

## Zoning Information

CBL	139 H004001
Land Use Type	Single Family
Property Location	114 Mackworth Street
Book and Page	26816/188
	139-H-4
Area of Lot	10,791 sf
Min. Lot Size (14-90.4)	.2477 acres
	6,500 sf
Zone	R-3
ROS overlay	
Shoreland Zone	75' setback met
Setbacks (14.90D)	
Front Yard	25'
Back Yard	25'
Side Yard	14' (two story)
	not less than 8' - 28' total
Max Coverage (14.90E)	35%
Area of Footprint	2,622 sf (incl. decks)
Actual Lot Coverage	24.3%
Max Height (14.90G)	35'
Actual Height	
(grade to parapet)	
High Side	21'
Low Side	31'-4"
	(note - roof stair not considered story)
Area of House	
Existing	2,503 sf
New	1,273 sf
Increase in Area (volume)	50%

SKETCH PLAN OF  
LAND OF  
JEFFREY J. BEAN & JILL M. KERESKES  
114 MACKWORTH ST. PORTLAND, MAINE 04103

COMPILED BY  
LOST CORNER LAND SURVEYING, LLC  
22 CHERRY DRIVE, NORWAY, MAINE 04268  
lostcornersurvey@gmail.com 207-749-4630

DATE OF SURVEY: JULY 9, 2014 DATE OF PLAN JULY 9, 2014  
JOB NO. 14-32, FIELD BOOK 5, DRAWING FILE: BEAN

BARRY M. ALLEN  
MAINE PROFESSIONAL LAND SURVEYOR #1271



1 Property Line  
1" = 20'-0"

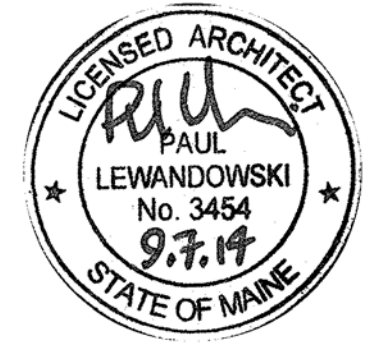
### REVISIONS

- #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

9/21/2014 6:37:28 PM  
-paul lewandowski AIA  
116 Clark Street, Portland, ME 04102  
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Bean/Kereskes Residence  
114 Mackworth Street, Portland, Maine

Site Plan / Survey  
Project number 2014-19  
Date 9.21.14



LS100  
Scale 1" = 20'-0"