Reviewed for Code Compliance
Department Director
Date: 04/28/15

Date: _____

NOTE:

EVERY APPLICANT FOR A CITY OF PORTLAND BUILDING PERMIT WITH RESPECT TO THIS SUBDIVISION PLAN SHALL, AS A CONDITION PRECEDENT TO THE ISSUANCE THEREOF, POST WITH THE CITY A BOND, IN THE FACE AMOUNT OF $50,000.00 AND IN A FORM SATISFACTORY TO THE CITY, FOR THE REPAIR, REPLACEMENT OR RESTORATION OF ANY PORTION OF THE SANDBAR BETWEEN LITTLE DIAMOND ISLAND AND GREAT DIAMOND ISLAND WHICH IS DAMAGED BY THE TRANSPORTATION OF VEHICLES, EQUIPMENT OR MATERIALS IN CONNECTION WITH WORK AUTHORIZED BY THE PERMIT. PRIOR TO CONSTRUCTION, EVERY APPLICATION SHALL DOCUMENT THE LANDING AREA BY TAKING A SERIES OF PHOTOGRAPHS OF THE LANDING AREA AT LOW TIDE AND SHALL SUBMIT THOSE PHOTOGRAPHS TO THE DEPARTMENT OF PUBLIC SERVICES. DOCUMENTATION SHALL CONTINUE THROUGH THE CONSTRUCTION PHASE BY AGAIN SENDING A SERIES OF PHOTOGRAPHS OF THE LANDING AREA TAKEN AT LOW TIDE ON THE LAST FRIDAY OF EVERY MONTH. NO CITY OCCUPANCY PERMIT SHALL BE ISSUED UNTIL AND UNLESS THE DEPARTMENT OF PUBLIC SERVICES HAS INSPECTED THE SANDBAR AND VERIFIED THAT NO SUCH DAMAGE HAS BEEN CAUSED OR THAT ALL SUCH DAMAGE HAS BEEN REPAIRED TO THE CITY'S SATISFACTION, AT WHICH TIME THE BOND SHALL BE CANCELED. IF AT ANY TIME THE DEPARTMENT OF PUBLIC SAFETY DETERMINES IN ITS SOLE AND EXCLUSIVE JUDGEMENT THAT IMMEDIATE AND IRREPARABLE DAMAGE IS BEING OR MAY BE CAUSED TO ANY PORTION OF THE SANDBAR, WHETHER BY MAN OR NATURE, OR BOTH, THE DEPARTMENT OF PUBLIC SERVICES MAY ORDER THAT ALL OR ANY PORTION OF SUCH TRAFFIC IMMEDIATELY CEASE UNTIL FURTHER NOTICE.

LEGEND:

- MONUMENT FOUND
- IRON ROD FOUND OR SET
- WATER VALVE
- HYDRANT
- UTILITY POLE
- FENCE
- FRESHWATER WETLAND AREA (JURISDICTIONAL) (LOCATED BY G.P.S.)
- STREAM (DEP JURISDICTIONAL)
- WETLANDS
- SOIL TEST PIT (LOCATED BY G.P.S.)
- LEDGE

NOTES:

1) OWNER OF RECORD: MARJORIE SHAW, 400 DANFORTH STREET, PORTLAND, ME LOT 9: BOOK 28254 PAGE 148; LOT 14: BOOK 29826 PAGE 120
2) MEAN HIGH WATER MARK LOCATED BY TRANSIT STADIA METHOD 7/12/84 AND 4/19/84.
3) LOT LINE DIMENSIONS AND AREAS ARE SHOWN TO MEAN HIGH WATER
4) WATER LINES ARE APPROXIMATE AS SHOWN ON PLAN OBTAINED FROM THE PORTLAND WATER DISTRICT.
5) 30' WIDE EASEMENT TO PORTLAND WATER DISTRICT IS LOCATED 15' ON EACH SIDE OF EXISTING WATER LINE.
6) LOCUS IS SHOWN AS LOTS 9 & 14 ON CITY TAX MAP 105 BLOCK J.
7) SEE 7323/360 FOR EASEMENT TO PORTLAND WATER DISTRICT IN ROCKLEDGE AVE. AND "32' WIDE ACCESS & UTILITY EASEMENT" TO LOTS 10, 11 & 12.
8) SEE 6764/180 AND 6764/182 FOR CROSS EASEMENTS BETWEEN SAINT JOSEPH'S CONVENT & HOSPITAL AND LITTLE DIAMOND ISLAND ASSOCIATION FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE ISLAND FROM THE SANDBAR TO THE FERRY DOCK.
9) SEE LOCUS DEED IN 25504/103 AND CONSERVATION EASEMENT IN 6764/184 FOR RESTRICTIONS ON SUBJECT PROPERTY.
10) WATER LINES ARE APPROXIMATE AND TAKEN FROM PLAN REF. #3.
11) ON LOT 18 WOODED AREA TO BE IN TREE PROTECTION AREA.
12) ON LOTS 14, 15 & 16 AREAS OUTSIDE THE BUILDING ENVELOPES, DRIVEWAY AREAS AND POTENTIAL SUBSURFACE WASTEWATER DISPOSAL AREAS TO BE IN TREE PROTECTION AREA.
13) LOCUS IS IN FLOOD ZONE C AND FLOOD ZONE A4 (ELEVATION 11) AS SHOWN ON FLOOD INSURANCE RATE MAP.
14) LOTS 17 AND 19 ARE TO BE CONVEYED TO AN ABUTTER AS ALLOWED UNDER THE SUBDIVISION STATUTE 30-A MSRA 4401 (4) (D-6) AND AS A RESULT THEY ARE NOT BEING COUNTED AS A LOT FOR PURPOSES OF THIS SUBDIVISION PROPOSAL.
15) ON LOTS 15, 16 & 18 THE DEVELOPER SHALL SUBMIT EVIDENCE OF ALL STATE APPROVALS UNDER APPLICABLE REGULATIONS TO THE PLANNING AUTHORITY.
16) SHAGBARK HICKORIES (18" DBH OR GREATER) SHALL BE PRESERVED TO THE EXTENT REASONABLY POSSIBLE CONSISTENT WITH SINGLE FAMILY DEVELOPMENT ON EACH LOT WITHIN THE SUBDIVISION.

LOCATION MAP N.T.S.

PLAN REFERENCE:

1) "SUBDIVISION PLAT OF LAND ON LITTLE DIAMOND ISLAND, PORTLAND, MAINE FOR SAINT JOSEPH'S CONVENT & HOSPITAL JUNE 1984" REV. 6 9/26/84 BY OWEN HASKELL, INC.
2) "RECORDING PLAT OF LAND ON LITTLE DIAMOND ISLAND PORTLAND, MAINE FOR SAINT JOSEPH'S CONVENT & HOSPITAL JUNE 1984" REV. 4 1/16/85 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 147 PAGE 61.
3) PLAN OF "ROCKLEDGE AVENUE PREPARED FOR CYRUS HAGGE DATED JUNE 20, 2008 BY PORTLAND WATER DISTRICT".

WETLAND NOTES:

WETLAND BOUNDARIES BY ALBERT FRICK ASSOCIATES. BOUNDARIES LOCATED USING SUBMETER GPS UNIT, AND ARE INTENDED FOR PLANNING PURPOSES ONLY. SHOULD ANY WETLAND IMPACTS BE NECESSARY, IT IS RECOMMENDED THAT WETLAND FLAGGING BE LOCATED BY LAND SURVEY.

WETLAND DELINEATION BY ALBERT FRICK & LAUREN STOCKWELL ON 11/15/2006.

PRELIMINARY SUBSURFACE WASTEWATER DISPOSAL INVESTIGATION BY ALBERT FRICK ASSOCIATES

IR-1 ISLAND RESIDENTIAL ZONE

MINIMUM LOT SIZE 40,000 S.F.
MINIMUM LOT WIDTH 100'
MINIMUM FRONTAGE 100'
SETBACKS FRONT 30'
SIDE 20'
REAR 30'

STREET IMPROVEMENT WAIVER:

THE PLANNING BOARD FINDS THAT EXTRAORDINARY CONDITIONS, NAMELY, (1) THE PROHIBITION OF MOTORIZED VEHICLES ON LITTLE DIAMOND ISLAND, WITH THE EXCEPTION GOLF CARTS, GARDEN TRACTORS OF EIGHT HORSEPOWER OR LESS AND MUNICIPAL VEHICLES, AND (2) EXISTING DEED RESTRICTIONS ON THE PROPERTY PROHIBITING THE USE OF MOTORIZED VEHICLES EXCEPT GOLF CARTS AND GARDEN TRACTORS OF 8 HORSEPOWER OR LESS, EXIST AND THEREFORE WAIVES THE REQUIREMENTS OF SECTION 14-499 THAT ROCKLEDGE AVENUE TO BE DEVELOPED TO CITY STANDARDS.

APPROVED BY
PENNY ST. LOUIS-LITTELL
DIRECTOR OF PLANNING & URBAN DEVELOPMENT

DATE

BOOK_____ PAGE _____

STATE OF MAINE, CUMBERLAND, ss
REGISTRY OF DEEDS
RECEIVED _____
AT ____ hr. ____ min. ____m AND RECORDED
IN PLAN BOOK _____, PAGE _____
ATTEST: _____
REGISTER

NOTE:

THIS PLAN IS AN AMENDMENT OF "AMENDED RECORDING PLAT ON ROCKLEDGE AVENUE, LITTLE DIAMOND ISLAND, PORTLAND, MADE MADE FOR OWNER OF RECORD: CYRUS HAGGE MAY 21, 2009 OWEN HASKELL, INC." REVISED 10-14-10 AND RECORDED IN PLAN BOOK 210 PAGE 377. THE AMENDMENT BEING A CHANGE IN THE LINE BETWEEN LOTS 9 AND 14.

CERTIFICATION:

OWEN HASKELL, INC. HEREBY CERTIFIES 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 BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE

JOHN C. SCHWANDA, PLS #1252

REV. 3	10-15-14	REVISE LOT 9 AND LOT 14, OWNER
REV. 2	10-14-10	REVISE LOT 9 AND LOT 14
REV. 1	07-13-09	REVISION PER APPROVAL

SECOND AMENDED RECORDING PLAT

ON
ROCKLEDGE AVENUE, LITTLE DIAMOND ISLAND
PORTLAND, MAINE
MADE FOR OWNER OF RECORD:
MARJORIE SHAW
400 DANFORTH STREET, PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	JCS	Date	Job No.
Trace By	RWC	MAY 21, 2009	2014-205P
Check By	JWS	Scale	Drwg. No.
Book No.	282,1082	1" = 60'	1-RP