Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/03/14

SITE PLAN OF LAND ON KNICKERBOCKER LANE, PEAKS ISLAND, PORTLAND, MAINE

MADE FOR PETER LEONG AND CHRISTINE CASSIDY

683 ISLAND AVENUE, PEAKS ISLAND, PORTLAND, MAINE 04108

MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE, 04038
(207) 831-3250

AUGUST 12, 2013 JOB #08-006E SHEET 1 OF 1

REVISED JULY 3, 2014 TO SHOW STAIRS, DECK, LANDING AND INFORMATION REGARDING THE BOUNDARY SURVEY OF THE PROPERTY.
REVISED SEPTEMBER 1, 2014 EDIT TO NOTE #5 & REMOVAL OF SIGNING STATEMENT

SCALE 1" = 20' 0' 20' 40' 60'

NOTES:
1) OWNERS OF RECORD ARE PETER LEONG AND CHRISTINE CASSIDY
2) THE DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 24672 PAGE 101.
3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 92 BLOCK G LOTS 22 AND 24.
4) ZONING: THE PARCEL IS IN THE "IR-1" 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.
5) THIS IS NOT A BOUNDARY SURVEY. THIS IS A SITE PLAN FOR THE PURPOSE OF PERMITTING A PROPOSED BUILDING AND OTHER IMPROVEMENTS. NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR MAKE NO STATEMENT OR CERTIFICATION AS TO THE ACCURACY OF THE BOUNDARY LINES SHOWN. BOUNDARY LINES SHOWN ARE PER THE ABOVE REFERENCED DEED OF RECORD AND THE BELOW REFERENCED STANDARD BOUNDARY SURVEY OF THE PROPERTY.
6) ELEVATIONS AND TOPOGRAPHIC LINES SHOWN ARE BASED ON A BENCHMARK (BRASS DISC IN LEDGE AT THE END OF ISLAND AVENUE) WITH AN ASSUMED ELEVATION OF 15.12' N.A.V.D. 1929. BENCHMARK ELEVATION IS PER THE CITY OF PORTLAND (ENGINEERING DEPARTMENT) AND IS APPROXIMATE ONLY. ELEVATIONS ARE NOT TO ENGINEERING TOLERANCES AND ARE FOR GENERAL BUILDING LOCATION AND LANDSCAPING DESIGN ONLY.
7) THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0009B, EFFECTIVE DATE JULY 17, 1986.
8) 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.
9) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
10) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.
11) SOIL TYPE IS HsB
12) LOCATION OF DISPOSAL AREA AND FOR SEPTIC TANK IS PER SUBSURFACE WASTEWATER DISPOSAL SYSTEM LOCATION APPLICATION BY ALBERT FRICK ASSOCIATES AND NOT FIELD LOCATED FOR THIS PLAN.
13) WELL AND WATER LINE LOCATIONS ARE PER PETER LEONG AND NOT FIELD VERIFIED.
14) KNICKERBOCKER LANE, (A.K.A. KNICKERBOCKER ROAD AND F.K.A. BROOK LANE), WAS LAYED OUT BY ORDER OF THE CITY COUNCIL DATED AUGUST 6, 1917 WITH A 30' WIDE RIGHT OF WAY AND APPEARS TO BE AN ACCEPTED STREET.
15) NO SIGNIFICANT GRADE CHANGES ARE PROPOSED.
16) THE AREA OF THE LOT IS 40,103 SQ. FT., THE AREA TO BE COVERED BY THE PROPOSED DWELLING IS 768 SQ. FT. AND THE PERCENTAGE OF LOT COVERAGE OF THE NEW STRUCTURE IS 1.9%.

STANDARD BOUNDARY SURVEY REFERENCE:
THE BOUNDARY SHOWN ON THIS SITE PLAN ARE PER "STANDARD BOUNDARY SURVEY - KNICKERBOCKER ROAD" MADE FOR DR. PETER LEONG. DATED JUNE 2014. MADE BY TIMOTHY DEFILIPP, TKM LAND SURVEYORS.

SITE LOCATION MAP NOT TO SCALE

LEGEND

○	IRON PIPE/ROD FOUND (IPF/IRF)
⊘	UTILITY POLE
AG	ABOVE GRADE
	PROPERTY LINE
	EDGE OF GRAVEL ROAD OR DRIVEWAY
	OVERHEAD UTILITY LINE
	PROPOSED GRAVEL DRIVE
	REQUIRED SETBACK LINE
	EXISTING BOATHOUSE
	PROPOSED DWELLING

EMBOSSED SEAL (PLAN NOT VALID WITHOUT)

INK SEAL

STATE OF MAINE
EUGENE SCHLEH
2063
PROFESSIONAL LAND SURVEYOR

GENE SCHLEH PLS 2063

COPYRIGHT 2014 NORTHEASTERN LAND SURVEYING
ALL RIGHTS RESERVED