Reviewed for Code Compliance
Acceptance Conditions
Approved w/ Conditions
Date: 11/15/17

Legend:

- Found Monument
- Found Steel Rebar w/Survey Cap
- Found Iron Rod
- Found Iron Pipe
- Found PK Nail
- Catch Basin
- Sanitary Manhole
- Drain Manhole
- Manhole
- Water Manhole
- Utility Pole w/Guy Wire
- Water Shutoff
- Light Pole
- Water Valve
- Water Marker
- Water Line
- Gas Line
- Sewer Line
- Storm Drain Line
- Overhead Utility Line
- Electrical Line
- Communications Line
- Force Main
- Existing Contour Line
- Proposed Contour Line
- Deciduous Tree, unless noted
- Coniferous Tree
- Proposed Improvement

Grid North

MSPC NAD83, 1802 (West Zone)

Location Map
(Not To Scale)

General Notes:

1. This plan is intended to show the location and boundaries of the subject property, not to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
2. This office reserves the right to be held harmless by all 3rd party claims.
3. This survey does not purport to reflect any of the following:
   a. easements other than those that are visible or specifically stated in the referenced documents.
   b. building setback compliance or restrictive covenants.
   c. zoning or other land use regulations.
   d. the location of any underground utilities or structures.
4. This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
5. Reference is made to "Letter Of Agreement", dated April 19, 2016 between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
6. N/F is an abbreviation for Now or Formerly.
7. All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
8. Parcel Boundary information per Plan Reference.
9. Locus Parcel is depicted on the City of Portland Assessor's Map 90, Block B, as Lot 5, and is listed as 374 Island Avenue.
10. Total area of Locus Parcel is 8,367 square feet (0.19 acre).
11. The proposed addition to be serviced by public water and sewer from Ocean Street. This shall be approved by the municipality prior to any construction/excavation.
12. The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0015B, index dated December 8, 1998. The parcel scales in Zone C.
13. All building corner offsets to boundary lines are from cornerboards and not building foundation, unless noted.
14. Call 1-888-DIGSAFE at least three business days before performing ANY excavation.

Graphic Scale:

0' 5' 10' 15' 20' 30' 40' 50'

General Notes (continued):

15. Per City of Portland Records Vol. 1, Page 152, Island Avenue was accepted December 3, 1866 as a public road being 50 feet wide. Ocean Street westerly of Island Avenue appears to be a private road of unknown width. Fee title to Ocean Street appears to remain partially in the heirs of William S. Trefethen & partially in the heirs of Emily Trefethen. This office recommends consulting a title attorney for any rights, title and/or interest in said Ocean Street.
16. Elevations based on NGVD29 (U.S. Feet) established with a Topcon Hiper II GPS receiver. Static observations taken March 28, 2013 and post-processed via OPUS on March 29, 2013.
17. The underground utilities shown have been located from field survey information and existing drawings. This office make no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The underground utilities shown are approximate location and are located as accurately as possible from information available. This office has not physically located the underground utilities.
18. Reference is made to City of Portland Board of Appeals, Miscellaneous Appeal granted July 1, 1965 for the creation of a new dividing line resulting in a parcel 52 feet wide instead of the required 65 feet. The City of Portland should verify the interpretation of said Appeal.
19. Sewer main appears to cross the Locus Parcel. No record easement found.
20. The Locus Parcel is located in the Island Residential Zone (IR-2) and partially within the Shoreland Overlay District. Reference is made to determination letter from the City of Portland to Nadeau Land Surveys, dated April 22, 2014, for building setbacks depicted hereon. This office recommends confirming the space and bulk requirements with the City Portland Code Enforcement Office prior to any construction.
21. See CCRD Book 30361, Page 116, dated January 11, 2013, for rights granted to Portland Water District.
22. Soils mapping taken from USDA / NRCS Web Soil Survey of Cumberland County and part of Oxford County, Maine and classified as Buxton silt loam (BuB), 3 to 8% slopes.
23. Proposed Parking Spaces: 2 Spaces
24. Proposed Lot Coverage (building coverage): 1,544 Sq.Ft. / 8,367Sq.Ft. = 18.4%.

General Site Plan Notes:

1. Landscaping shall meet the "arboricultural specifications and standards of practice and landscape guidelines" of the City of Portland Technical and Design Standards and Guidelines.
2. The entire site shall be developed and/or maintained as depicted on the Site Plan. Approval of the Planning Authority or Planning Board shall be required for any alteration to or deviation from the approved Site Plan, including, without limitation: topography, drainage, landscaping, retention of wooded or lawn area, access, size, location, and surfacing of parking areas and location and size of buildings.
3. All erosion control measures shall be constructed and maintained in accordance with the Maine Erosion Control BMPS published by the Bureau of Land and Quality, Maine Department of Environmental Protection, March 2003.
4. All erosion control measures shall be installed prior to any site excavation or regrading.
5. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Works representative, and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representative. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client listed hereon, 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 Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and surveyor's stamp of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

Nadeau Land Surveys

James D. Nadeau, P.L.S. #2124 (agent) Date:

JAMES D. NADEAU 2124 PROFESSIONAL LAND SURVEYOR MAINE

Locus Deed Reference:

John W. Newton
f.k.a. John W. Capone-Newton
To
Linda J. Capone-Newton

dated August 15, 2004 and recorded August 16, 2004 at the Cumberland County Registry of Deeds in Book 21670, Page 317.

Plan Reference:

"Plan Depicting The Results Of A Boundary Survey & Partial Topographic Survey Made For Linda Capone-Newton Northwesterly Sideline Of Island Avenue & Southwesterly Sideline Of Ocean Street, Peaks Island, Portland, Maine", dated April 30, 2013, revised March 6, 2014 by Nadeau Land Surveys, Professional Land Surveyors, recorded June 25, 2014 at the Cumberland County Registry of Deeds in Plan Book 214, Page 230.

Revised October 13, 2017: update proposed addition and Note 24.

Site Plan

Made For

Linda J. Capone-Newton

Northwesterly Sideline Of Island Avenue & Southwesterly Sideline Of Ocean Street

Peaks Island, Portland, Maine

PREPARED BY:

Nadeau Land Surveys
Professional Land Surveyors
Certified Floodplain Managers

918 BRIGHTON AVENUE
PORTLAND, ME 04102

PH. (207) 878-7870
FAX (207) 878-7871

RECORD OWNER: Linda J. Capone-Newton, 368 Island Avenue, Peaks Island, Portland, Maine 04108	DRAWN BY:	MLC	PLAN DATE:	05/18/2016
	CHECKED BY:	JDN/TPB	SURVEY DATE:	April 2016
	INSTR:	Topcon GPT-3003W & Topcon Hiper II GPS	SCALE:	1" = 10'
FIELD BOOK: FB 398 & 404 Topcon Ranger	JOB No:	21616705R1	SHEET No:	1 of 1