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)

3. OWNER SAM SPIRN
61 CHANDLER STREET, APT. 2,
BOSTON, MA

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

5. SPACE AND BULK STANDARDS

	REQUIRED	EXISTING
MINIMUM LOT SIZE	20,000 SF	19,194 SF
MINIMUM STREET FRONTAGE	70'	78'
FRONT YARD SETBACK*	14.1'	15.4'
REAR YARD SETBACK (HAT)	75'	175'
SIDE YARD SETBACK	20'	11.6'**
MAXIMUM LOT COVERAGE	20%	11.6%±
MINIMUM LOT WIDTH	80'	61'
MAXIMUM HEIGHT OF STRUCTURES	35'	21.67 (HOUSE) 8.92' (GARAGE)

*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.

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 SANDY LOAM (HSG C/D) AND SCANTIC SILT LOAM (HSG D).

EXISTING UTILITY NOTES:

1. THE UNDERGROUND UTILITIES HEREON SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE DESIGN ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE DESIGN ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.

LEGEND

- PROPERTY LINE
- ROAD — RIGHT-OF-WAY LINE
- EASEMENT LINE
- PROPERTY SETBACK
- MONUMENT
- ABUTTING PROPERTY LINE
- ZONE LINE
- HIGHEST ANNUAL TIDE
- ENVIRONMENTAL SETBACK
- 101 — INTERMEDIATE CONTOUR
- 100 — INDEX CONTOUR
- ud — UNDERDRAIN
- ss — SANITARY SEWER LINE
- ssfm — SANITARY FORCE MAIN
- w — WATERLINE
- SANITARY SEWER MANHOLE
- HYDRANT
- WATERLINE MANHOLE
- ohe — OVERHEAD ELECTRIC LINE
- UTILITY POLE
- BUILDING
- FENCE WOOD 1
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- TREELINE

EXISTING VEGETATION PHOTO LOCATION PLAN

PERMITTING SET

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

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STATE OF MAINE
SILAS W. CANAVAN
No. 12639
PROFESSIONAL ENGINEER
6/15/17

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

Sheet Title:
Existing Conditions and Removals Plan

Job No.: 346	Sheet No.:
Date: June 15, 2017	C1.0
Scale: 1" = 20'	
Drawn: SWC	
Checked: WRW	

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