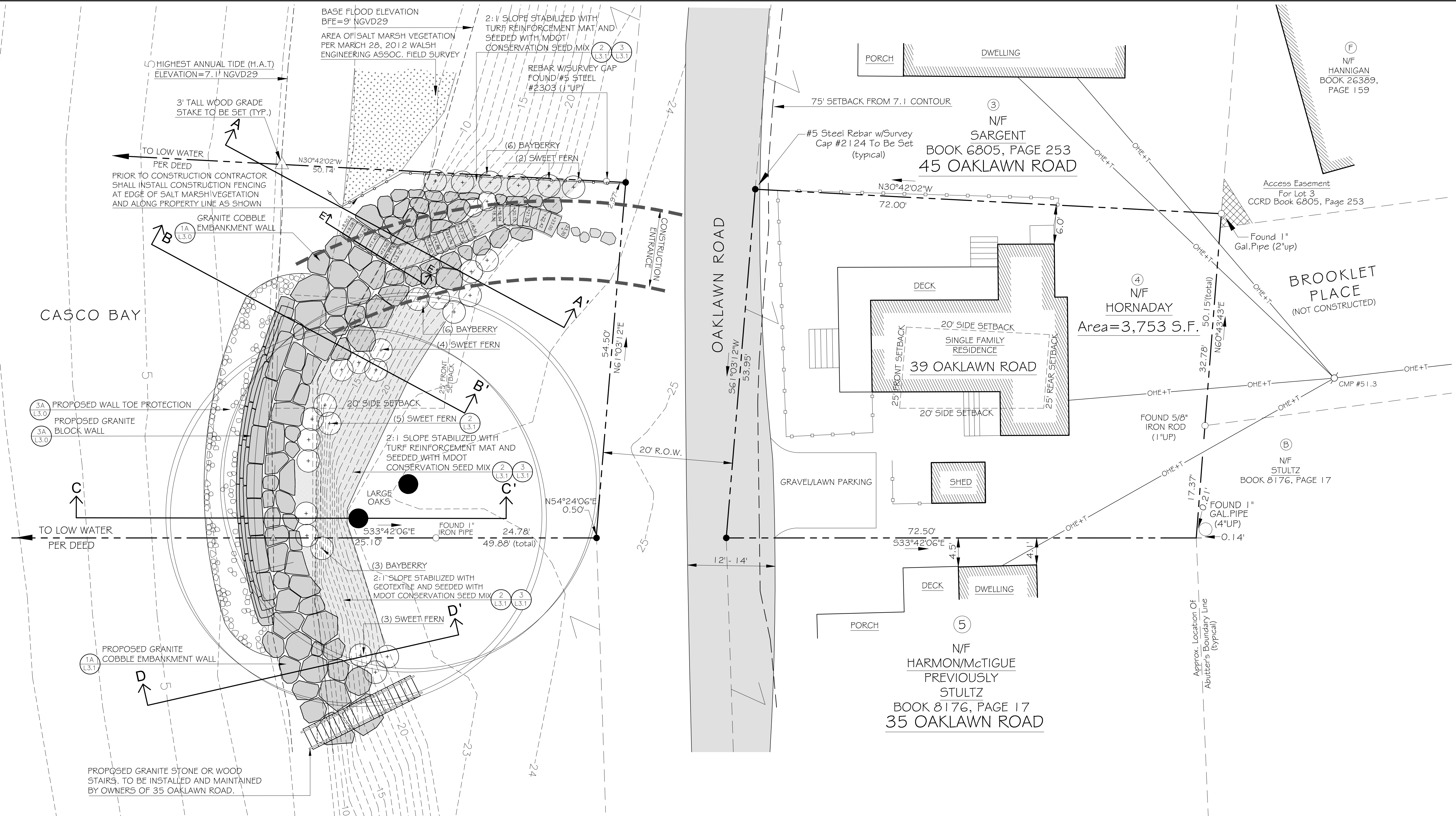


A Plan for the
Hornaday Property
 at
 39 Oaklawn Road, Peaks Island, Portland, Maine
 for
 Water and Emily Hornaday



GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
- EXISTING VEGETATION SHALL BE PROTECTED IN AREAS WHERE SHOWN ON THE DRAWINGS. PRIOR TO CONSTRUCTION, FENCING OR OTHER PROTECTIVE MEASURES SHALL BE ERRECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPS OR TREES DESIGNATED FOR PRESERVATION. REGRAIDING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OF CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED. NO VEHICLES MAY DRIVE OR PARK WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
- ALL WORK SHALL COMPLY WITH THE STATE OF MAINE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) NATURAL RESOURCES PROTECTION ACT (N.R.P.A.) PERMIT ISSUED FOR THIS PROJECT.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

PLANTING SCHEDULE

SYMBOL	QUAN.	SIZE	BOTANICAL NAME	COMMON NAME
C.PER	14	#3	COMPTONIA PEREGRINA	SWEET FERN
M.PEN	15	#3	MYRICA PENNSYLVANICA	BAYBERRY

LOT INFORMATION:

APPLICANT/OWNER:
 WALTER C. AND EMILY R. HORNADAY
 908 W 18TH STREET
 AUSTIN, TEXAS 78701

LOT SIZE: 6,647 S.F. OR 0.15 ACRES

TAX MAP INFORMATION: MAP 90 BLOCK H LOT 4

SITE ADDRESS: 39 OAKLAWN ROAD, PEAKS ISLAND, PORTLAND, ME

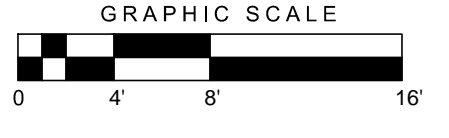
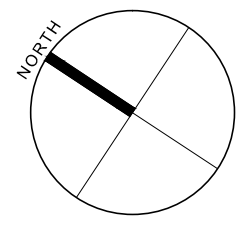
CURRENT ZONE: IR-2 -- ISLAND RESIDENTIAL TWO SHORELAND ZONE OVERLAY

I-R2 SPACE AND BULK STANDARDS

	REQUIRED	EXISTING	PROPOSED
1. MINIMUM STREET FRONTAGE:	70'	53.9'	UNCHANGED
2. MINIMUM FRONT YARD:	25'	13.7'	UNCHANGED
3. MINIMUM SIDE YARD:	20'	6.0'	UNCHANGED
4. MINIMUM REAR YARD:	25'	20.8'	UNCHANGED
5. MAXIMUM LOT AREA:	20,000 S.F.	6,365 S.F.	UNCHANGED
6. MINIMUM LOT WIDTH:	80'	50.2'	UNCHANGED
7. MAXIMUM STRUCTURE HEIGHT:	35'	25'	UNCHANGED
8. MAXIMUM LOT COVERAGE:	20%	19.8%	31.2%

LEGEND

- PROPERTY LINE: EXISTING, PROPOSED
- EDGE OF PAVEMENT:
- CONTOURS:
- BUILDING:
- ABUTTING PL:
- OVERHEAD ELECTRICAL:
- FENCELINE:
- IRON PIN TO BE SET:
- IRON PIN FOUND:
- UTILITY POLE:
- GRANITE BLOCKS:
- GRANITE COBBLE/BOULDER WALL:
- STABILIZED 2:1 SLOPE SEEDED WITH CONSERVATION MIX:
- SILT FENCE:
- SALT MARSH VEGETATION:
- CONSTRUCTION ENTRANCE:
- CONSTRUCTION FENCING:



Rev.	Date	Description	Drawn	Check
1	3-28-2012	Added area of salt marsh, rubber mat area, seed notes	MK	WW
2	3-29-2012	City of Portland Submission: Added setback information	MK	WW
3	1-2-2013	Per Maine DEP and City of Portland Review comments	SC	WW
4	2-28-13	Issued for Bidding	SC	WW
5	3-29-13	Final plans submitted to City and included with Building permits	SC	WW

Sheet Title:
Site Plan

Job No.: 155 | Sheet No.:
 Date: March 19, 2012
 Scale: 1" = 8'
 Drawn: MK
 Checked: WW

L2.0