

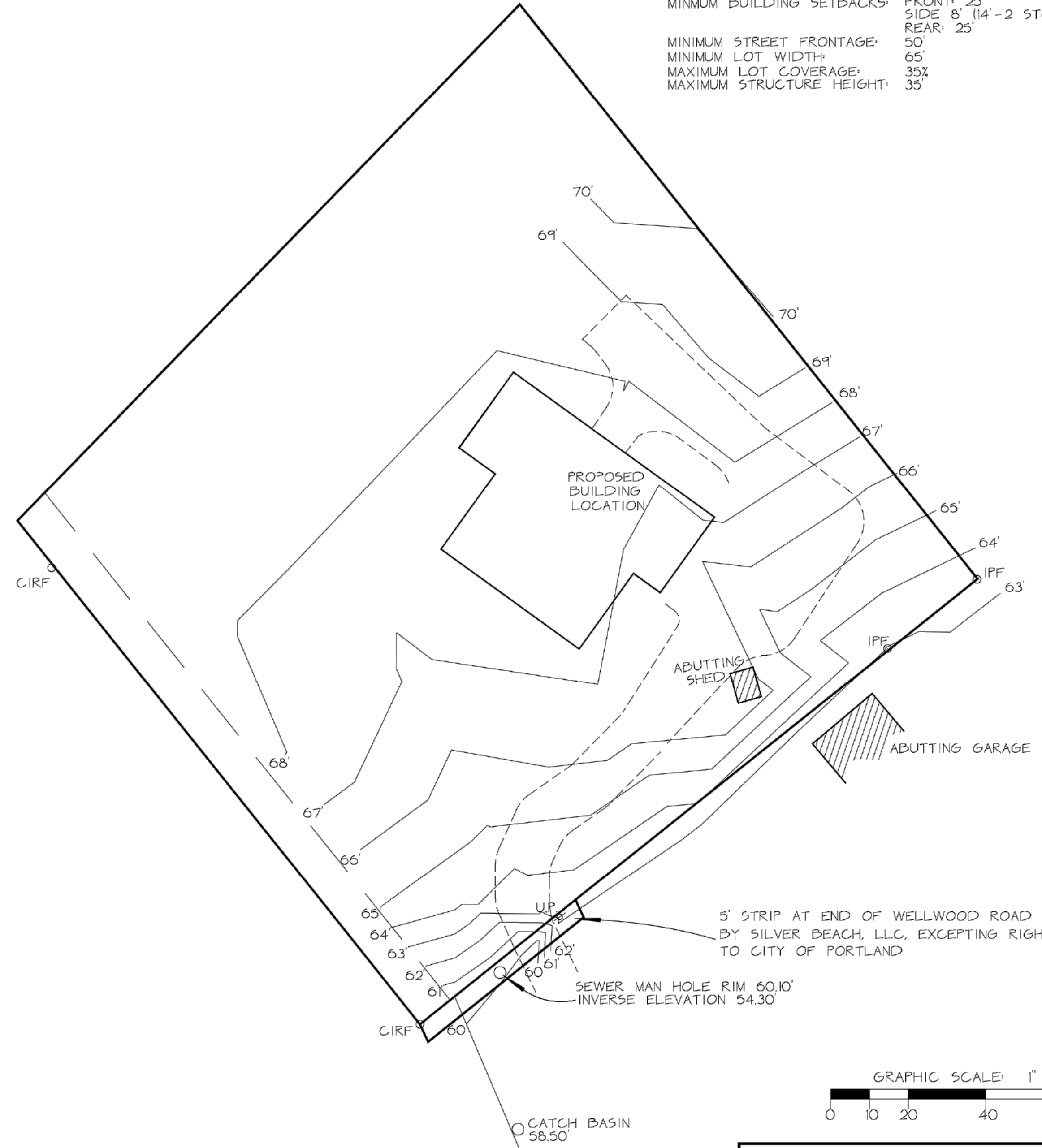
DRAWINGS ARE PROVIDED BY REID TOZIER AS A SERVICE TO HIS CUSTOMERS AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION PRESENTED IN THESE DRAWINGS ARE NOT PREPARED OR REVIEWED BY A LICENSED ARCHITECT AND SHOULD NOT BE USED AS A BASIS FOR CONSTRUCTION. REID TOZIER SUGGESTS THAT HIS CUSTOMERS SEEK THE SERVICES OF A LICENSED ARCHITECT TO OBTAIN TECHNICAL BLUE PRINTS IF THE CUSTOMER DESIRES TO PROCEED FURTHER. THESE DRAWINGS ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION AND REID TOZIER DISCLAIMS ANY RESPONSIBILITY IF THEY ARE SO USED.

REVISIONS:
 DATE: MAY 5, 2014
 PROJECT No.
 DRAWN BY:
 CHECKED BY:
 SCALE: AS NOTED
 SHEET TITLE:
SITE LAYOUT PLAN

DEED INFORMATION

THE SUBJECT PROPERTY WAS DERIVED FROM THE FOLLOWING DEEDS:
 BOOK 26932, PAGE 226-227 RECORDED 5/28/2009
 BOOK 29654, PAGE 287-288 RECORDED 6/11/2012
 BOOK 29672, PAGE 199-201 RECORDED 6/18/2012
 BOOK 30680, PAGE 272 RECORDED 5/29/2013

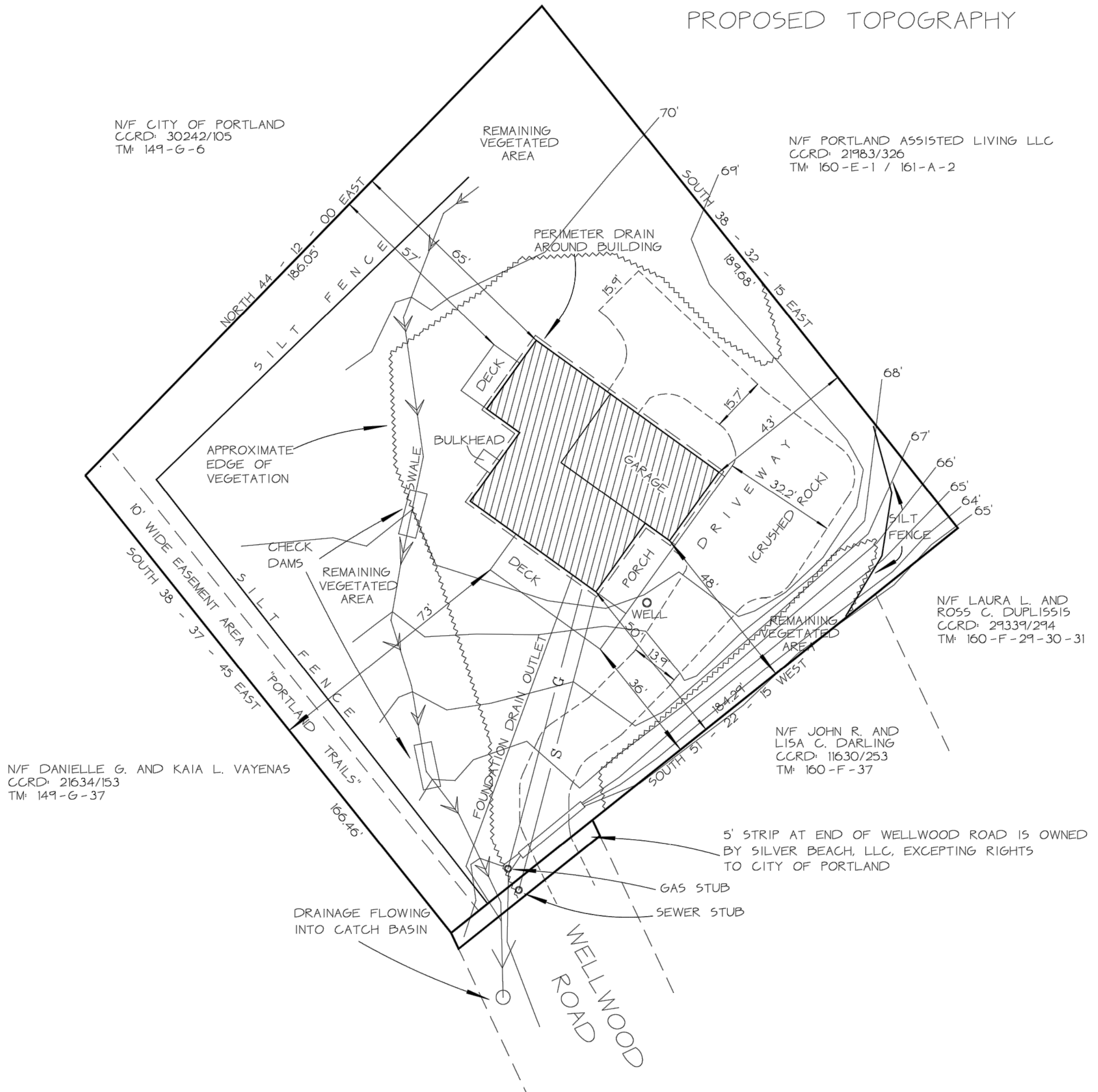
EXISTING CONDITIONS



NOTES

1. THE LOT CONTAINS 33,092 SQUARE FEET AND IS SUBJECT TO EASEMENT AREAS OF 1,921 SQUARE FEET.
2. TOPOGRAPHY BASED ON SEWER MAN HOLE RIM PROPOSED AT 68.10'
3. R-3 ZONE DISTRICT REGULATIONS:
 MINIMUM LOT SIZE: 6,500 SQ.FT. PER DWELLING UNIT
 MINIMUM BUILDING SETBACKS: FRONT: 25', SIDE: 8' (14'-2 STORIES, 16'-25 STORIES), REAR: 25'
 MINIMUM STREET FRONTAGE: 50'
 MINIMUM LOT WIDTH: 65'
 MAXIMUM LOT COVERAGE: 35%
 MAXIMUM STRUCTURE HEIGHT: 35'

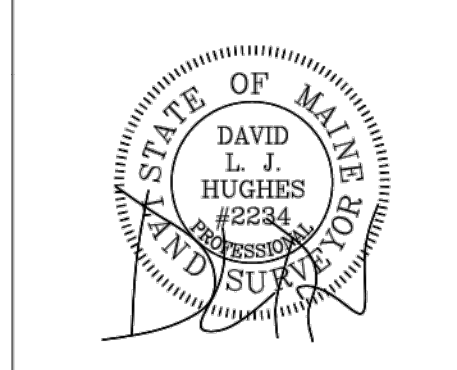
PROPOSED TOPOGRAPHY



LEGEND

- N/F - NOW OR FORMERLY
- CCRD - CUMBERLAND COUNTY REGISTRY OF DEEDS
- TM - TAX MAP
- CIRF - CAPPED IRON ROD FOUND
- IPF - IRON PIPE FOUND
- UP - UTILITY POLE

REVISION NO.	DATE	REVISION PURPOSE



SITE PLAN
 SILVER BEACH, LLC
 LIZ BROWN
 83 WELLWOOD ROAD
 PORTLAND, MAINE
 LIVINGSTON-HUGHES
 PROFESSIONAL LAND SURVEYING CORPORATION
 88 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046

REVISION NO.	DAVID L.J. HUGHES	PL# 2234	DATE: 3/21/2014	DRAWN: JDT	CHECK: DLJ	FIELD BOOK: 781-14	PROJECT: 114-011
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