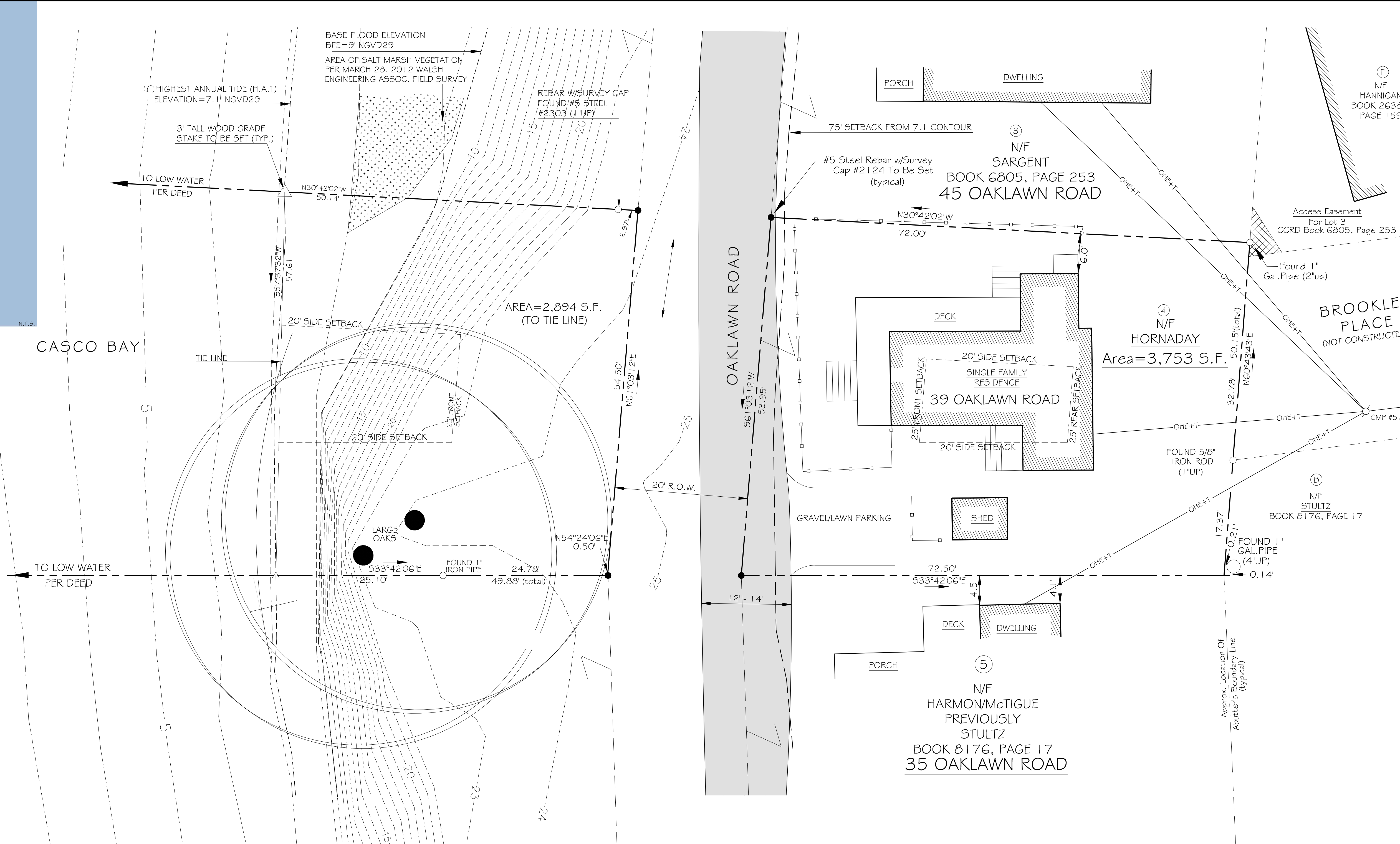
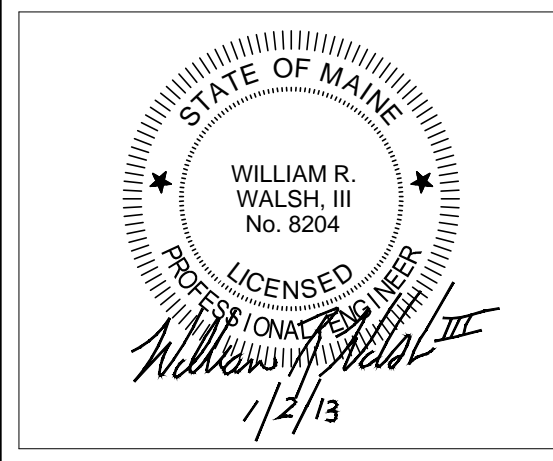


CASCO BAY



Civil Engineer:  
**WALSH**  
 ENGINEERING ASSOCIATES, INC.  
 918 Brighton Ave | Portland, Maine 04102  
 ph: 207.553.9898 | www.walsh-eng.com  
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A Plan for the  
**Hornaday Property**  
 at  
 39 Oaklawn Road, Peaks Island, Portland, Maine  
 for  
 Walter and Emily Hornaday

**PLAN REFERENCES:**  
 1. BOUNDARY INFORMATION TAKEN FROM PLAN TITLED "PLAN DEPICTING THE RESULTS OF A BOUNDARY SURVEY MADE FOR WALTER HORNADAY, 39 OAKLAWN ROAD, PORTLAND, MAINE", DATED OCTOBER 7, 2009. PLAN PREPARED BY JAMES D. NADEAU, LLC, 918 BRIGHTON AVENUE, PORTLAND, MAINE 04102.  
 2. TOPOGRAPHIC INFORMATION TAKEN FROM A WORKSHEET TITLED "PLAN DEPICTING THE RESULTS OF A BOUNDARY SURVEY MADE FOR WALTER HORNADAY, 39 OAKLAWN ROAD, PORTLAND, MAINE", REVISION DATE OCTOBER 17, 2011. PLAN PREPARED BY JAMES D. NADEAU, LLC, 918 BRIGHTON AVENUE, PORTLAND, MAINE 04102.  
 3. ELEVATIONS ARE BASED ON RM42 DEPICTED ON FEMA FLOOD INSURANCE RATE MAP - PANEL NUMBER 230051 0015B, INDEX DATED DECEMBER 8, 1998. ELEVATION OF RM42 IS 56.24' NGVD29. 2009 HIGH WATER ELEVATION WAS CALCULATED USING NOAA METHODS.

**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**

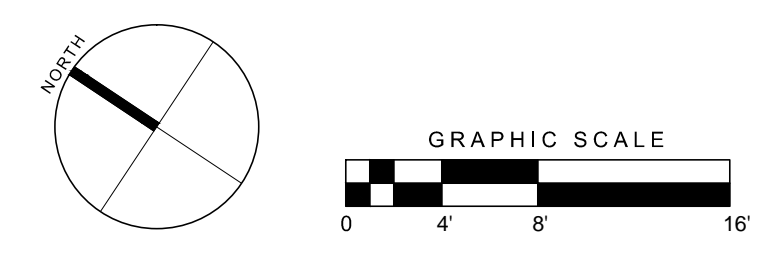
	REQUIRED	EXISTING	PROPOSED
1. MINIMUM STREET FRONTAGE:	70'	53.9'	UNCHANGED
2. MINIMUM FRONT YARD:	25'	13.7'	UNCHANGED
3. MINIMUM SIDE YARD:	20'	6.0'	UNCHANGED
4. MINIMUM REAR YARD:	25'	20.8'	UNCHANGED
5. MAXIMUM LOT AREA:	20,000 S.F.	6,365 S.F.	UNCHANGED
6. MINIMUM LOT WIDTH:	80'	50.2'	UNCHANGED
7. MAXIMUM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

**BENCHMARK NOTE:**  
 1. CONTOURS DEPICTED HEREON ARE BASED N.G.V.D. 29 DATUM. THE SILL OF THE EXISTING HOUSE IS ELEVATION 29.70 AND SHOULD BE USED AS A TEMPORARY BENCHMARK.

**UTILITIES NOTES:**  
 1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE OFFICES WALSH ENGINEERING ASSOCIATES, INC. AND JAMES D. NADEAU, LLC MAKE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN-SERVICE OR ABANDONED. THE UNDERGROUND UTILITIES SHOWN ARE AN APPROXIMATE LOCATION AND ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. JAMES D. NADEAU, LLC HAS NOT PHYSICALLY LOCATED THE UNDERGROUND ("BURIED") UTILITIES.  
 4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH DIG-SAFE, PRIVATE UTILITY LOCATOR AND OWNER TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

**LEGEND**

	EXISTING
PROPERTY LINE	---
EDGE OF PAVEMENT	---
CONTOURS	---95---
BUILDING	▨
ABUTTING PL	---
OVERHEAD ELECTRICAL	OH E+T
FENCELINE	—○—○—○—
IRON PIN TO BE SET	●
IRON PIN FOUND	○
UTILITY POLE	⊕
SALT MARSH VEGETATION	▨



Rev.	Date	Description	Drawn	Check
1	3-29-2012	City of Portland Submission: Added setback information	MK	WW
2	2-28-13	Issued for Bidding	SC	WW
3	3-29-13	Final plans submitted to City and included with Building permits	SC	WW

Sheet Title:  
**Existing Conditions Plan**  
 Job No.: 155 Sheet No.:  
 Date: March 19, 2012  
 Scale: 1" = 8'  
 Drawn: MK  
 Checked: WW **L1.0**