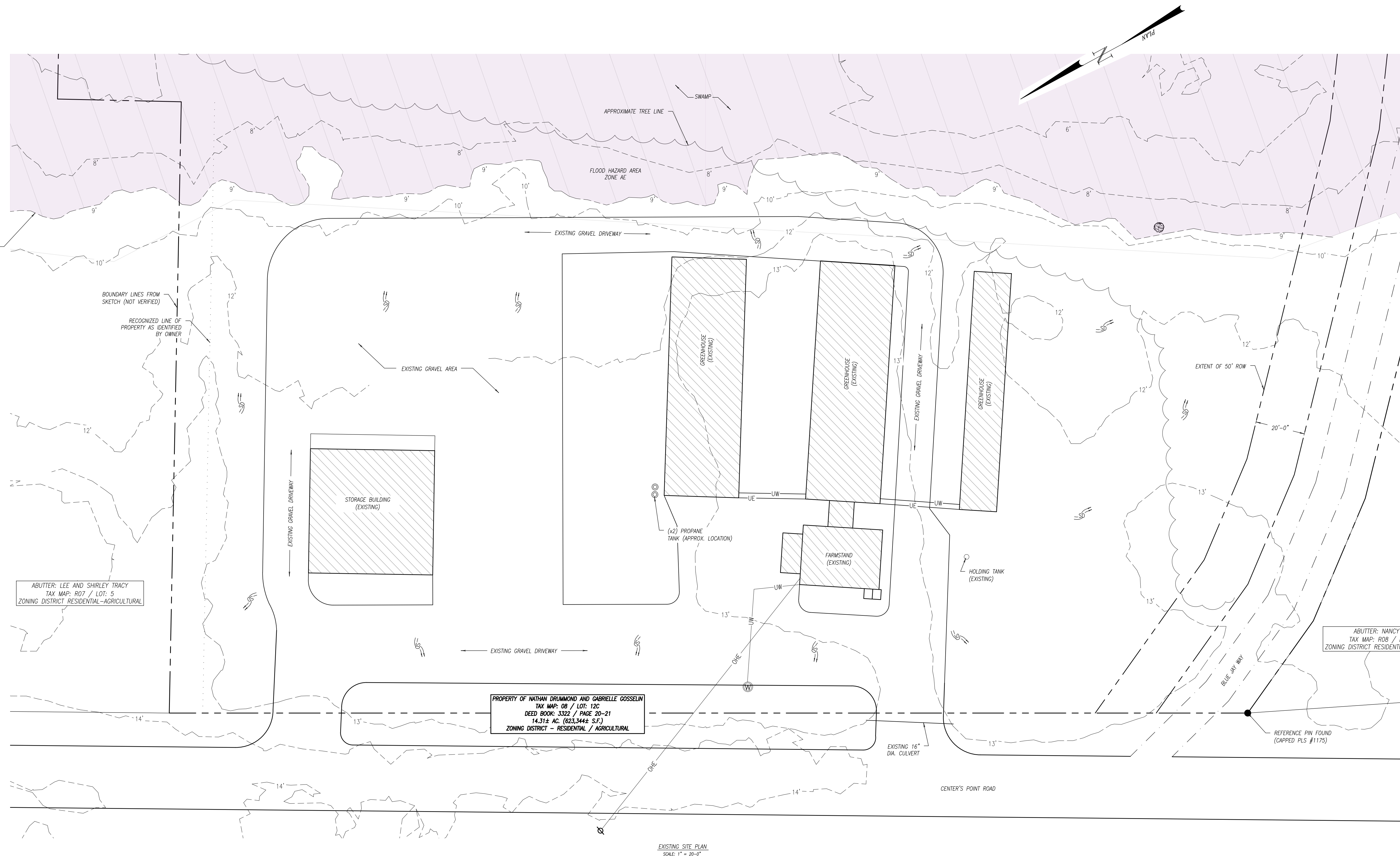


NOTES:
ANY ALTERATION TO THIS DRAWING, AUTHORIZED OR OTHERWISE, SHALL BE AT THE SOLE RISK AND RESPONSIBILITY OF THE USER WITHOUT LIABILITY TO ISLAND COVE DESIGN, LLC.
CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES.
THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ISLAND COVE DESIGN, LLC WITH ANY DISCREPANCIES FROM THE DRAWINGS.
ISLAND COVE DESIGN, LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR SAFETY PRECAUTIONS. DO NOT SCALE THE DRAWINGS.



ISLAND COVE DESIGN, LLC
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PROPERTY OF NATHAN DRUMMOND AND GABRIELLE GOSSELIN
TAX MAP: 08 / LOT: 12C
DEED BOOK: 3322 / PAGE 20-21
14.31± AC. (623,344± S.F.)
ZONING DISTRICT - RESIDENTIAL / AGRICULTURAL

ABUTTER: NANCY DOLAN
TAX MAP: R08 / LOT: 12A
ZONING DISTRICT RESIDENTIAL-AGRICULTURAL

ABUTTER: LEE AND SHIRLEY TRACY
TAX MAP: R07 / LOT: 5
ZONING DISTRICT RESIDENTIAL-AGRICULTURAL

EXISTING SITE PLAN
SCALE: 1" = 20'-0"

PRELIMINARY NOT FOR CONSTRUCTION

NOTES:
1. THE PURPOSE OF THIS PLAN IS TO PROVIDE REFERENCE TO THE FEATURES OF THE LOT AND THE PROPOSED DEVELOPMENT. THIS IS NOT A BOUNDARY SURVEY AND HAS NOT BEEN VERIFIED OR STAMPED BY A PROFESSIONAL SURVEYOR.
2. BOUNDARY LINES ARE BASED ON REFERENCE SKETCH PROVIDED BY BRIAN SMITH SURVEYING, INC. DATED JULY, 2011.
3. MAINE ELEVATION 2 FOOT CONTOURS (1976/137) OVERLAIN ONTO SITE PLAN USING BEST FIT METHOD BASED ON SATELLITE IMAGERY AND ARE FOR REFERENCE ONLY. 9 FOOT AND 13 FOOT CONTOUR LINES FROM "TOPO MAP" DATED 3/11/2024 PROVIDED TO CLIENT BY MAINE FARMLAND TRUST.
4. EXISTING CONDITIONS DEPICTED HERE ARE BASED ON FIELD MEASUREMENTS TAKEN ON 9/15/2023 USING REFERENCE PIN AS DATUM.
5. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ANY AND ALL SUBSURFACE UTILITIES WHETHER DEPICTED ON THIS PLAN OR OTHERWISE PRIOR TO CONSTRUCTION.
6. WASH WATER LIFT STATION TO PUMP 20-30 GALLONS PER DOSE MAXIMUM TO THE LEVEL SPREADER.
7. STONE LEVEL SPREADER DRAIN LINES TO BE INSULATED WITH R-10 (MIN) STYROFOAM TO PREVENT FREEZING IN THE WINTER, UNLESS IT WILL BE BURIED BELOW EXPECTED FROST DEPTH AND NOT CLEARED OF SNOW OR DRIVEN ON.
8. EXCAVATION CONTRACTOR TO FOLLOW EROSION AND SEDIMENTATION CONTROL PROCEDURES, WHETHER SPECIFIED HERE OR NOT, IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, DATED MARCH 2003. (REF: SHEET AD.1)

NO.	DATE	BY	REASON
1	3/29/2024	WJM	ISSUE FOR PERMITTING
2			
3			
4			
5			
6			
7			
8			
9			
10			

EXISTING SITE PLAN	
DESIGNER:	WJM
DATE:	3/29/2024
SCALE:	1" = 20'-0"
SHEET SIZE:	36" x 24" (ARCH D)
PROJECT #:	23-153
SHEET:	A1.0.1