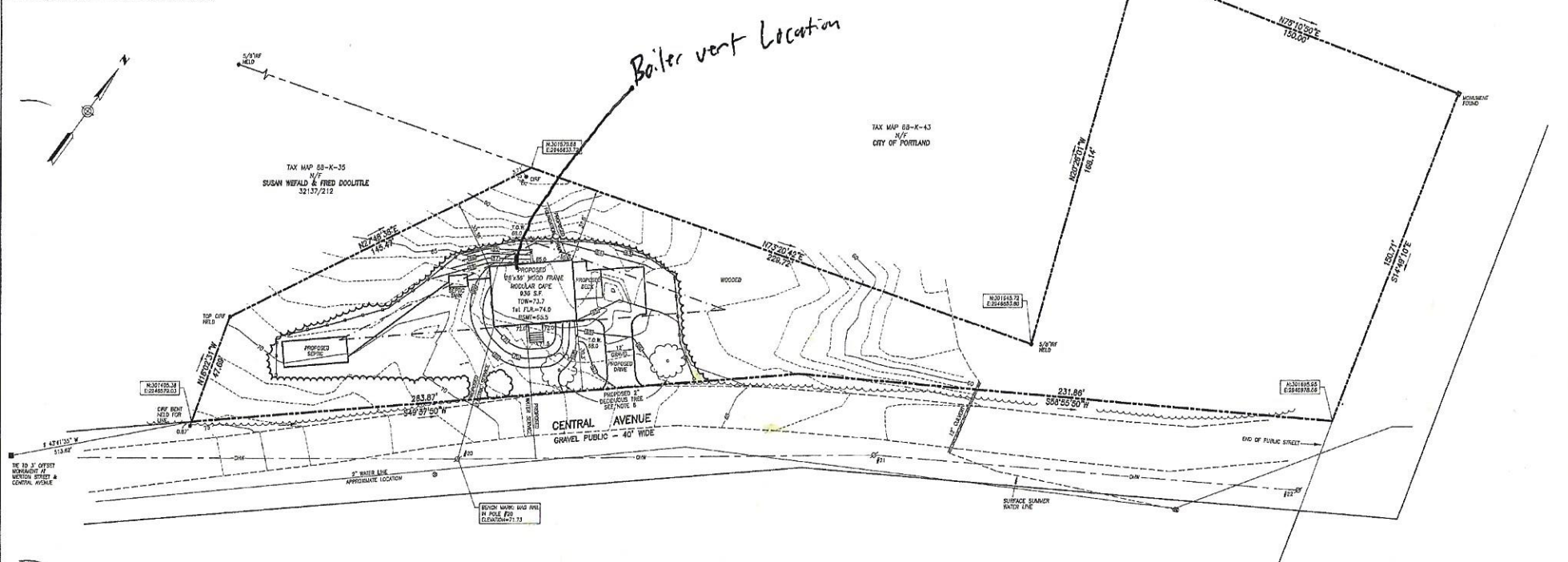
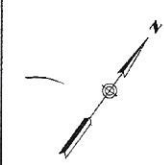


**UTILITY NOTE**

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-ORSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.



**ZONING**

R-1 ISLAND RESIDENTIAL ZONE  
(PORTION OF PROPERTY IS IN R-2S)

- 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 = 17.22%
- GROUND FLOOR AREA OF BUILDING = 938 S.F.

**PLAN REFERENCES**

1. "SUBDIVISION/RECORDING PLAT PLAN OF PROPERTY AND SUBDIVISION OF LAND ON PEAKS ISLAND PORTLAND, MAINE MADE FOR DEWANE GRANT LLOYD E. JONES - SURVEYOR" RECORDED 1-9-1992 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 1<sup>st</sup> 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 B8.
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 20051 00156, EFFECTIVE DATE JULY 17, 1996, THE SUBJECT PROPERTY LIES IN ZONE C, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN.
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 ANNUALLY FOR RECOMMENDED TREE SPECIES.

**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 MATTERS NOT SET AT ALL CORNERS.

2-26-2016  
DATE *John C. Scamardo*  
JOHN C. SCAMARDO, 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  
890 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424

Drawn By: JCS	Date: SEPT 26, 2016	Job No.: 2016-1049
Trace By: JMW	Scale: 1" = 20'	Using No.: 2
Check By: JCS		
Book No.: 1142		

