

PLAN REFERENCES:

1. TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
 - 1.1. A PLAN TITLED 'BOUNDARY SURVEY ON 350 ISLAND AVENUE, PEAKS ISLAND, MAINE', PREPARED BY OWEN HASKELL, INC. OF 390 U.S. ROUTE ONE, FALMOUTH, ME, DATED 8/1/2016.
 - 1.2. FIELD OBSERVATIONS BY WALSH ENGINEERING ASSOCIATES ON AUGUST 24, 2017.
 - 1.3. UTILITY INFORMATION PROVIDED BY THE PORTLAND WATER DISTRICT.
 - 1.4. ACCORDING TO THE USDA WEBSOIL SURVEY, ONSITE SOILS CONSIST OF LAMOINE SILT LOAM (HSG CD) AND SCANTIC SILT LOAM (HSG D).

PARCEL INFORMATION:

PROJECT ADDRESS: 7 DIAMOND PASS PEAKS ISLAND PORTLAND, MAINE (CBL 9-A-1)

2. SITE AREA: 19,194 SQUARE FEET (0.44 ACRES) (PER PLAN REFERENCE 1.1)

OWNER: SAM SPIRN 61 CHANDLER STREET APT 2, BOSTON, MA

3. ZONING DISTRICTS: IR2 ISLAND RESIDENTIAL ZONE, SHORELAND ZONE

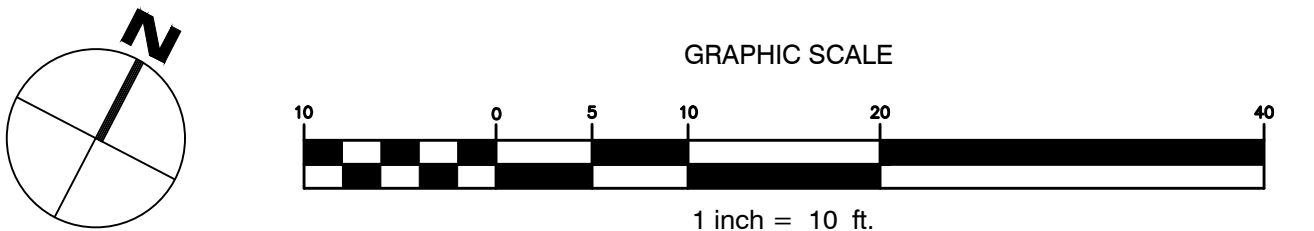
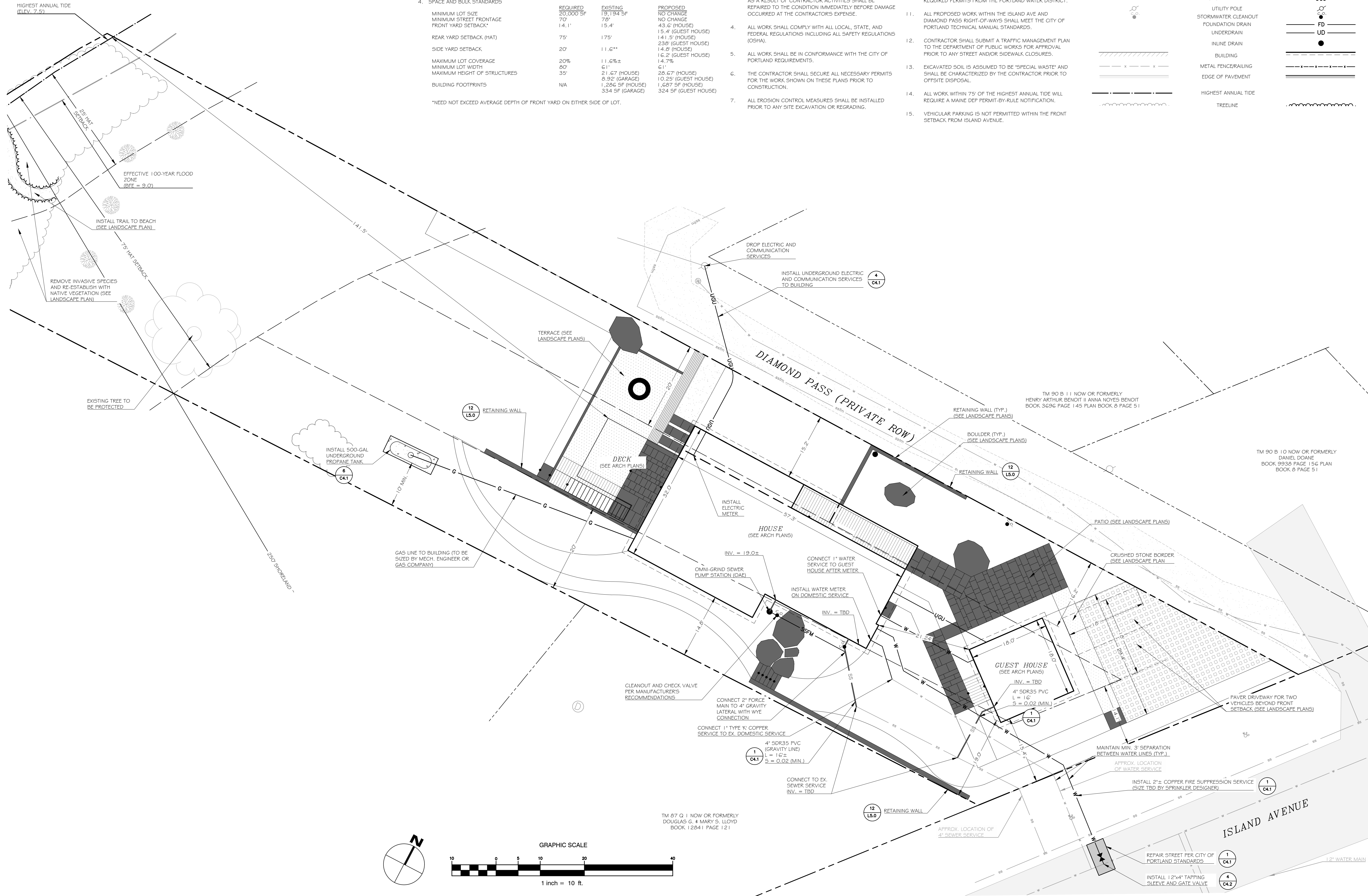
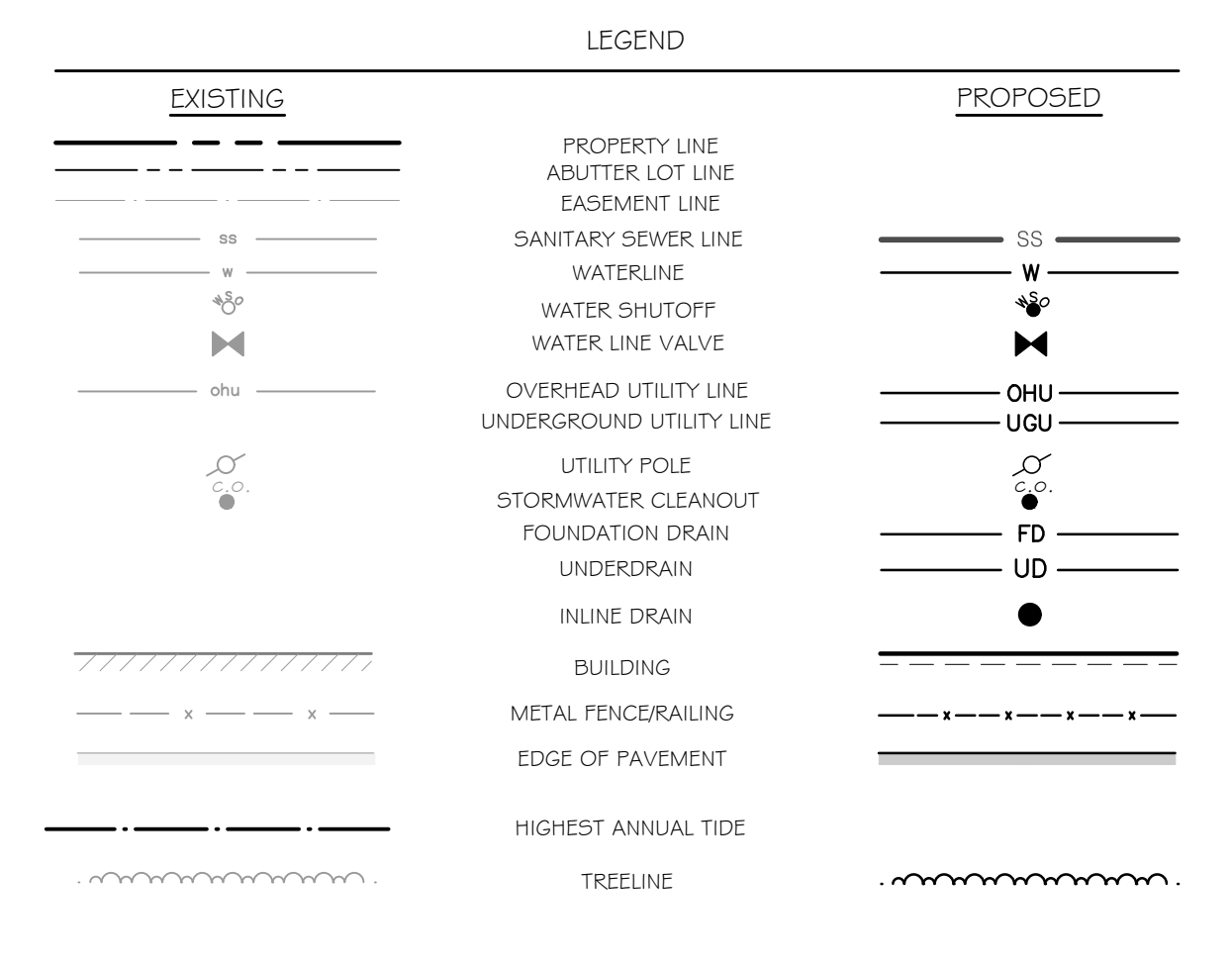
4. SPACE AND BULK STANDARDS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	20,000 SF	19,194 SF	NO CHANGE
MINIMUM STREET FRONTAGE	70'	70'	NO CHANGE
FRONT YARD SETBACK*	14.1'	15.4'	43.6' (HOUSE) 15.4' (GUEST HOUSE)
REAR YARD SETBACK (HAT)	75'	175'	141.5' (HOUSE) 239' (GUEST HOUSE)
SIDE YARD SETBACK	20'	11.6**	14.0' (HOUSE) 16.2' (GUEST HOUSE)
MAXIMUM LOT COVERAGE	20%	11.6%±	14.7%
MINIMUM LOT WIDTH	80'	61'	61'
MAXIMUM HEIGHT OF STRUCTURES	35'	21.67' (HOUSE) 8.92' (GARAGE)	28.67' (HOUSE) 10.23' (GUEST HOUSE)
BUILDING FOOTPRINTS	N/A	1,995 SF (HOUSE) 334 SF (GARAGE)	1,697 SF (HOUSE) 324 SF (GUEST HOUSE)

*NEED NOT EXCEED AVERAGE DEPTH OF FRONT YARD ON EITHER SIDE OF LOT.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING 'DIG SAFE' AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. 'DIG SAFE' TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
9. A PORTION OF THE THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS.
10. ALL WATER MAIN AND WATER SERVICE WORK SHALL COMPLY WITH PORTLAND WATER DISTRICT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE PORTLAND WATER DISTRICT.
11. ALL PROPOSED WORK WITHIN THE ISLAND AVE AND DIAMOND PASS RIGHT-OF-WAYS SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
12. CONTRACTOR SHALL SUBMIT A TRAFFIC MANAGEMENT PLAN TO THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL PRIOR TO ANY STREET AND/OR SIDEWALK CLOSURES.
13. EXCAVATED SOIL IS ASSUMED TO BE 'SPECIAL WASTE' AND SHALL BE CHARACTERIZED BY THE CONTRACTOR PRIOR TO OFFSITE DISPOSAL.
14. ALL WORK WITHIN 75' OF THE HIGHEST ANNUAL TIDE WILL REQUIRE A MAINE DEP PERMIT-BY-RULE NOTIFICATION.
15. VEHICULAR PARKING IS NOT PERMITTED WITHIN THE FRONT SETBACK FROM ISLAND AVENUE.



WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

Copyright © 2016

STATE OF MAINE
SILAS W. CANAVAN
No. 12639
9/5/17

Spirn and Gulliver Residence
7 Diamond Pass
Peaks Island, Maine

Sam Spirn & Kate Gulliver
61 Chandler Street, Apt. 2
Boston, MA

Rev.	Date	Description	Drawn	Check
1	9/5/17	Revised Per City Comments	SWC	SWC

Sheet Title: **Site Layout and Utility Plan**

Job No.: 346 | Sheet No.: **C2.0**
Date: June 15, 2017 | Scale: 1" = 10'
Drawn: SWC | Checked: WRW

DWG: 7-Diamond Pass Peaks Island CADD: Sam Spirn & Kate Gulliver 9/5/17 12:27 PM

PERMITTING SET