

BARRY M. ALLEN
MAINE PROFESSIONAL LAND SURVEYOR #1271
118 Clark Street, Portland, ME 04102
207-753-7300
bma@barryallen.com

SKETCH PLAN OF
LAND OF
JEFFREY J. BEAN & JILL M. KERKES
114 MACWORTH ST. PORTLAND, MAINE 04108
COMPILED BY
LOST CORNER LAND SURVEYING, LLC
22 CHERRY DRIVE, NORWAY, MAINE 04268
lostcornerurvey@gmail.com 207-749-4830
LOST CORNER SURVEY, JULY 9, 2014 DATE OF PLAN JULY 9, 2014
JOB NO. 14-32, FIELD BOOK 5, DRAWING FILE: BEAN

Zoning Information

CBL	139 H004001
Land Use Type	Single Family
Property Location	114 Macworth Street
Book and Page	26816/188
Area of Lot	10,791 sf
	2.477 acres
Min. Lot Size (1-4-90.4)	6,500 sf
Zone	RCS overlay
Shoreland Zone	5' setback met
Setbacks (1-4-90)	25' Back Yard 25' Front Yard 14' (two story) Side Yard
not less than 8' - 28' total	
Max Coverage (1-4-90B)	35.9%
Area of Footprint	2,622 sf (incl. decks)
Actual Lot Coverage	24.3%
Max Height (1-4-90C)	35'
Actual Height	(grade to parapet)
High Side	21'
Low Side	31'-4"
(note - roof stair not considered story)	
Area of House	2,503 sf
Existing	1,273 sf
New	1,230 sf
Increase in Area (Volume) 50%	

Bean/Kerkes Residence

Site Plan / Survey
Project number 2014-19
Date 1-25-15

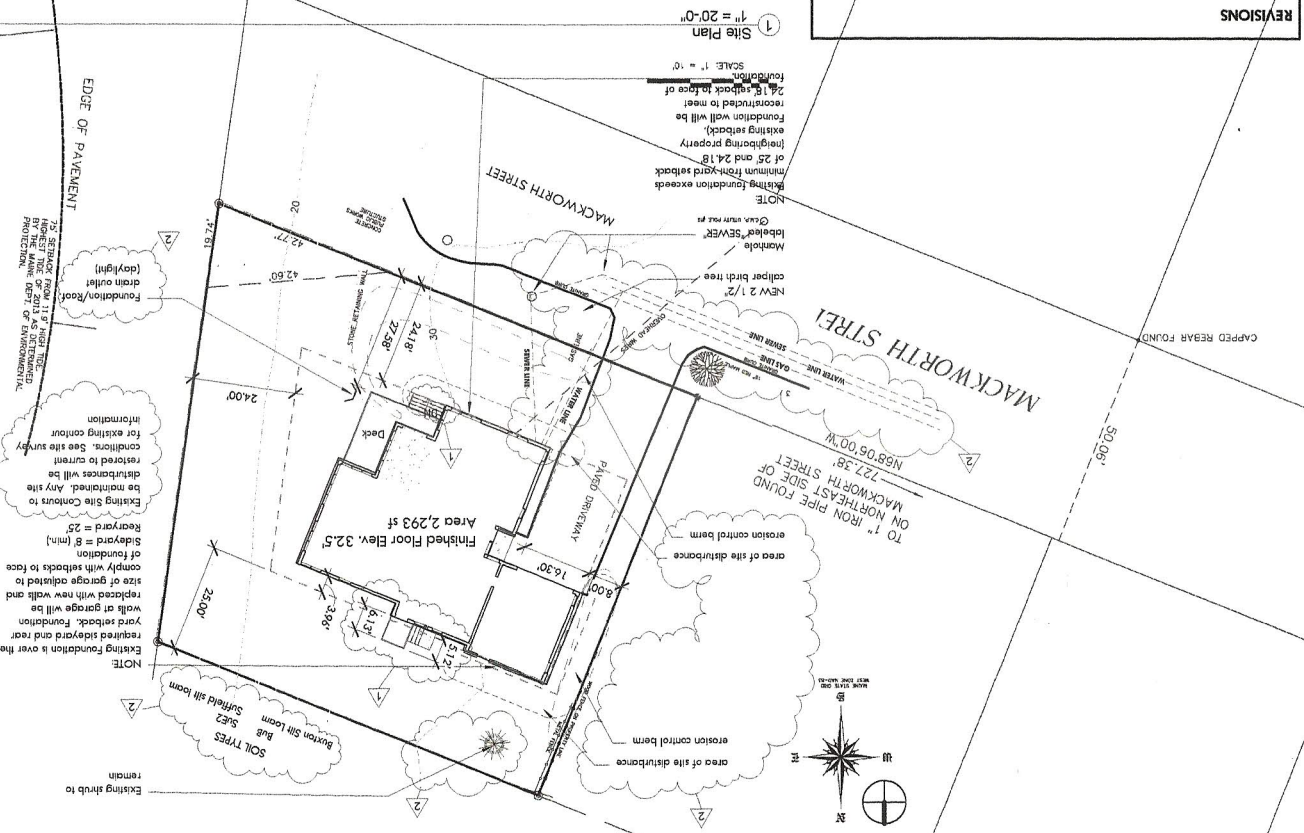
Scale 1" = 20'-0"
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REVISIONS

#1 - 9-7-14
- Moved front deck stair to comply with setback requirements
- Revised rear deck to comply with setback requirements

#2 - 9-21-14
- added footprint SF and revised FF Elev.
- added utility information
- identified existing plantings to remain
- added new tree to front yard
- added soil types
- added areas of site disturbance and erosion control
- added note related to contour information
- added roof/foundation drain outlet location



① Site Plan
SCALE 1" = 10'

NOTE
Existing foundation exceeds minimum front-yard setback of 25' and 24.18' (neighboring property). Foundation wall will be reworked to meet 24.18' setback to face of foundation.

NOTE
Marked 'SEWER' catchers bird's nest. Check utility map.

NOTE
Foundation/Deck drain outlet (daylight)

NOTE
72" SEWER LINE TO BE RELOCATED TO 2017 OF ENVIRONMENTAL PROTECTION.

NOTE
Existing foundation is over the

NOTE
Existing sideyard and rear yard setback. Foundation walls of garage will be replaced with new walls and size of garage adjusted to comply with setbacks to face of foundation.

NOTE
Sideyard = 8' (min.)
Reyard = 25'

NOTE
Existing contours to be maintained. Any site restored to current conditions. See site survey information for existing contour

NOTE
Existing shrub to remain

NOTE
SOIL TYPES
Burton Silt loam sub SLE2
Shufield silt loam

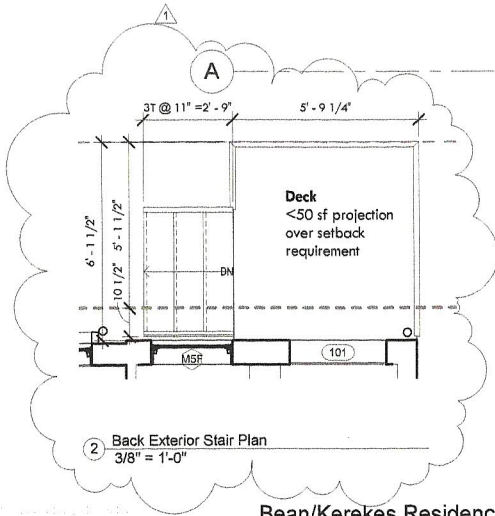
BAXTER BOULEVARD
EDGE OF PAVEMENT

EDGE OF PAVEMENT

REVISIONS

#1 - 9-7-14

- Revise Rear Deck to meet setback req's
- Add Deck plan detail
- Revise front Deck to meet setback req's



Bean/Kerekes Residence
114 Mackworth Street, Portland, Maine

First Floor Plan

Project number 2014-18
Date 1-25-15



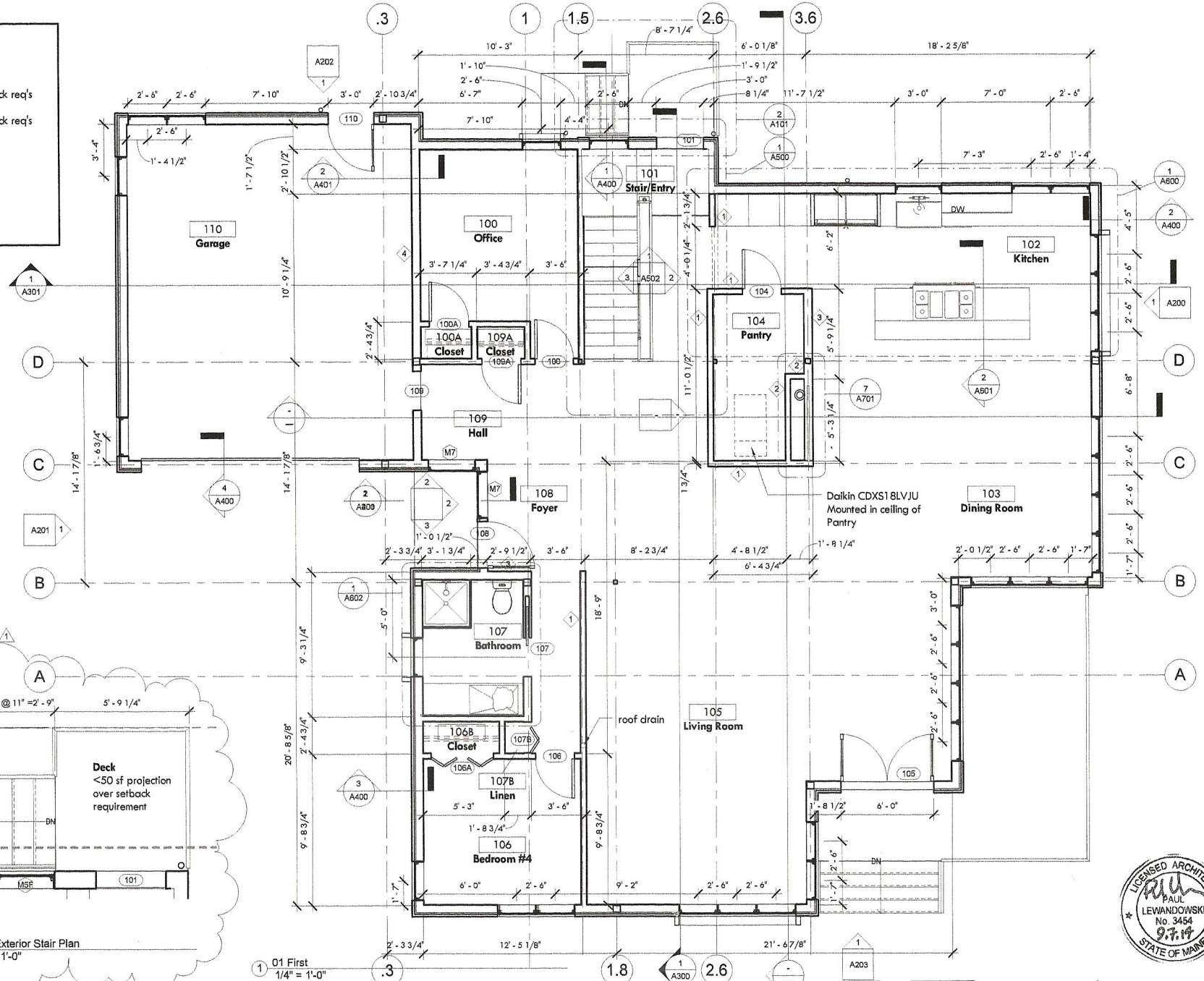
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Scale As Indicated

(c) 2014, planmasterd

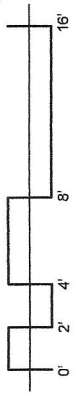
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116 Clark Street, Portland, ME 04102
207.712.7392
pl.lewandowski@gmail.com





A102
Scale 1/4" = 1'-0"



Second Floor Plan
Project number 2014-18
Date 1-25-15

Bean/Kerekes Residence
114 Macoworth Street, Portland, Maine

1 02 Second
1/4" = 1'-0"

115 Oak Street, Portland, ME 04102
P.Lewandowski@gmail.com

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