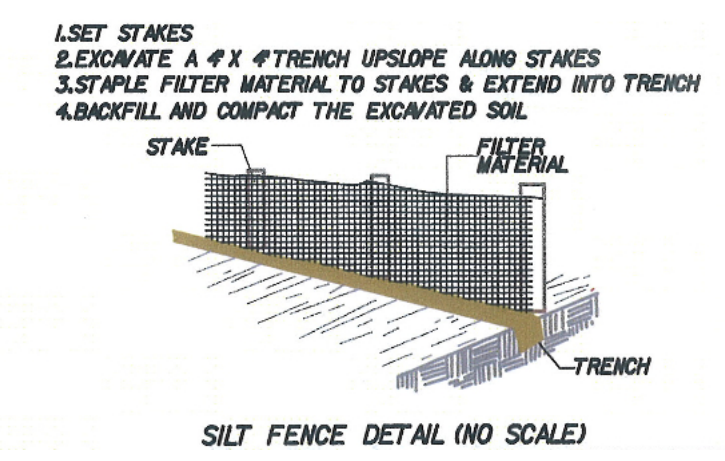


Location Map (NTS)



Silt Fence Detail (NTS)

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- WATER VALVE
- HYDRANT
- UTILITY POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE
- OHP
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FRESHWATER WETLAND AREA (LOCATED BY G.P.S.)
- WETLANDS
- EROSION CONTROL

ZONING

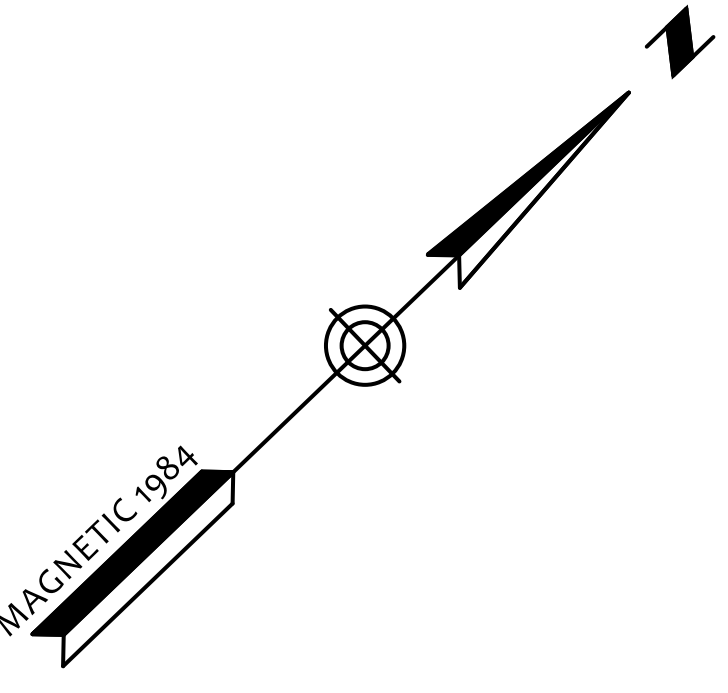
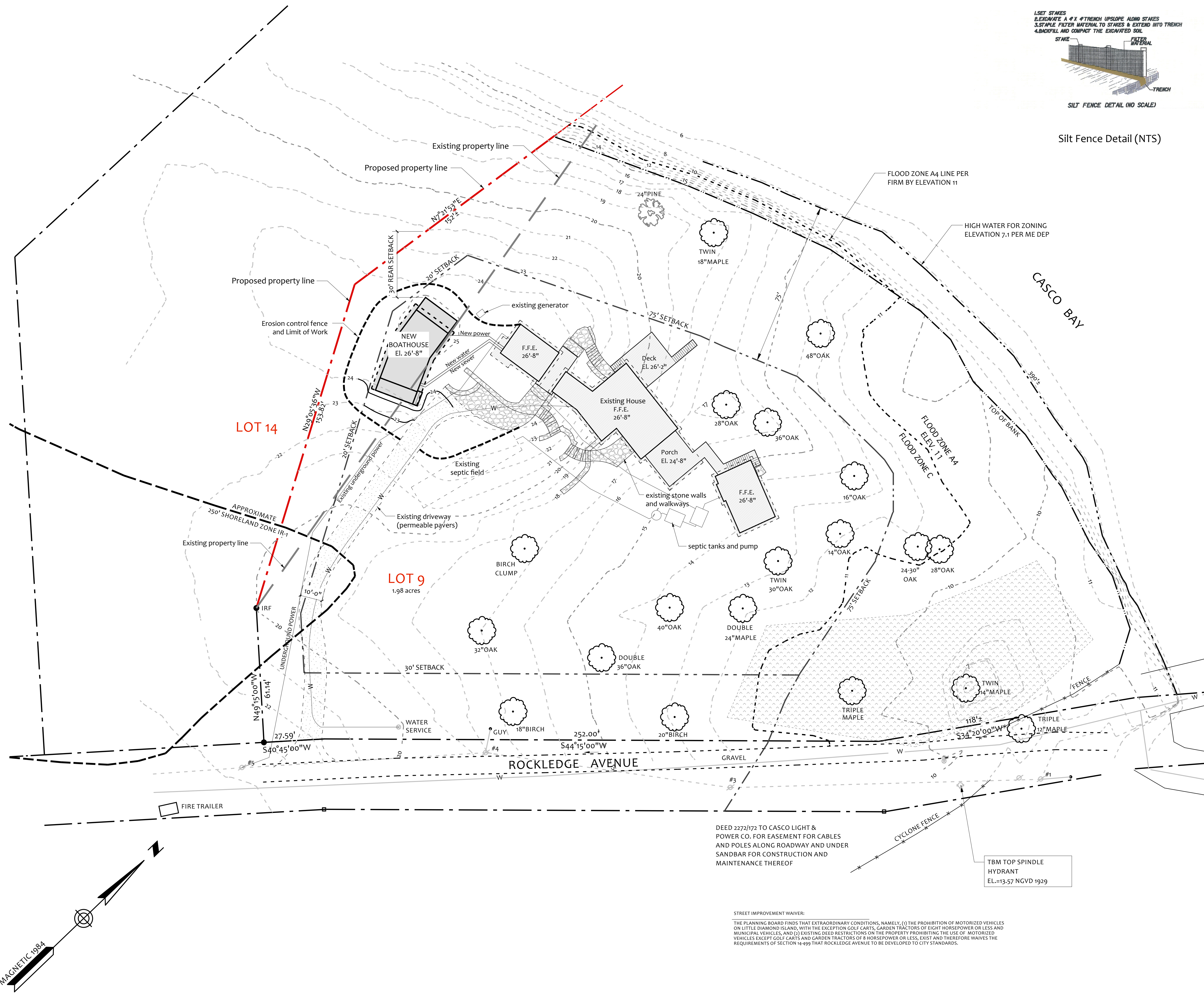
IR-1 ISLAND RESIDENTIAL ZONE
SHORELAND ZONE

MINIMUM LOT SIZE: 40,000 SF
MINIMUM LOT WIDTH: 100'
MINIMUM FRONTAGE: 100'

SETBACK REQUIREMENTS

FRONT: 30'
SIDE: 20'
REAR: 30'

LOT SIZE: 1.98 ACRES (86,248.8 SF)
EXISTING LOT COVERAGE: 6418.2 SF (7.44%)
NEW LOT COVERAGE: 991.15 SF
TOTAL LOT COVERAGE: 7409.35 (8.59%)

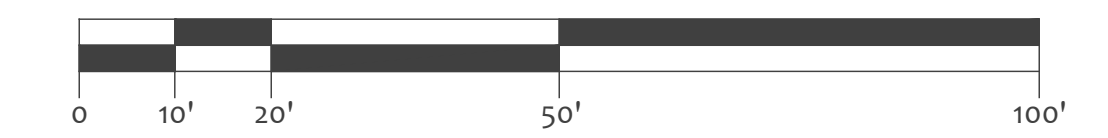


DEED 2272/172 TO CASCO LIGHT & POWER CO. FOR EASEMENT FOR CABLES AND POLES ALONG ROADWAY AND UNDER SANDBAR FOR CONSTRUCTION AND MAINTENANCE THEREOF

TBM TOP SPINDLE HYDRANT
EL.=13.57 NGVD 1929

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 4-499 THAT ROCKLEDGE AVENUE TO BE DEVELOPED TO CITY STANDARDS.

FOR BUILDING PERMIT



ATTARDO PONDELIS ARCHITECTURE

81 Bridge Street, Suite 402
Yarmouth, Maine 04095
207.846.2042

SHAW BOATHOUSE

Site & Contextual Plan

Scale: 1" = 20'
Date: April 8, 2015
Revisions:

L1.0