

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 ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
4. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
6. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNERS REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.

PLAN REFERENCES:

1. TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
 - 1.1. SURVEY INFORMATION PROVIDED BY NORTHEASTERN LAND SURVEYING OF GORHAM, MAINE ON AUGUST 12, 2013.
 - 1.2. PROPERTY LINE INFORMATION ON THIS PLAN WAS DIGITIZED FROM THE BOUNDARY SURVEY REFERENCED ABOVE.
 - 1.3. PUBLICLY AVAILABLE LIDAR SURVEY DATA.
 - 1.4. FIELD OBSERVATIONS BY WALSH ENGINEERING ASSOCIATES, INC.
2. BEACH TOPOGRAPHY SUBJECT TO CHANGE BASED ON TIDAL ACTION.
3. ELEVATION ARE BASED ON NAVD83 DATUM.
4. COORDINATES SHOWN ARE BASED ON NAD83 MAINE STATE PLANE (WEST) COORDINATE SYSTEM AS REFERENCED FROM A SURVEY PLAN TITLED "PLAN DEPICTING THE RESULTS OF A BOUNDARY SURVEY MADE FOR WALTER HORNIADAY, 39 OAKLAWN ROAD, PORTLAND, MAINE", DATED OCTOBER 7, 2009, PREPARED BY JAMES D. NADSAU, LLC OF PORTLAND MAINE.

PARCEL INFORMATION:

OWNER OF RECORD:
 STANLEY G. & MARSHA A. REICH
 5 SUNSET LANE
 RIDGEFIELD, CT 06877

PARCEL AREA: 0.18 ACRES (TO H.A.T. LINE)

SITE ADDRESS: 29 OAKLAWN ROAD, PEAKS ISLAND, PORTLAND, MAINE

TAX MAP INFORMATION: MAP 90, BLOCK H, LOT 2

CURRENT ZONES: IR-2 (ISLAND RESIDENTIAL 2)
 SHORELAND OVERLAY ZONE

SPACE AND BULK STANDARDS:

	MIN. REQUIRED	EXISTING
STREET FRONTAGE:	70'	57.9'
FRONT YARD:	25'	10.3'
SIDE YARD:	20'	9.5'
REAR YARD:	25'	22.9'
LOT AREA:	20,000 S.F.	7,804.6 S.F.
LOT WIDTH:	80'	49.9'
STRUCTURE HEIGHT:	35'	25.4'
LOT COVERAGE:	20% (MAX.)	19.3%

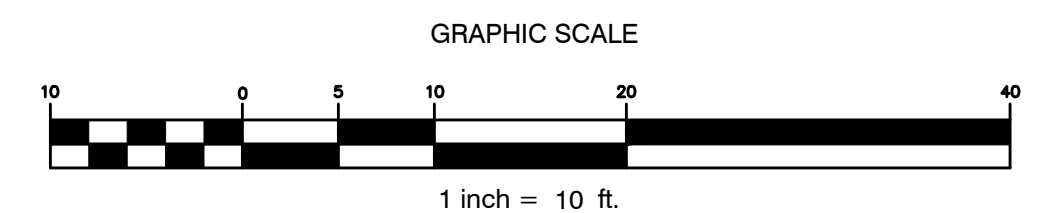
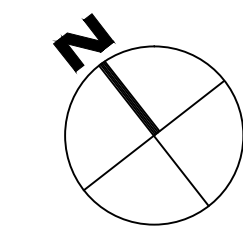
*LOT AREA CALCULATED TO HIGHEST ANNUAL TIDE (HAT) ELEVATION.

CASCO BAY



LEGEND

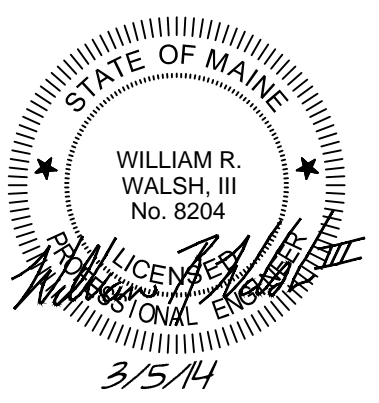
EXISTING	
○	PROPERTY LINE
○	MONUMENT (IRON)
---	ABUTTING PROPERTY LINE
---	RIGHT-OF-WAY
---	PROPERTY SETBACK LINE
ohu	OVERHEAD ELECTRIC LINE
o	UTILITY POLE
---	HIGHEST ANNUAL TIDE LINE
---	FLOOD ZONE
---	CONTOUR LINE
---	EDGE OF BUILDING
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
○	TREE
---	EDGE OF LAWN



WALSH
 ENGINEERING ASSOCIATES, INC.

918 Brighton Ave | Portland, Maine 04102
 ph: 207.553.8898 | www.walsh-eng.com

Copyright © 2012



REICH RESIDENCE SHORELINE STABILIZATION

29 OAKLAWN ROAD
 PEAKS ISLAND, MAINE

PREPARED FOR:
STANLEY & MARSHA REICH
 5 Sunset Lane
 Ridgefield, CT 06877

Project:

Rev.	Date	Description	Drawn	Check
1	12/26/13	ISSUED TO MAINE DEP FOR MSHA PERMIT	WTE	WRW
2	1/2/14	ISSUED FOR CITY OF PORTLAND SITE PLAN APPLICATION	SWC	WRW
3	1/2/14	ISSUED FOR MAINE CONSTRUCTION PERMIT	SWC	WRW
4	3/4/14	REVISED FOR CITY AND MDEP COMMENTS	SWC	WRW
5	4/2/14	ISSUED FOR CITY BUILDING PERMIT	SWC	WRW

Sheet Title:
EXISTING CONDITIONS PLAN

Job No.: 218 Sheet No.:
 Date: DEC. 26, 2013
 Scale: 1" = 10'
 Drawn: SWC/WTE
 Checked: WRW

C1.0