK:	20 FT.
MAXIMUM LOT COVERAGE:	20%

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0015 B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

PLAN REFERENCES

1. "PLAN OF A PORTION OF LAND ON PEAK'S ISLAND OWNED BY THE WELCH AND HILBORN HEIRS, WITH PROPOSED STREETS AND LOTS" RECORDED IN PLAN BOOK 13 PAGE 117

2. "RIGHT-OF-WAY SURVEY FOR WELCH STREET AND ISLAND AVENUE ON PEAKS ISLAND JUNE 5, 2003 CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION"

GRAPHIC SCALE

0 10' 20' 40' 80'

GENERAL NOTES

1. OWNER OF RECORD: MATTHEW T. MULKERN, 20 WILLOW STREET, PEAKS ISLAND, PORTLAND, MAINE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 31590 PAGE 88.

2. LOCUS IS SHOWN AS TAX MAP 84 BLOCK M LOTS 7 AND 8.

3. BEARINGS ARE GRID NORTH AS BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 2.

4. FRONTAGE DISTANCES ON ADAMS STREET ARE PRORATED BASED ON FIELD DISTANCE BETWEEN ISLAND AVENUE AND PROPOSED STREET (AS SHOWN ON TAX MAP 94) FOUND AS SHOWN ON PLAN REFERENCE 2.

5. ELEVATIONS ARE BASED ON CITY DATUM, CITY POINT 129, 3 FOOT OFFSET MONUMENT ELEVATION 61.985 DEPARTMENT OF PUBLIC SERVICES ENGINEERING BENCHMARK.

6. PROPOSED RESIDENCE TO USE EXISTING WATER AND SEWER CONNECTIONS.

7. PROPOSED TREE TO MEET THE CITY'S ARBORICULTURAL SPECIFICATIONS AND STANDARDS. PROPERTY OWNER SHALL CONSULT WITH THE CITY ARBORIST FOR RECOMMENDED TREE SPECIES.

8. PER USDA NRCS WEB SOIL SURVEY THE SITE SOILS ARE HOLLIS VERY ROCKY FINE SANDY LOAM.

LOT SIZE = 12,243 S.F.
LOT COVERAGE = 2,275 S.F.
% OF SITE COVERED = 18.6%
TOTAL DISTURBED AREA = 4,533 S.F.
% OF SITE DISTURBED = 37%
GROUND FLOOD AREA OF BUILDING = 1,008 S.F.

STATE OF MAINE
JOHN W. SWAN
NO. 1038
PROFESSIONAL
LAND SURVEYOR

REV. 1	10-10-14
4 ADAMS STR	
MA	
20 WILLOW ST	
390 U.S.	
Drwn By	JCS
Trace By	JLW/E
Check By	JCS
Book No.	1125

Date: 10/20/14

Inspections Division

CITY OF PORTLAND, MAINE
RESURVEY

Date: 02/09/15
Inspections Division
Approved with Conditions