LEGEND

○	IRON PIPE/ROD FOUND
●	IRON ROD SET WITH CAP (PLS 2063)
□	GRANITE MONUMENT FOUND
ø	UTILITY POLE
23.46' (23.68)	FOUND DISTANCE (RECORD DISTANCE)
N/F	NOW OR FORMERLY OF
31948/124	CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
TM 85/M/10	TAX MAP/BLOCK/LOT NUMBER
━━━	SURVEYED PROPERTY LINE
─ ─ ─	ROAD RIGHT OF WAY LINE
- - - -	EDGE OF GRAVEL ROAD OR DRIVEWAY
─ · ─ · ─	APPROXIMATE PROPERTY LINE
—E—E—E—E—	OVERHEAD UTILITY LINE
	EXISTING BUILDINGS

LEGEND

EXISTING CLEARED AREA (AS FOUND ON 4/19/17)

ALLOWABLE CLEARING AREA THAT MEETS 25% MAX. CLEARING STANDARDS

PREVIOUSLY CLEARED AREA TO BE RESTORED/REPLANTED

REVEGETATION PLOTS (25' x 50')

PROPOSED TREE SAPLINGS

PROPOSED SHRUBS

PROPOSED GROUND COVER

MONUMENTATION FOUND
(FIELD EVIDENCE)

MF1) 5"X5" GRANITE MONUMENT 8" BELOW GRADE
MF2) 1.5" IRON PIPE 2" TALL
MF3) 1" IRON PIPE 8" TALL
MF4) 1" IRON PIPE 2" TALL
MF5) 1" IRON PIPE FLUSH
MF6) 1" IRON PIPE FLUSH

MAGNETIC NORTH 2012

SITE LOCATION MAP NOT TO SCALE

PLAN NOTES:

1) THE OWNER OF RECORD IS DONALCO, INC. AND ISLAND BAY SERVICES, INC.

2) DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 32613 PAGE 6.

3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 85 BLOCK M LOT 9.

4) ALDERBROOK ROAD HAS A 50' WIDE RIGHT OF WAY. ROAD RIGHT OF WAY WIDTH AND LOCATION IS PER PLAN REFERENCE #2. ACCEPTED JANUARY 22, 1992 (SEE VOLUME 108 PAGE 439) .

5) THE DWELLING DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0015B, EFFECTIVE DATE JULY 17, 1986.

6) ZONING: THE PARCEL FALLS IN THE IR 1 ZONE (STREAM/SHORELAND OVERLAY) . AN OFFICIAL ZONING DETERMINATION AND REQUIREMENTS MUST BE OBTAINED FROM THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.

7) UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN DISUSE. ALL APPROPRIATE UTILITY OFFICES AND A UTILITY LOCATION SERVICE SHOULD BE CONTACTED BEFORE DOING ANY EXCAVATION.

8) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.

9) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.

10) THE VERTICAL DATUM IS NGVD 1929. BENCHMARK IS NATIONAL GEODETIC SURVEY "DRILL HOLE 1974".

11) SEE COORDINATES FOR MF1 AND MF4 FOR ROTATION INTO THE MAINE STATE PLAN COORDINATE SYSTEM, MAINE WEST NAD83.

12) SOIL TYPE HsC PER THE U.S.D.A.

13) 1083 SQ. FT. WAS CLEARED OF TREES OF GREATER THAN 4" DIAMETER. 18778 SQ. FT. OF THE LOT IS WITHIN THE 250' SETBACK LINE FROM GREAT TROUT POND. APPROXIMATELY 5.7% OF THE AREA OF THE LOT THAT FALLS IN THE SHORELAND ZONE WAS CLEARED.

14) THERE ARE NO PLANNED SIGNIFICANT CHANGES TO THE GRADING AND CONTOURS OF THE LOT. THE AREA OF DISTURBANCE IS PRIMARILY LIMITED TO THE PROPOSED LOCATION OF THE DWELLING AND SEPTIC SYSTEM.

15) REVEGETATION PLAN DATED 4-17-2017 (REVISED 2-28-2018) BY ALBERT FRICK ASSOCIATES, INC. GORHAM, MAINE

REVEGETATION NOTES:
1. EACH 25' x 50' REVEGETATION PLOT TO INCLUDE:
a. (3) TREE SAPLINGS (SEE #5 FOR LIST)
b. SHRUBS (PLANTED 5' ON CENTER) (SEE #4 FOR SPECIES LIST)
c. GROUND COVER (BY SEED) (SEE #6 FOR TYPE)
2. MINIMUM OF 4" OF LEAF MULCH/ BARK MULCH APPLIED TO COVER GROUND AREA TO PREVENT EROSION AND TO PROVIDE FOR EFFECTIVE INFILTRATION OF STORMWATER.
3. A SURVIVAL RATE OF AT LEAST 80% OF PLANTED SAPLINGS IS REQUIRED FOR A 5 YEAR PERIOD
4. SHRUB SPECIES TO BE PLANTED :
*VIBURNUM LENTAGO (NANNY BERRY)
*KALMIA ANGUSTIFOLIA (SHEEP LAUREL)
*SYMPHORICARPOS ALBA (SNOWBERRY)
(OR SIMILAR SPECIES IF PROPOSED SPECIES ARE NOT AVAILABLE)
5. TREE SPECIES TO BE PLANTED:
*RED SPRUCE, WHITE PINE AND RED MAPLE (OR SIMILAR SPECIES IF PROPOSED SPECIES ARE NOT AVAILABLE)
6. GROUND COVER: WOODBINE / VIRGINIA CREEPER (PARTHENOCISSUS QUINQUEFOLIA)
7. SURVIVAL AND FUNCTIONALITY OF GROUND VEGETATION (e.g SHRUBS) MUST BE SUFFICIENT TO REMAIN IN COMPLIANCE WITH THE STANDARDS CONTAINED WITHIN **THE DEPARTMENT OF ENVIRONMENTAL PROTECTION; *SEC. 155 OF CHAPTER 1000: GUIDELINES FOR MUNICIPAL SHORELAND ZONING ORDINANCES***
8. IF SURVIVABILITY OF TREES AND SHRUBS IS AFFECTED BY UNDERLYING BEDROCK, OWNER IS TO PROPOSE A REVISED PLAN TO BE REVIEW AND APPROVED BY THE CITY.

PLAN REFERENCES:

1) "PLAN OF THE HENRY M. BRACKETT ESTATE". DATED OCTOBER 1900. MADE BY J.B. JONES. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 9 PAGE 57.
2) "OCEANSIDE PROJECT, PEAKS ISLAND, MAINE - SOUTH GATE SUBDIVISION". DATED JANUARY 1969. MADE BY THEODORE T. RAND. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 79 PAGE 39.
3) "CITY OF PORTLAND, MAINE - PLAN OF WATER MAINS RESERVATION AREA". DATED MAY, 1977. MADE BY H.I. & E.C. JORDAN. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 122 PAGE 10.
4) "PLAN OF ALDERBROOK ROAD FOR THE CITY OF PORTLAND" DATED JUNE 24, 1991. BY OWEN HASKELL INC. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 191 PAGE 216.
5) "STANDARD BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY FOR RICHARD BARKHUFF & LINDA M. MALMQUIST". DATED JULY 18, 1998. MADE BY BOUNDARY POINTS PROFESSIONAL LAND SURVEYING. UNRECORDED.
6) "LOCATION PLAN PROPERTY OF PATRICIA GARDNER". DATED DECEMBER 2010. MADE BY ROSS BOUNDARY SURVEYS. UNRECORDED.
7) "EASEMENT AND WATER LINE LOCATION PLAN FOR THE SOUTHGATE WATER ASSOCIATION". DATED OCTOBER 18, 2012. BY NORTHEASTERN LAND SURVEYING. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 213 PAGE 259.
8) "BOUNDARY SURVEY OF LAND AT 9 SANDPIPER ROAD". DATED NOVEMBER 29, 2012. BY NORTHEASTERN LAND SURVEYING. UNRECORDED.

EMBOSSED SEAL
(PLAN NOT VALID WITHOUT)

INK SEAL

I HEREBY STATE TO DONALCO INC. ALONE AND EXCLUSIVE OF ALL THIRD PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE APRIL 1, 2001

GENE SCHLEH PLS 2063

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SITE PLAN AND BOUNDARY SURVEY OF LAND AT 25 ALDERBROOK ROAD, PEAKS ISLAND PORTLAND, MAINE

MADE FOR DONALCO INC.
141 MAIN STREET, SOUTH PORTLAND, MAINE 04106

MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE 04038

MARCH 12, 2016 JOB #16-002 SHEET 1 OF 1

REVISED 12-17-2016 TO SHOW PROPOSED HOUSE AND SEPTIC LOCATION
REVISED 12-22-2016 TO SHOW PROPOSED ADDITIONAL IMPROVEMENTS
REVISED 3-16-2017 TO SHOW CLEARED AREA
REVISED 3-28-2017 NOTE #13 CHANGE
REVISED 2-2-2018 CHANGE HOUSE AND SEPTIC LOCATION
REVISED 3-19-2018 ADDED FRICK HOUSE LOCATION AND REVEGETATION PLAN

SCALE 1" = 10'

0' 10' 20' 30'

Reviewed for Code Compliance
Department Decision
Approved / Approved with Conditions / Denied
Date: 03/27/18