

**PROPOSED SITE PLAN**  
**478 ISLAND AVENUE**  
**PEAKS ISLAND, PORTLAND, CUMBERLAND COUNTY, MAINE**

MADE FOR ROBERT & ELIZABETH FERESTER  
 48 NORTH BAY BOULEVARD, THE WOODLANDS, TEXAS 77380  
 MADE BY NORTHEASTERN LAND SURVEYING  
 16 COLLEGE AVENUE, GORHAM, MAINE, 04038  
 (207) 831-3250

SEPTEMBER 3, 2015  
 (SEE NOTE #4)

JOB #15-017 SHEET 1 OF 1

SCALE 1" = 30'



**LEGEND**

- IRON PIPE/PIN FOUND (VARIOUS TYPES)
- GRANITE MONUMENT FOUND
- ⊕ UTILITY POLE
- N/F NOW OR FORMERLY OF
- 31441/42 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 90-J-2 CITY OF PORTLAND TAX MAP-BLOCK-LOT
- SURVEYED PROPERTY LINE
- - - EASEMENT LINE
- - - EDGE OF GRAVEL ROAD OR DRIVEWAY
- - - FORMER PROPERTY LINE
- - - OVERHEAD UTILITY LINE
- ▨ BITUMINOUS PAVEMENT
- ▨ EXISTING BUILDINGS

N/F  
 JOHN & SANDRA HALBIRT  
 31441/42  
 TM 90-J-2

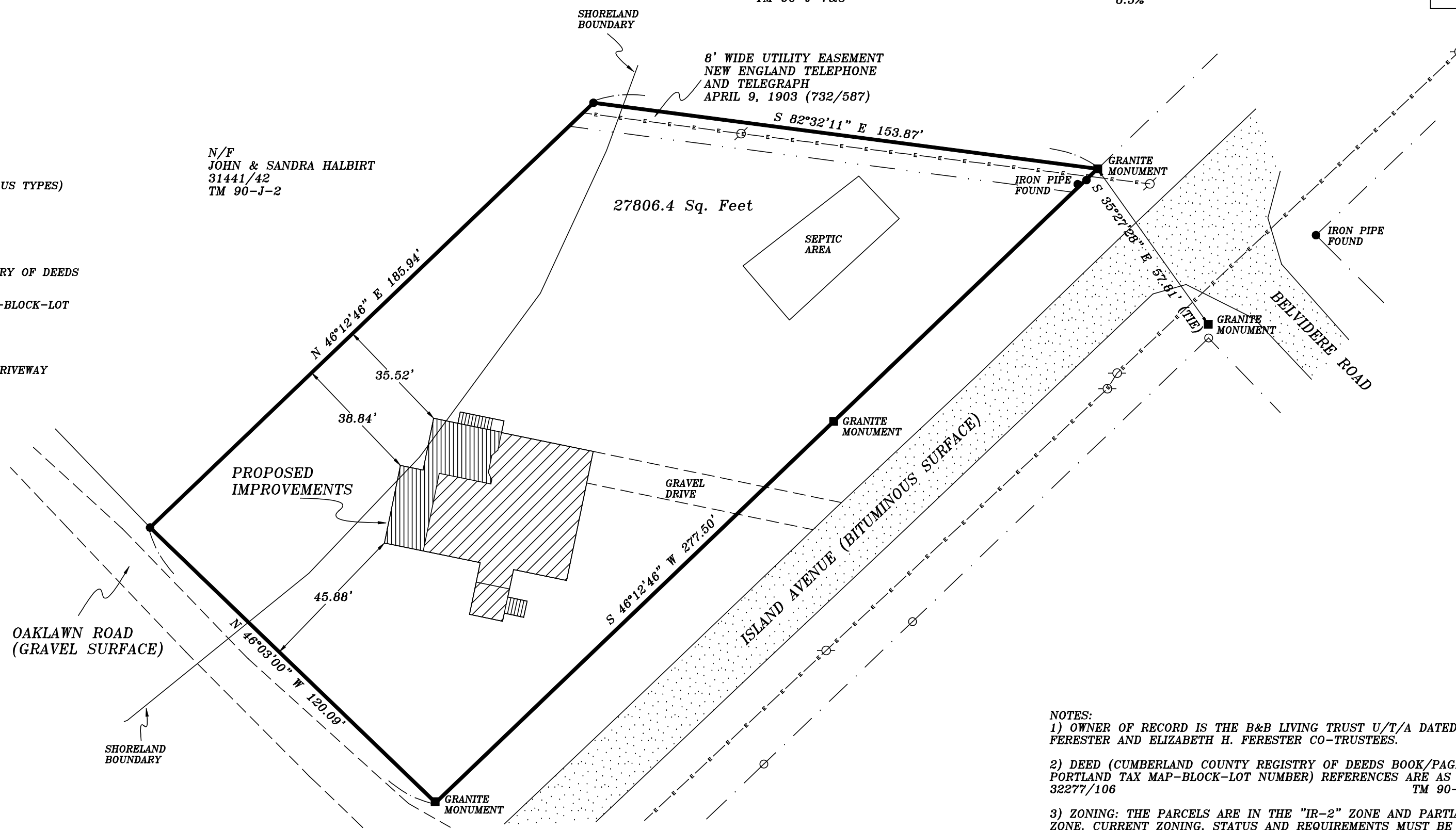
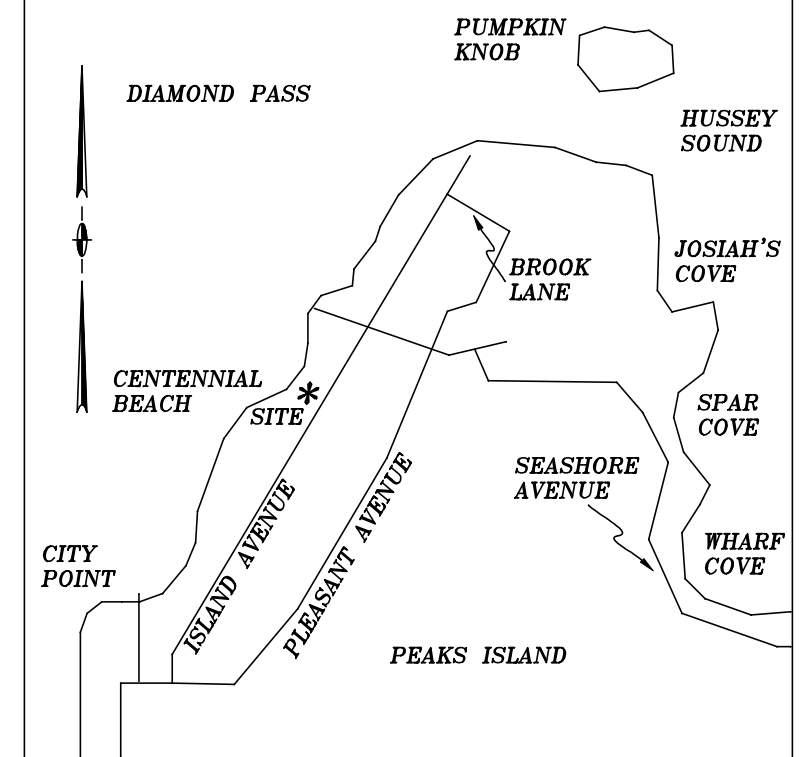
HIGH TIDE WATER MARK OBSERVED  
 THURSDAY, DECEMBER 21, 2006. A  
 QUIET AND CALM DAY WITH LITTLE  
 WIND. HIGH TIDE LINE NOT DETERMINED  
 BY STATISTICAL MEAN ELEVATION.  
 SHORELAND BOUNDARY SHOWN IS  
 250' OFFSET FROM THIS LINE

MAGNETIC NORTH OBSERVED 2006

N/F  
 JOSEPH D. & NANCY L. WRIGHT  
 13525/273  
 TM 90-J-7&8

**AREA SUMMARY TABLE**

EXISTING HOUSE AND PORCH/DECK	2209.9 Sq. Feet
LOT AREA TOTAL	27806.4 Sq. Feet
EXISTING HOUSE WITH PROPOSED IMPROVEMENTS	2378.8 Sq. Feet
TOTAL PROPOSED ADDITIONAL COVERAGE	168.9 Sq. Feet.
20% ALLOWED COVERAGE	5561.3 Sq. Feet
% PROPOSED COVERAGE	8.5%

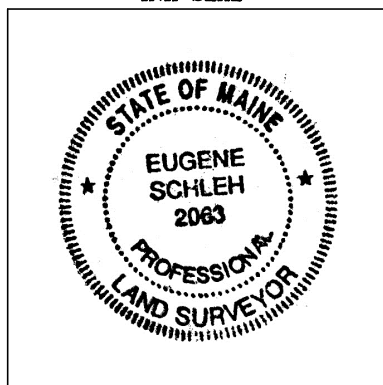


**NOTES:**

- 1) OWNER OF RECORD IS THE B&B LIVING TRUST U/T/A DATED APRIL 14, 2015, ROBERT J. FERESTER AND ELIZABETH H. FERESTER CO-TRUSTEES.
- 2) DEED (CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER) AND CADASTRAL (CITY OF PORTLAND TAX MAP-BLOCK-LOT NUMBER) REFERENCES ARE AS FOLLOWS:  
 32277/106 TM 90-J-1
- 3) ZONING: THE PARCELS ARE IN THE "IR-2" ZONE AND PARTIALLY IN THE SHORELAND PROTECTION ZONE. CURRENT ZONING, STATUS AND REQUIREMENTS MUST BE CHECKED AND VERIFIED WITH THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.
- 4) THIS SITE PLAN IS BASED ON BOUNDARY SURVEY PLAN ENTITLED "PROPOSED NEW LOT CONFIGURATION OF LAND, 478 ISLAND AVENUE AND 60 OAKLAWN ROAD, PEAKS ISLAND" RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 214 PAGE 127. NO ADDITIONAL FIELD WORK HAS BEEN DONE.
- 5) THE PARCEL DOES NOT FALL WITHIN A "SPECIAL FLOOD HAZARD AREA" (ZONE A2 - EL 9) PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0015B, EFFECTIVE DATE JULY 17, 1986.
- 6) ISLAND AVENUE IS A PUBLIC ROAD.
- 7) UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN DISUSE. ALL APPROPRIATE OFFICES AND THE "DIGSAFE" PROGRAM SHOULD BE CONTACTED BEFORE DOING ANY EXCAVATION.
- 8) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
- 9) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.

EMBOSSSED SEAL  
 (PLAN NOT VALID WITHOUT)

INK SEAL



*E. Schleh*  
 GENE SCHLEH PLS 2063