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 C/D) 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'	78'	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) 238' (GUEST HOUSE)
SIDE YARD SETBACK	20'	11.6'**	14.8' (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) 10.25' (GUEST HOUSE)
BUILDING FOOTPRINTS	N/A	1,286 SF (HOUSE) 334 SF (GARAGE)	1,687 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.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ABUTTER LOT LINE	
	EASEMENT LINE	
ss	SANITARY SEWER LINE	SS
w	WATERLINE	W
	WATER SHUTOFF	
	WATER LINE VALVE	
ohu	OVERHEAD UTILITY LINE	OHU
	UNDERGROUND UTILITY LINE	UGU
	UTILITY POLE	
	STORMWATER CLEANOUT	CO
	FOUNDATION DRAIN	FD
	UNDERDRAIN	UD
	INLINE DRAIN	
	BUILDING	
x	METAL FENCE/RAILING	
	EDGE OF PAVEMENT	
	HIGHEST ANNUAL TIDE	
	TREELINE	

Reviewed for Code Compliance
Inspection Division
Date: 09/18/17

WALSH
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STATE OF MAINE
SILAS W. CANAVAN
No. 12639
LICENSED
PROFESSIONAL ENGINEER
9/5/17

Spirn and Gulliver Residence
7 Diamond Pass
Peaks Island, Maine

Sam Sprin & 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.:
Date: June 15, 2017	C2.0
Scale: 1" = 10'	
Drawn: SWC	
Checked: WRW	

PERMITTING SET

F:\346 - 7 Diamond Pass Island\C CADD\B Site-Utility plot date 9/5/2017 1:07 PM