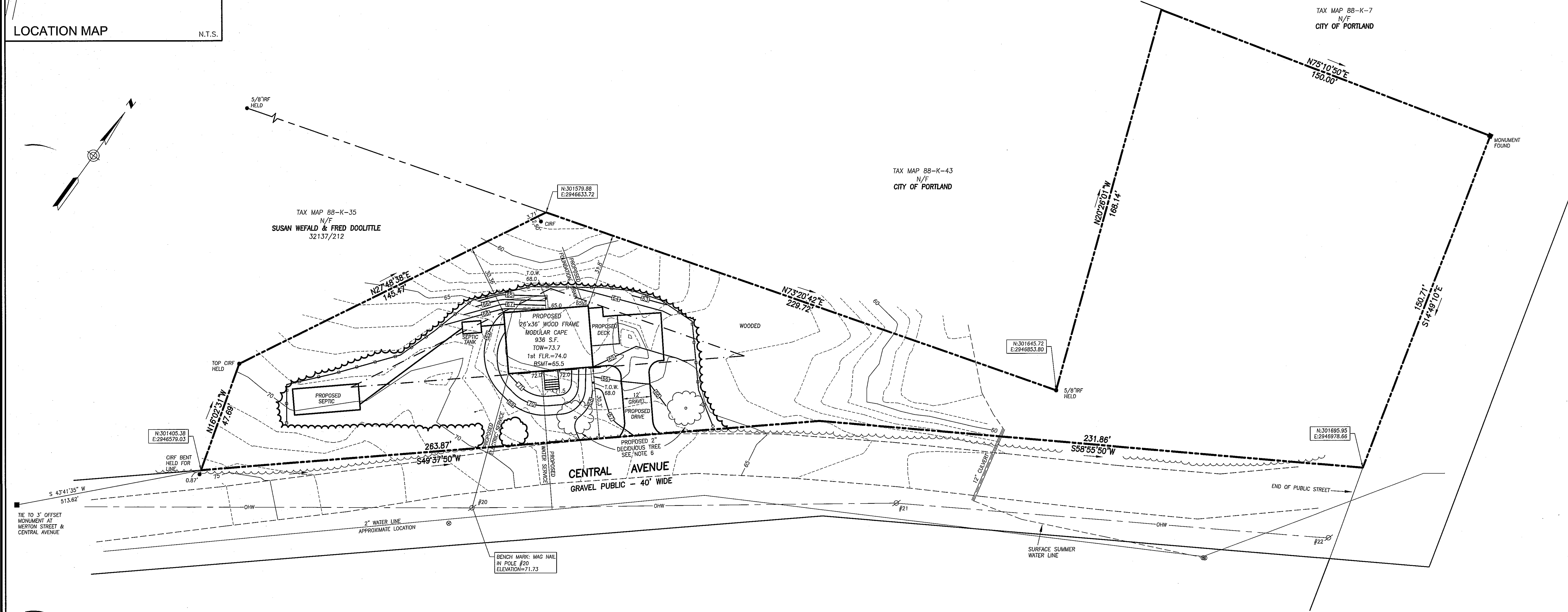
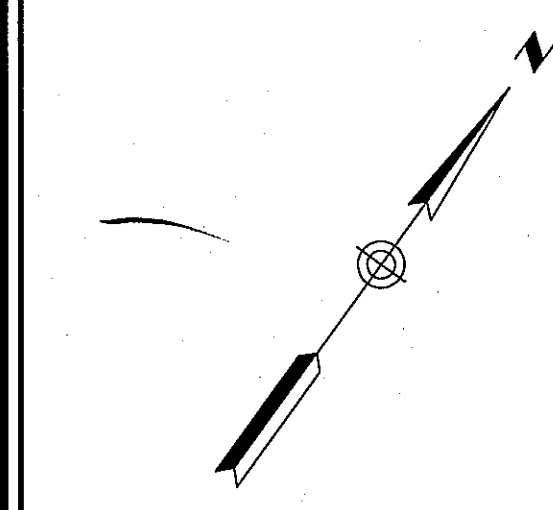


UTILITY NOTE
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT 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-DISAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.



ZONING

IR-1 ISLAND RESIDENTIAL ZONE
 (PORTION OF PROPERTY IS IN R-05)

- MINIMUM LOT SIZE: 40,000 S.F.
- MINIMUM STREET FRONTAGE: 100 FT.
- FRONT YARD SETBACK: 30 FT.
- REAR YARD SETBACK: 30 FT.
- SIDE YARD SETBACK: 20 FT.
- MAXIMUM LOT COVERAGE: 20%
- MINIMUM STRUCTURE HEIGHT: 35 FT.

LOT SIZE = 45,579 S.F.
 LOT COVERAGE = 2,024 S.F.
 % OF SITE COVERED = 4.44%
 TOTAL DISTURBED AREA = 7,844 S.F.
 % OF SITE DISTURBED = 17.2%
 GROUND FLOOR AREA OF BUILDING = 936 S.F.

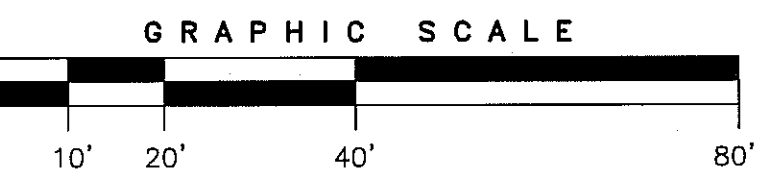
PLAN REFERENCES

1. "SUBDIVISION/RECORDING PLAT PLAN OF PROPERTY AND SUBDIVISION OF LAND ON PEAKS ISLAND PORTLAND, MAINE MADE FOR RICHARD GRANT LLOYD E. JONES - SURVEYOR" RECORDED 1-8-1992 IN PLAN BOOK 192, PAGE 2.
2. "PLAN OF LAND ON PEAKS ISLAND PORTLAND, MAINE FOR MIRIAM BARTEAUX BARBARA KING 2-14-83 OWEN HASKELL, INC. JOB NO. 82121 P" REVISED 6/11/87

GENERAL NOTES

1. OWNER OF RECORD: GEORGE J. AND MARY J. PURTELL, 10 TENNEY ROAD, WESTFORD, MASSACHUSETTS. CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 19438, PAGE 114.
2. LOCUS IS SHOWN AS LOT 44 BLOCK K ON PORTLAND PROPERTY MAP 88.
3. BEARINGS ARE STATE PLANE MAINE WEST AND ELEVATIONS ARE NGVD 29. THESE ARE BASED ON GPS STATIC LOCATION AND OPUS SOLUTION.
4. WATER LINE IS APPROXIMATE PER PORTLAND WATER DISTRICT GIS MAP AND WATER VALVES FOUND.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 250051 0015B, EFFECTIVE DATE JULY 17, 1986, THE SUBJECT PROPERTY LIES IN ZONE C, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
6. A MINIMUM OF TWO TREES PER LOT SHALL BE PLANTED IN THE FRONT YARD OF EACH LOT 10 FEET BACK FROM SIDEWALK, MEETING THE CITY'S ARBORICULTURAL SPECIFICATIONS AND STANDARDS. LOT OWNERS SHALL CONSULT WITH THE CITY ARBORIST FOR RECOMMENDED TREE SPECIES.

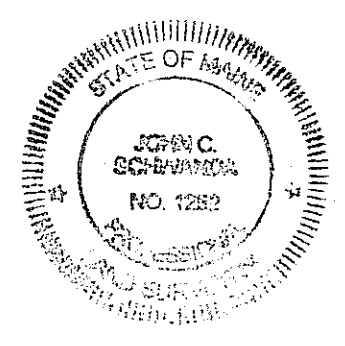
- LEGEND**
- IRON PIPE OR ROD FOUND
 - MONUMENT FOUND
 - CAPPED IRON ROD SET
 - UTILITY POLE
 - WATER VALVE OR SHUTOFF
 - OHW — OVERHEAD WIRES
 - SETBACK LINE
 - 000/000 DEED BOOK AND PAGE
 - N/F NOW OR FORMERLY
 - 60 1' CONTOUR
 - 720 PROPOSED CONTOUR
 - ~ EXISTING TREE LINE
 - ~ PROPOSED TREE LINE
 - ~ PROPOSED SILT FENCE
 - PROPOSED TREE



CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE, WITH THE EXCEPTION OF MARKERS NOT SET AT ALL CORNERS.

DATE: 9-26-2016
 JOHN C. SCHWANDA, PLS NO. 1252



SITE PLAN
 FOR
 76 CENTRAL AVENUE
 PEAKS ISLAND, PORTLAND, MAINE
 MADE FOR
HALLMARK HOMES OF MAINE
 OWNERS OF RECORD:
 GEORGE J. AND MARY J. PURTELL

OWEN HASKELL, INC.
 PROFESSIONAL LAND SURVEYORS
 390 U.S. ROUTE ONE, PALMOUTH, ME 04105 (207) 774-0424

Drawn By JCS	Date	Job No.
Trace By JLW	SEPT. 26, 2016	2016-104P
Check By JCS	Scale	Drwg. No.
Book No. 1142	1" = 20'	2