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

S TREET 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 14-499 THAT ROCKLEDGE AVENUE TO BE DEVELOPED TO CITY STANDARDS.

Silt Fence Detail (NTS)

Location Map (NTS)

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- WATER VALVE
- HYDRANT
- UTILITY POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE
- OHP — OVERHEAD POWER
- W — WATER LINE
- 10 — EXISTING CONTOUR
- 10 — PROPOSED CONTOUR
- FRESHWATER WETLAND AREA (JURISDICTIONAL) (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%)

FOR BUILDING PERMIT

0 10' 20' 50' 100'

Reviewed for Code Compliance
Inspection Division
Date: 04/28/15

LICENSED ARCHITECT
STEPHEN PONDELIS
No. 2182
STATE OF MAINE

ATTARDO PONDELIS ARCHITECTURE
81 Bridge Street, Suite 402
Yarmouth, Maine 04096
207.846.2042

SHAW BOATHOUSE
Little Diamond Island, Maine

Site & Contextual Plan

Drawn by: SP/JAJ
Scale: 1" = 20'
Date: April 8, 2015
Revisions:

L1.0