

ENGINEER:
WALSH
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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
 Peaks Island
 Portland, Maine
 for
 HOMESTART, P.O. Box 174, Peaks Island, Maine 04108

LEGEND:

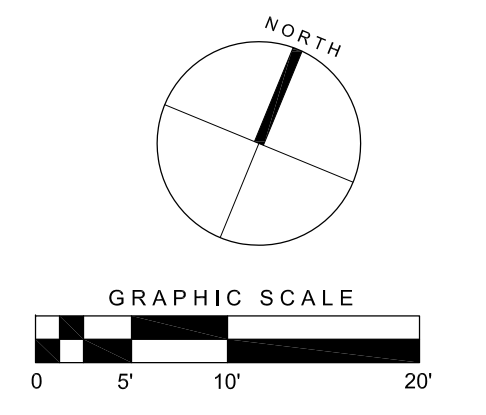
IRON PIPE OR ROD FOUND	○IPF
UTILITY POLE	⊗
WATER VALVE	⊙
MANHOLE	⊖
CATCH BASIN	⊕
PIN TO BE SET	●IPS
OVERHEAD WIRES	—
1" CONTOUR	12
WATER LINE	H2O
SANITARY SEWER	SS

PLAN REFERENCES:
 1. PLAN OF HOMESTEAD LOT OF LATE LUTHER STERLING NOV. 1883 RECORDED IN DEED BOOK 516 PAGE 210.
 2. 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 Z, ON THE CITY OF PORTLAND ASSESSORS MAP 87.
 3. BEARINGS ARE BASED ON CONTROL POINTS PROVIDED BY CITY OF PORTLAND ENGINEERING DEPARTMENT AS REQUIRED FOR CITY REVIEW.
 4. SURVEYORS SIGNATURE AND SEAL IS ONLY FOR BOUNDARY LINE INFORMATION SHOWN HEREON AS TAKEN FROM PLAN REFERENCE 2.

ZONING SUMMARY
 1. LOTS 15, 16 AND 17 ARE SUBJECT TO A CONDITIONAL ZONE AGREEMENT AS APPROVED BY THE CITY OF PORTLAND CITY COUNCIL ON JULY 19, 2010.
 2. CONDITIONAL ZONE AGREEMENT (CZA) REGULATIONS:
 CZA REQUIREMENTS
 MINIMUM LOT AREA 5,300 S.F.
 MIN. STREET FRONTAGE 49 FT.
 MIN. FRONT YARD SETBACK (LOTS 15 & 16) 10 FT.
 MIN. FRONT YARD SETBACK (LOT 17) 1 FT.
 MIN. REAR YARD SETBACK 25 FT.
 MIN. SIDE YARD SETBACK (LOTS 15 & 16) 8 FT.
 MIN. SIDE YARD SETBACK (LOTS 17) 6.5 FT.
 MAX. BUILDING HEIGHT 35 FT.
 MIN. LOT WIDTH 49 FT.
 MAX. LOT COVERAGE 28% OF LOT
 3. PARKING -- IR-2 ZONE 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.

PLANNING BOARD REVIEW AND APPROVALS:
 A. WAIVERS: ON OCTOBER 12, 2010, THE CITY OF PORTLAND PLANNING BOARD VOTED UNANIMOUSLY TO APPROVE 18 LUTHER STREET WITH THE FOLLOWING WAIVERS:
 1. TO WAIVE THE REQUIREMENT OF SECTION 14-499 (D) OF THE ZONING ORDINANCE THAT REQUIRES SIDEWALK AND CURBING TO BE CONSTRUCTED ON BOTH SIDES OF PUBLIC STREET, TO ALLOW NO SIDEWALK AND CURBING AS SHOWN ON THE SUBDIVISION PLAN (ATTACHMENT B-2 TO REPORT #38-10).
 2. TO WAIVE THE REQUIREMENT OF SECTION III (E) OF THE TECHNICAL STANDARDS FOR DRIVEWAY SPACING, TO ALLOW THE EXISTING DRIVEWAY TO REMAIN IN ITS CURRENT LOCATION.
 B. CONDITIONS OF APPROVAL: ON OCTOBER 12, 2010, THE CITY OF PORTLAND PLANNING BOARD VOTED UNANIMOUSLY THAT THE PLAN IS IN CONFORMANCE WITH THE CITY'S SUBDIVISION STANDARDS OF THE LAND USE CODE, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:
 1. THE APPLICANT MUST COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST CONSTRUCTION STORMWATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEGMENT 4 EROSION CONTROL PLAN BASED ON OUR STANDARDS AND STATE GUIDELINES. A MAINTENANCE AGREEMENT FOR THE RAIN GARDENS ACCEPTABLE TO CORPORATION COUNSEL MUST BE SUBMITTED AND SIGNED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 2. THE APPLICANT MUST COMPLY WITH THE CITY OF PORTLAND STANDARD CONDITIONS OF APPROVAL AND REQUIREMENTS FOR ALL APPROVED SUBDIVISION PLANS.

APPROVED BY THE CITY OF PORTLAND PLANNING BOARD
 NAME: _____ DATE: _____



STATE OF MAINE
 CUMBERLAND COUNTY REGISTRY OF DEEDS
 RECEIVED _____
 AT ____ H ____ M ____ AND RECORDED
 IMPLEMENT NUMBER _____
 PLAN BOOK _____ PAGE _____
 ATTEST
 REGISTER

Rev.	Date	Description	Drawn	Check
1.	09-07-10	Per City Staff Review	MK	WW
2.	11-22-10	Added Waivers and Conditions of Approval Notes	MK	WW

Sheet Title:
Subdivision Plan
 Job No.: 114 Sheet No.:
 Date: Aug. 5, 2010
 Scale: 1" = 10'
 Drawn: MK
 Checked: WW
S1.0