

ENGINEER:  
**WALSH**  
 ENGINEERING ASSOCIATES, INC.  
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SURVEYOR:  
 OWEN HASKELL, INC.  
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 Falmouth, ME 04105-1395  
 (207) 774-0424  
 ARCHITECT:  
 KAPLAN THOMPSON ARCHITECTS  
 424 Fore Street  
 Portland, ME 04101  
 (207) 842-2888

**18 Luther Street**  
 Portland, Maine  
 Peaks Island  
 for  
 HOMESTART, P.O. Box 174, Peaks Island, Maine 04108

**LEGEND:**

	EXISTING	PROPOSED
5/8" IRON ROD SET	○	○
IRON PIPE OR ROD FOUND	●	●
UTILITY POLE	⊗	⊗
WATER VALVE	⊗	⊗
MANHOLE	○	○
CATCH BASIN	⊗	⊗
FENCE	—○—	—○—
1' CONTOUR	—50—	—50—
FOUNDATION WALL	▬▬▬	▬▬▬
CONSTRUCTION ENTRANCE	▨▨▨	▨▨▨
WATER LINE	—EX.H20—	—H20—
FOOTING DRAIN	—FD—	—FD—
SANITARY SEWER	—SS—	—SAN—
OVERHEAD ELEC AND CATV	—EX.OHE+TV—	—OHE+TV—
GATE VALVE	⊗	⊗
EROSION CONTROL FENCE	—○—	—○—
UNDERGROUND ELECTRICAL, TELEPHONE AND CATV	—UG.E+T+TV—	—UG.E+T+TV—
RADON PIPE	—RP—	—RP—

**PLAN REFERENCES:**

1. PLAN OF HOMESTEAD LOT OF LATE LUTHER STERLING NOV. 1883 RECORDED IN DEED BOOK 516 PAGE 210.
2. BOUNDARY SURVEY ON LUTHER STREET, PEAKS ISLAND, PORTLAND, MAINE MADE FOR HOME START, DATED FEBRUARY 20, 2008. REVISION 1: 02-29-08 BY OWEN HASKELL, INC.
3. BOUNDARY AND TOPOGRAPHIC SURVEY ON LUTHER STREET, PEAKS ISLAND, PORTLAND, MAINE, PREPARED FOR RECORD OWNER: HOMESTART, 379 ISLAND AVENUE, PEAKS ISLAND, PORTLAND, MAINE. PREPARED BY OWEN HASKELL, INC., PROFESSIONAL LAND SURVEYORS, DATED SEPTEMBER 23, 2009.

**GENERAL NOTES:**

1. OWNER OF RECORD: HOMESTART, C.C.R.D. BOOK 25452 PAGE 211.
2. PARCEL IS SHOWN AS LOTS 15, 16 AND 17, BLOCK 2, ON THE CITY OF PORTLAND AS5E550R5 MAP 87.
3. BEARINGS ARE DIFFERENT THAN THOSE SHOWN ON PLAN REFERENCE 2. BEARINGS ARE BASED ON CONTROL POINTS PROVIDED BY CITY OF PORTLAND ENGINEERING DEPARTMENT AS REQUIRED FOR CITY REVIEW.
4. PROPERTY PINS WILL BE SET PRIOR TO THE ISSUANCE OF THE CITY OF PORTLAND BUILDING PERMIT.
5. ALL LUTHER STREET LATERAL UTILITY CONNECTIONS AND LUTHER STREET ROAD REPAIRS MUST MEET THE STANDARDS DETAILED AND DESCRIBED IN THE CITY OF PORTLAND TECHNICAL MANUAL, MOST RECENT EDITION.

**TREE PLANTING SCHEDULE\***

SYMBOL	QUAN.	SIZE	BOTANICAL NAME	COMMON NAME
C.CAR	3	2" CAL.	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
S.RET	3	2" CAL.	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC

\*SEE SHEET L2.0 FOR RAIN GARDEN PLANTING SCHEDULE

**ZONING SUMMARY**

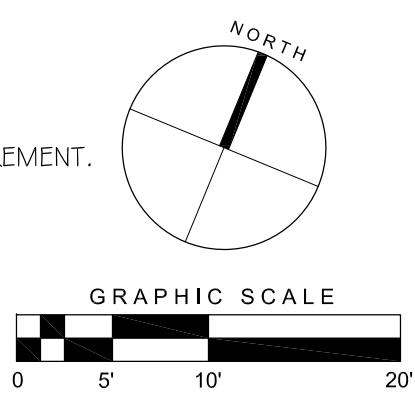
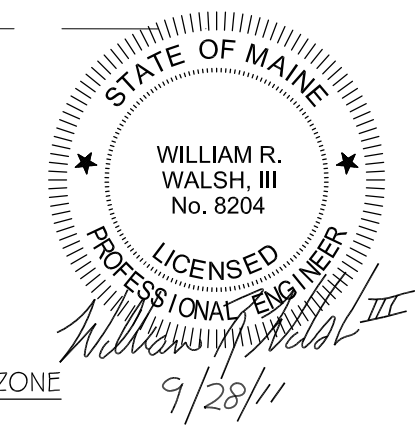
1. PROPERTY CURRENTLY IS LOCATED IN THE IR-2 ZONE (ISLAND RESIDENTIAL ZONE)
2. PARCEL ACREAGE: 0..37 ACRES (16,271 sq. ft.)
3. REGULATIONS:

	IR-2 ZONE REQUIRED	PROPOSED CONDITIONAL ZONE
MINIMUM LOT AREA	20,000 S.F.	5,300 S.F.
MIN. STREET FRONTAGE	70 FT.	49 FT.
MIN. FRONT YARD SETBACK (LOTS 15 & 16)	25 FT.	10 FT.
MIN. FRONT YARD SETBACK (LOT 17)	25 FT.	1 FT.**
MIN. REAR YARD SETBACK	25 FT.	25 FT.
MIN. SIDE YARD SETBACK (LOTS 15 & 16)	20 FT.	8 FT.
MIN. SIDE YARD SETBACK (LOTS 17)	20 FT.	6.5 FT.**
MAX. BUILDING HEIGHT	35 FT.	35 FT.
MIN. LOT WIDTH	80 FT.	49 FT.
MAX. LOT COVERAGE	20% OF LOT	28% OF LOT

4. PARKING -- IR-2 ZONE: 1 SPACE / UNIT
- 1 SPACE / UNIT

\* EXISTING HOUSE ON LOT 17 HAS A 1-FOOT FRONT YARD SETBACK. IF THE HOUSE IS RECONSTRUCTED, IT WILL BE REQUIRED TO MEET THE 10-FOOT FRONT YARD SETBACK REQUIREMENT.

\*\* EXISTING HOUSE ON LOT 17 CURRENTLY HAS A 6.5-FOOT SIDE YARD SETBACK. IF THE HOUSE IS RECONSTRUCTED, IT WILL BE REQUIRED TO MEET THE 8-FOOT SIDE YARD SETBACK REQUIREMENT.



Rev.	Date	Description	Drawn	Check
1.	09-07-10	Per City Staff Review	MK	WW
2.	02-11-11	Bld Documents	MK	WW
3.	09-28-11	Revised Utilities, Unit Footprints and Benchmark	MK	WW

Sheet Title:  
**Site Plan**

Job No.: 114  
 Date: Aug. 5, 2010  
 Scale: 1" = 10'  
 Drawn: MK  
 Checked: WW

Sheet No.:  
**L1.0**