

LOCATION MAP
N.T.S.

LEGEND

- CAPPED IRON ROD SET
- IRON PIPE FOUND
- MONUMENT FOUND
- UTILITY POLE
- MANHOLE
- CATCH BASIN
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE
- STONE WALL
- CURB
- OHW
- OVERHEAD WIRES
- 35 1' CONTOUR

SPACE AND BULK TABLE

ZONE: IR-2 ISLAND RESIDENTIAL ZONE

	REQUIRED	PROVIDED
MIN. STREET FRONTAGE	70'	>110'
YARD SETBACKS		
FRONT	25'	>34'
REAR	25'	26'
SIDE	20'	22'
MAX. LOT COVERAGE	20%	13%
MIN. LOT WIDTH	80'	>109'
MAX. STRUCTURE HEIGHT	35'	<35'

TOTAL LAND AREA = 9,611 S.F. (0.22 AC.)

PLAN REFERENCES

- BOUNDARY AND TOPOGRAPHIC SURVEY FOR ANN MARIE BARTER BY OWEN HASKELL, INC. NOVEMBER 12, 2010, LAST REVISED 01-11-11
- "PLAN OF THE HENRY M. BRACKETT ESTATE COMPRISING THE ENTIRE SOUTHERLY END OF PEAKS ISLAND, MAINE FROM SURVEY BY J.B. JONES OCTOBER, 1900" RECORDED IN PLAN BOOK 9 PAGE 57
- "OCEANSIDE TERRACE PERCY H. RICHARDSON, C.E." RECORDED IN PLAN BOOK 11 PAGE 21

NOTES

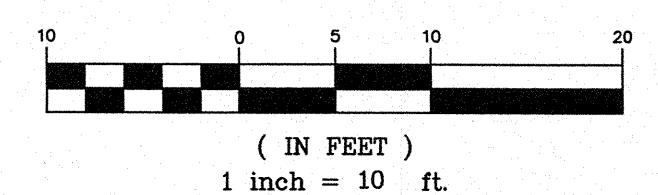
- OWNER OF RECORD: MARY M. MOTTLA AND LEROY J. MOTTLA, TRUSTEES, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 27413 PAGE 126.
- LOCUS IS SHOWN AS LOTS 15 AND 16 ON PORTLAND ASSESSORS MAP 85 BLOCK F.
- BEARINGS ARE BASED ON MAINE STATE GRID AS PER COORDINATES OF STREET MONUMENTS PROVIDED BY THE CITY ENGINEERING DEPARTMENT.
- ELEVATIONS ARE BASED ON CITY VERTICAL DATUM OF NGVD 1929 AS RUN FROM MONUMENT AT SOUTHWEST CORNER OF ISLAND AVENUE AND RYEFIELD STREET WITH ELEVATION 56.25.
- BACK LINE IS SHOWN ALONG OLD WALL AND LINE OF IRON ROD AND PIPE FOUND. THIS LINE IS 80.5 FEET FROM SEASHORE AVENUE RATHER THAN THE PLAN DIMENSION OF 82.5 FEET.
- THIS IS A DIFFERENCE BETWEEN THE DEED LINE AND THE LINE OF APPARENT OCCUPATION ON THE WEST LINE. A BOUNDARY AGREEMENT IS RECOMMENDED WITH THE ABUTTER.
- THE DEED DESCRIPTIONS FOR LOTS 16, 17 AND 18 DO NOT HAVE ANY SPECIFIC DIRECTIONS. THE DISTANCES FROM THE STREET MAKE NO SENSE AND NO MARKERS WERE FOUND. THE DEED DIMENSIONS ON THE NORTH AND SOUTH LINES, IN THE SUBJECT DEED, WERE HELD. A BOUNDARY AGREEMENT IS RECOMMENDED WITH KOSEL.
- TOPOGRAPHY DOES NOT INDICATE ALL MINOR GRADE CHANGES DUE TO MANY LEDGE OUTCROPS AND DENSE VEGETATION.
- THE OWNER RESERVES THE RIGHT TO USE A STABILIZED SLOPE OR RETAINING WALL AT THE EDGE OF THE PARKING AREA TO OVER COME GRADES.

EROSION CONTROL NOTES

- EROSION AND SEDIMENT CONTROL MEASURES SHALL FOLLOW THE GUIDELINES ESTABLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND CONTAINED IN THE PUBLICATION "MAINE EROSION AND SEDIMENT CONTROL BMP'S", WHICH MAY BE OBTAINED ON THE MDEP WEBSITE: (<http://mainegov-images.onform.org/dep/blwg/docstand/escbmps/>) OR MAY BE VIEWED AT THE CITY OF PORTLAND PLANNING DIVISION.
- SEDIMENT SHOULD BE REMOVED FROM RUNOFF WATER BEFORE IT LEAVES THE SITE.
- TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO, SILT FENCE, EROSION CONTROL MULCH BARRIERS AND A STABILIZED CONSTRUCTION ENTRANCE WILL BE IN PLACE BEFORE COMMENCING CONSTRUCTION ACTIVITIES.
- IF ANY WINTER CONSTRUCTION IS PLANNED, A SPECIFIC WINTER CONSTRUCTION EROSION AND SEDIMENTATION CONTROL PLAN WILL BE IMPLEMENTED. WINTER CONSTRUCTION MEASURES MAY INCLUDE TEMPORARY STABILIZATION OF GROUND AREAS WITH HAY MULCH, EROSION CONTROL BLANKETS OR EROSION CONTROL MULCH MIX.

TIE NEW WATER AND SEWER SERVICES INTO EXISTING UTILITY MAINS.
 EXISTING WATER MAIN = 8" DI (1997)
 EXISTING SEWER = UNKNOWN

GRAPHIC SCALE



P.L.S. JOHN SCHWANDA	REV	DATE	DESCRIPTION	P.E. STEPHEN BUSHEY
LIC.#			REVISIONS	LIC. #7429
	3	03.26.12	REVISED FOR RESUBMISSION TO CITY	
	2	09.08.11	REVISED PER CITY COMMENTS AND RESUBMITTED	
	1	08.23.11	REVISED PER CITY COMMENTS AND RESUBMITTED	

PROJECT 76 SEASHORE AVENUE
 PEAKS ISLAND
 PORTLAND, MAINE

SHEET TITLE
SURVEY AND SITE PLAN

CLIENT
**ANNE MARIE AND
 MICHAEL BARTER**

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DRAWN: DED DATE: AUG 2011
 DESIGNED: SRB SCALE: 1" = 10'
 CHECKED: SRB JOB NO. 3046
 FILE NAME: 3046-SP
 SHEET 1

