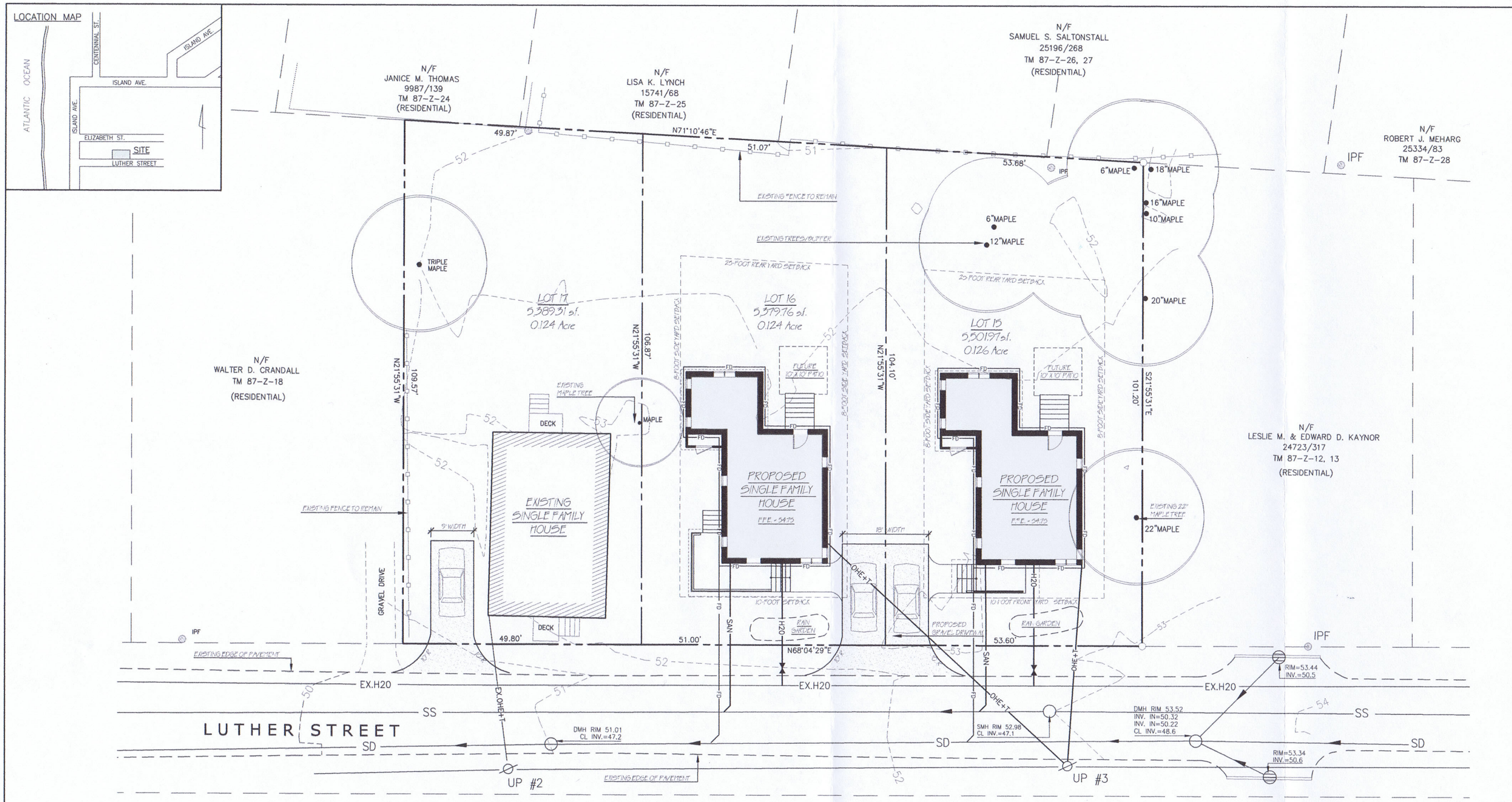

LEGEND:

	EXISTING	PROPOSED
5/8" IRON ROD SET	○	
IRON PIPE OR ROD FOUND	●	
UTILITY POLE	Ø	
WATER VALVE	⊗	⋈
MANHOLE	○	
CATCH BASIN	⊕	
DECIDUOUS TREE	⊙	
FENCE	—□—□—	
OVERHEAD WIRES	— — —	
F CONTOUR	50	
BUILDING		▬
DRIVEWAY		▭
WATER LINE	EX.H20	H20
FOOTING DRAIN		FD
SANITARY SEWER	SS	SAN
OVERHEAD ELEC AND CATV	EX.OHE+TV	OHE+TV
GATE VALVE		⋈

PLAN REFERENCES:

1. PLAN OF HOMESTEAD LOT OF LATE LUTHER STERLING NOV. 1883 RECORDED IN DEED BOOK 316 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 Z, ON THE CITY OF PORTLAND ASSESSORS 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.

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 SF.	5,500 SF.
MIN. STREET FRONTAGE	70 FT.	50 FT.
MIN. FRONT YARD SETBACK	25 FT.	10 FT.
MIN. REAR YARD SETBACK	25 FT.	25 FT.
MIN. SIDE YARD SETBACK	20 FT.	9 FT.
MAX. BUILDING HEIGHT	35 FT.	35 FT.
MIN. LOT WIDTH	80 FT.	50 FT.
MAX. LOT COVERAGE	20% OF LOT	28% OF LOT
4. PARKING -- IR-2 ZONE	1 SPACE/UNIT	1 SPACE/UNIT

NORTH

GRAPHIC SCALE
0 5' 10' 20'

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED
PROFESSIONAL ENGINEER
12/14/09

18 Luther Street

Peaks Island

Portland, Maine

for

HOMESTART, P.O. Box 174, Peaks Island, Maine 04108

Rev.	Date	Description	Drawn	Check

Sheet Title:

Site Plan -- Conditional Zone

Job No.:	114	Sheet No.:	L1.0
Date:	Dec. 14, 2009		
Scale:	1" = 10'		
Drawn:	MK		
Checked:	WW		