

ISLAND AVENUE AND 60 OAKLAWN ROAD  
 ISLAND, PORTLAND, CUMBERLAND COUNTY, MAINE

R JOHN P. HALBIRT  
 DUST ROAD, BOX 397, THE WOODLANDS, TEXAS 77380  
 NORTHEASTERN LAND SURVEYING  
 GE AVENUE, GORHAM, MAINE, 04038  
 1-3250

28, 2006 AND APRIL 30, 2011  
 (FIELD CONDITIONS)  
 , 2014 - PROPOSED LOT CONFIGURATION  
 (FIELD WORK DONE - FIELD CONDITIONS PER APRIL 30, 2011 SURVEY)

005G SHEET 1 OF 1

LEGEND

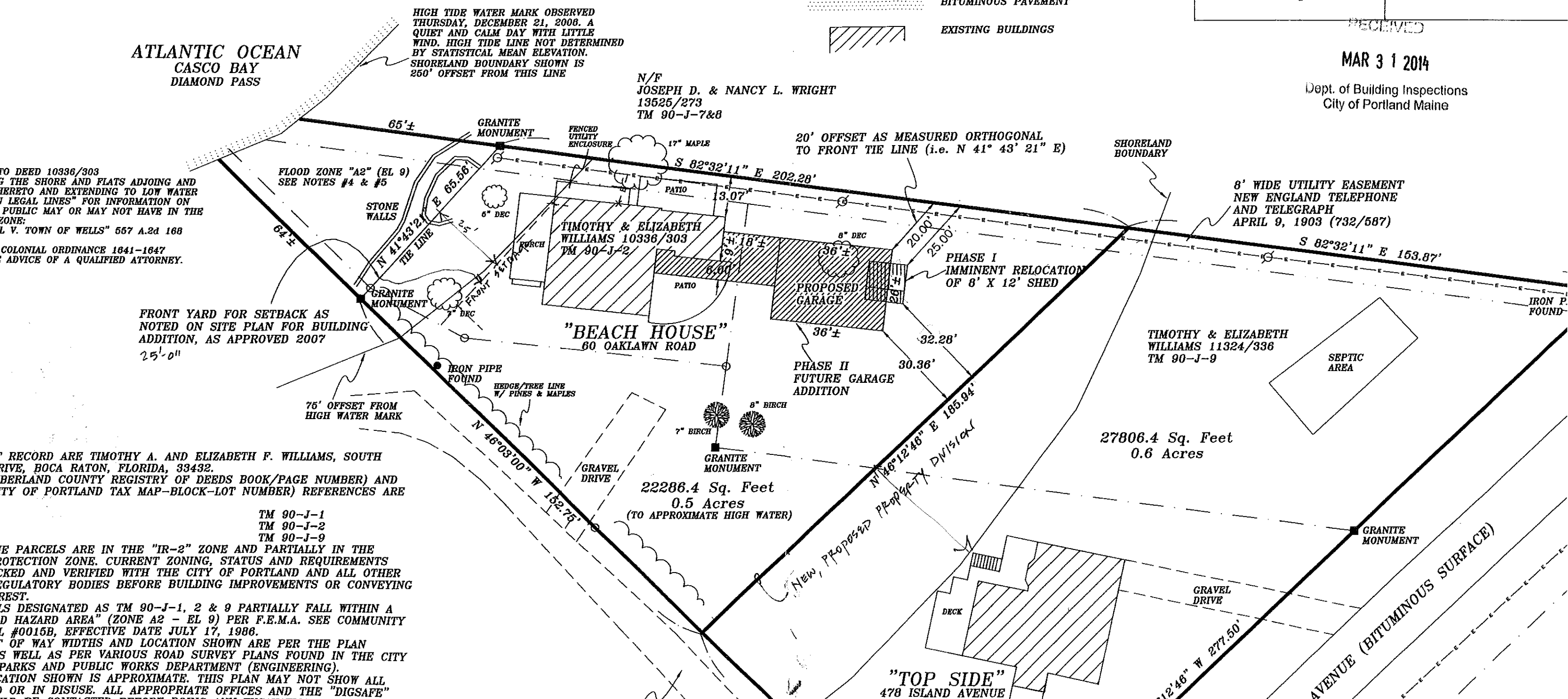
- IRON PIPE/PIN FOUND (VARIOUS TYPES)
- IRON ROD SET WITH CAP (PLS 2063)
- GRANITE MONUMENT FOUND
- ⊕ UTILITY POLE
- N/F NOW OR FORMERLY OF
- 13525/273 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 90-J-9 CITY OF PORTLAND TAX MAP-BLOCK-LOT
- SURVEYED PROPERTY LINE
- - - EASEMENT LINE
- - - EDGE OF GRAVEL ROAD OR DRIVEWAY
- - - FORMER PROPERTY LINE
- - - OVERHEAD UTILITY LINE
- ▨ BITUMINOUS PAVEMENT
- ▨ EXISTING BUILDINGS

AREA SUMMARY TABLE	
BEACH HOUSE	TOP SIDE
BEACH HOUSE WITH PORCH 1792.7 Sq. Feet	TOP SIDE (HOUSE/DECKS) 2209.9 Sq. Feet
PROPOSED ADDITION 1548.0 Sq. Feet	LOT AREA TOTAL 27806.4 Sq. Feet
SHED 151.2 Sq. Feet	20% ALLOWED COVERAGE 5561.3 Sq. Feet
LOT AREA TOTAL 22286.4 Sq. Feet	
20% ALLOWED COVERAGE 4457.3 Sq. Feet	
TOTAL PROPOSED COVERAGE 3291.9 Sq. Feet.	

RECEIVED

MAR 31 2014

Dept. of Building Inspections  
 City of Portland Maine



TO DEED 10336/303  
 G THE SHORE AND FLATS ADJOINING AND  
 HERETO AND EXTENDING TO LOW WATER  
 N LEGAL LINES" FOR INFORMATION ON  
 PUBLIC MAY OR MAY NOT HAVE IN THE  
 ZONE:  
 L. V. TOWN OF WELLS" 557 A.2d 188  
 COLONIAL ORDINANCE 1641-1647  
 E ADVICE OF A QUALIFIED ATTORNEY.

FRONT YARD FOR SETBACK AS  
 NOTED ON SITE PLAN FOR BUILDING  
 ADDITION, AS APPROVED 2007  
 25'-0"

IF RECORD ARE TIMOTHY A. AND ELIZABETH F. WILLIAMS, SOUTH  
 DRIVE, BOCA RATON, FLORIDA, 33432.  
 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER) AND  
 CITY OF PORTLAND TAX MAP-BLOCK-LOT NUMBER) REFERENCES ARE

TM 90-J-1  
 TM 90-J-2  
 TM 90-J-9

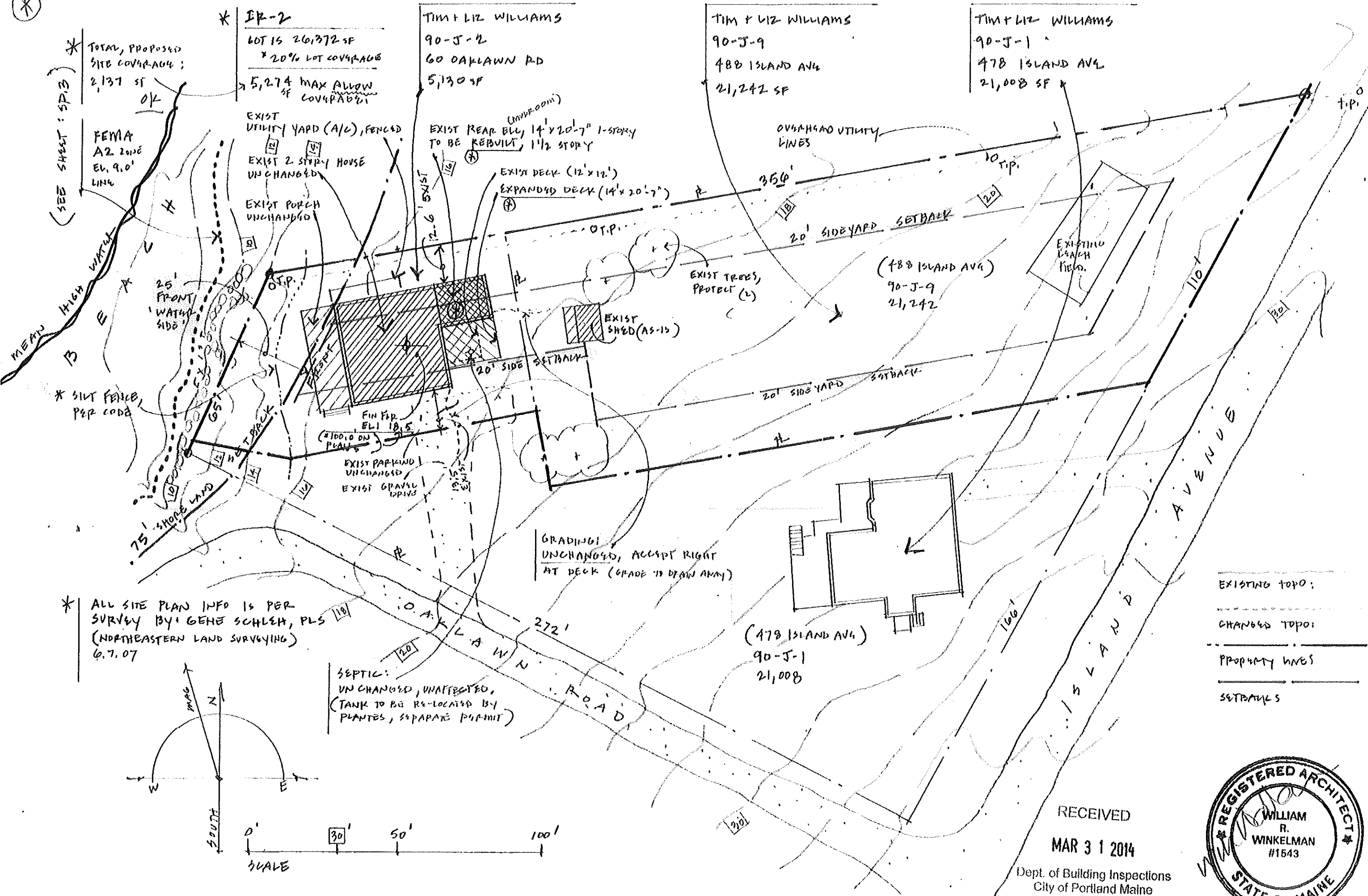
THE PARCELS ARE IN THE "IR-2" ZONE AND PARTIALLY IN THE  
 PROTECTION ZONE. CURRENT ZONING, STATUS AND REQUIREMENTS  
 CHECKED AND VERIFIED WITH THE CITY OF PORTLAND AND ALL OTHER  
 REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING  
 INTEREST.

PARCELS DESIGNATED AS TM 90-J-1, 2 & 9 PARTIALLY FALL WITHIN A  
 FLOOD HAZARD AREA" (ZONE A2 - EL 9) PER F.E.M.A. SEE COMMUNITY  
 DEVELOPMENT PLAN #0015B, EFFECTIVE DATE JULY 17, 1986.

STREET OF WAY WIDTHS AND LOCATION SHOWN ARE PER THE PLAN  
 AS WELL AS PER VARIOUS ROAD SURVEY PLANS FOUND IN THE CITY  
 OF PORTLAND AND PUBLIC WORKS DEPARTMENT (ENGINEERING).

LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL  
 UTILITIES OR IN DISUSE. ALL APPROPRIATE OFFICES AND THE "DIGSAFE"  
 PROGRAM SHOULD BE CONTACTED BEFORE DOING ANY EXCAVATION WORK.

(\*)



\* TOTAL, PROPOSED SITE COVERAGE: 2,137 SF  
OK

\* IR-2  
LOT IS 26,137.2 SF  
\* 20% LOT COVERAGE  
5,274 MAX ALLOW SF COVERAGE

TIM & LIZ WILLIAMS  
90-J-2  
60 OAKLAWN RD  
5,130 SF

TIM & LIZ WILLIAMS  
90-J-9  
478 ISLAND AVE  
21,242 SF

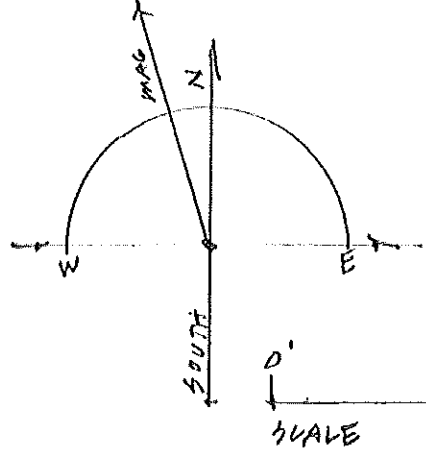
TIM & LIZ WILLIAMS  
90-J-1  
478 ISLAND AVE  
21,008 SF

FEMA A2 ZONE  
E.L. 9.0' LINE

\* SILT FENCE PER CODE

\* ALL SITE PLAN INFO IS PER SURVEY BY: GENE SCHLEH, PLS (NORTHEASTERN LAND SURVEYING) 6.7.07

SEPTIC: UNCHANGED, UNAFFECTED, (TANK TO BE RE-LOCATED BY PLANTER, SEPARATE PERMIT)



- EXISTING TOPO: \_\_\_\_\_
- CHANGED TOPO: \_\_\_\_\_
- PROPERTY LINES: \_\_\_\_\_
- SETBACKS: \_\_\_\_\_

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SITE PLAN

SP.1

ATLANTIC OCEAN  
CASCO BAY  
DIAMOND PASS

WIND, HIGH TIDE LINE NOT DETERMINED  
BY STATISTICAL MEAN ELEVATION.  
SHORELAND BOUNDARY SHOWN IS  
250' OFFSET FROM THIS LINE

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

20' OFFSET AS MEASURED ORTHOGONAL  
TO FRONT TIE LINE (i.e. N 41° 43' 21" E)

SHORELAND  
BOUNDARY

8' WIDE UTILITY EASEMENT  
NEW ENGLAND TELEPHONE  
AND TELEGRAPH  
APRIL 9, 1903 (732/587)

RECORD 10336/303  
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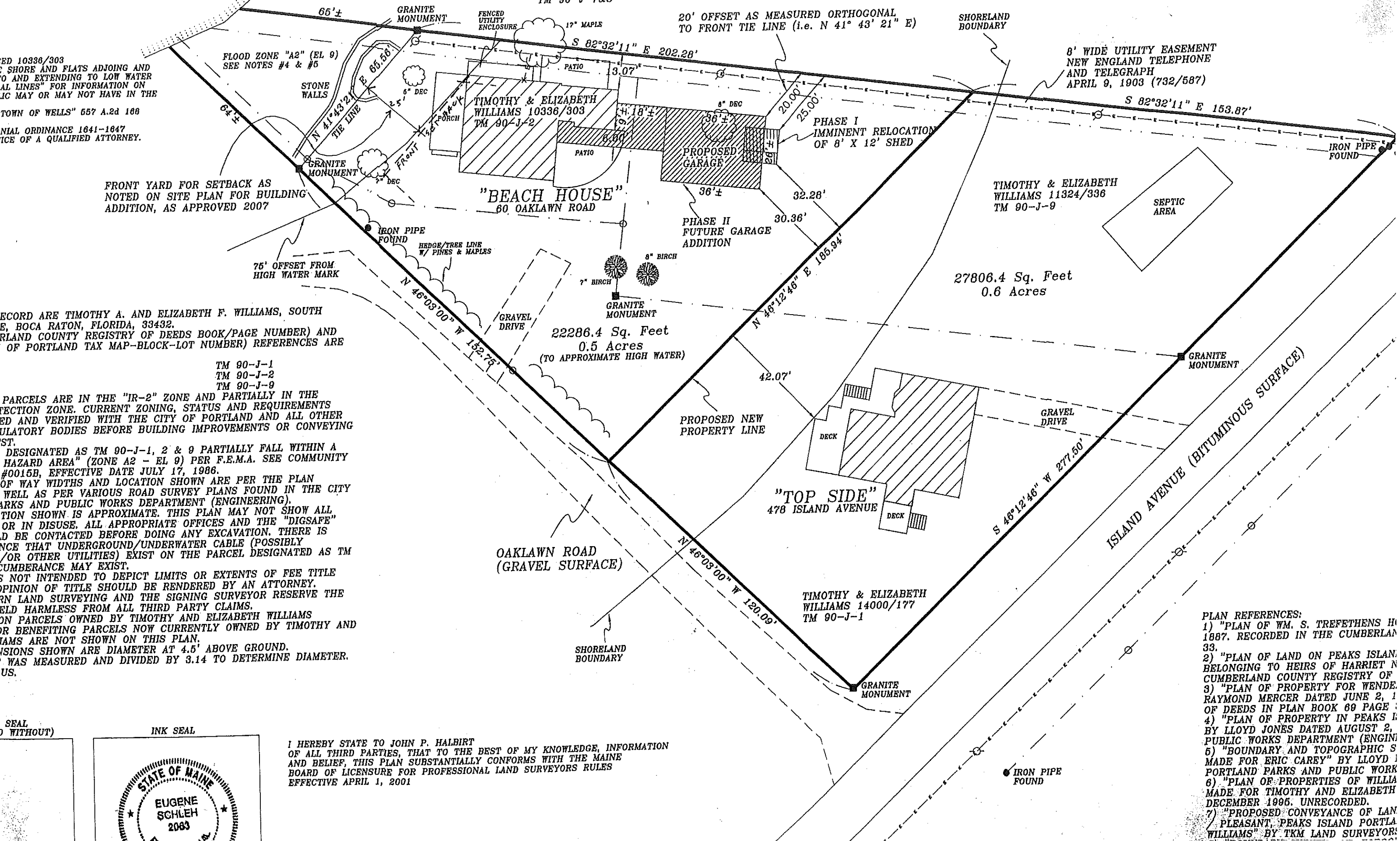
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LD BE CONTACTED BEFORE DOING ANY EXCAVATION. THERE IS  
ENCE THAT UNDERGROUND/UNDERWATER CABLE (POSSIBLY  
D/OR OTHER UTILITIES) EXIST ON THE PARCEL DESIGNATED AS TM  
CUMBERANCE MAY EXIST.  
IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE  
OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.  
ERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE  
HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.  
ON PARCELS OWNED BY TIMOTHY AND ELIZABETH WILLIAMS  
OR BENEFITING PARCELS NOW CURRENTLY OWNED BY TIMOTHY AND  
LIAMS ARE NOT SHOWN ON THIS PLAN.  
NSIONS SHOWN ARE DIAMETER AT 4.5' ABOVE GROUND.  
E WAS MEASURED AND DIVIDED BY 3.14 TO DETERMINE DIAMETER.  
OUS.

D SEAL  
ID WITHOUT)

INK SEAL

I HEREBY STATE TO JOHN P. HALBIRT  
OF ALL THIRD PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION  
AND BELIEF, THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MAINE  
BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES  
EFFECTIVE APRIL 1, 2001



- PLAN REFERENCES:
- 1) "PLAN OF WM. S. TREFETHENS HI 1887. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 69 PAGE 33.
  - 2) "PLAN OF LAND ON PEAKS ISLAND, BELONGING TO HEIRS OF HARRIET N CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 69 PAGE 1 OF DEEDS IN PLAN BOOK 69 PAGE 1
  - 3) "PLAN OF PROPERTY FOR WENDE. RAYMOND MERCER DATED JUNE 2, 1903
  - 4) "PLAN OF PROPERTY IN PEAKS ISLAND BY LLOYD JONES DATED AUGUST 2, 1903
  - 5) "BOUNDARY AND TOPOGRAPHIC SURVEY MADE FOR ERIC CAREY" BY LLOYD JONES PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING)
  - 6) "PLAN OF PROPERTIES OF WILLIAM JONES MADE FOR TIMOTHY AND ELIZABETH WILLIAMS DECEMBER 1996. UNRECORDED.
  - 7) "PROPOSED CONVEYANCE OF LAND IN PLEASANT, PEAKS ISLAND PORTLAND COUNTY BY T.K.M. LAND SURVEYORS"