

CROSS SECTIONS

TOTAL VOLUME OF EXISTING HOUSE

25' x 40' x 6.8' = 6,800 C.F. BASEMENT
 25' x 40' x 7.2' = 7,200 C.F. FIRST FLOOR
 25' x 40' x 3.5' = 3,500 C.F. ATTIC
 17,500 C.F. TOTAL VOLUME

VOLUME OF PROPOSED GARAGE IN SETBACK

10' x 22' x 26' = 5,720 C.F. GARAGE
 3.65' x 22' x 26' = 2,088 C.F. ATTIC
 7,808 C.F. TOTAL VOLUME
 6.1% IN SETBACK
 472 C.F.

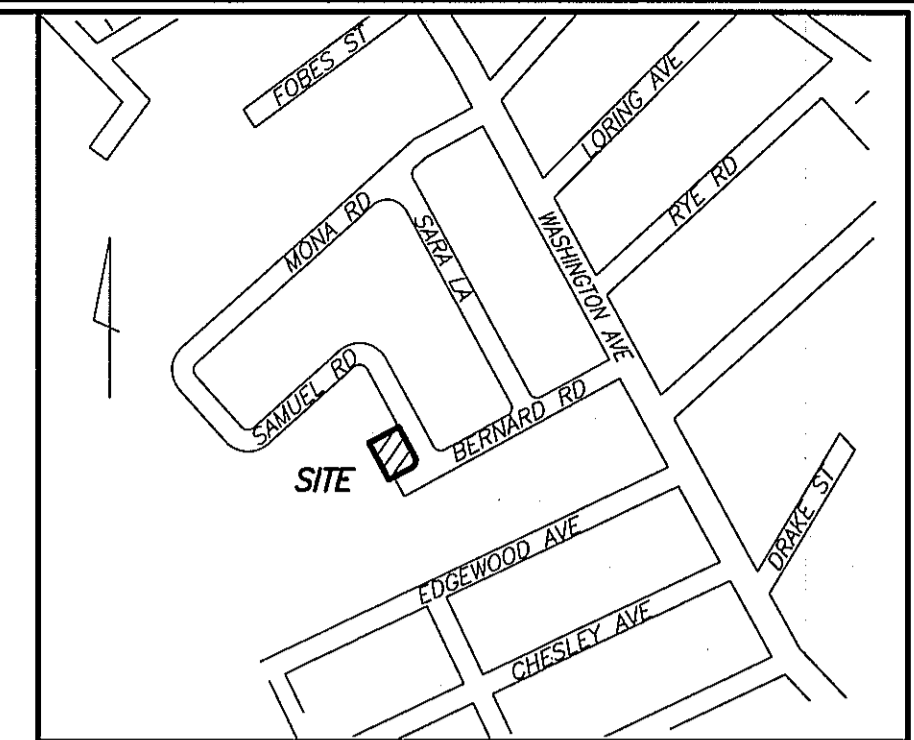
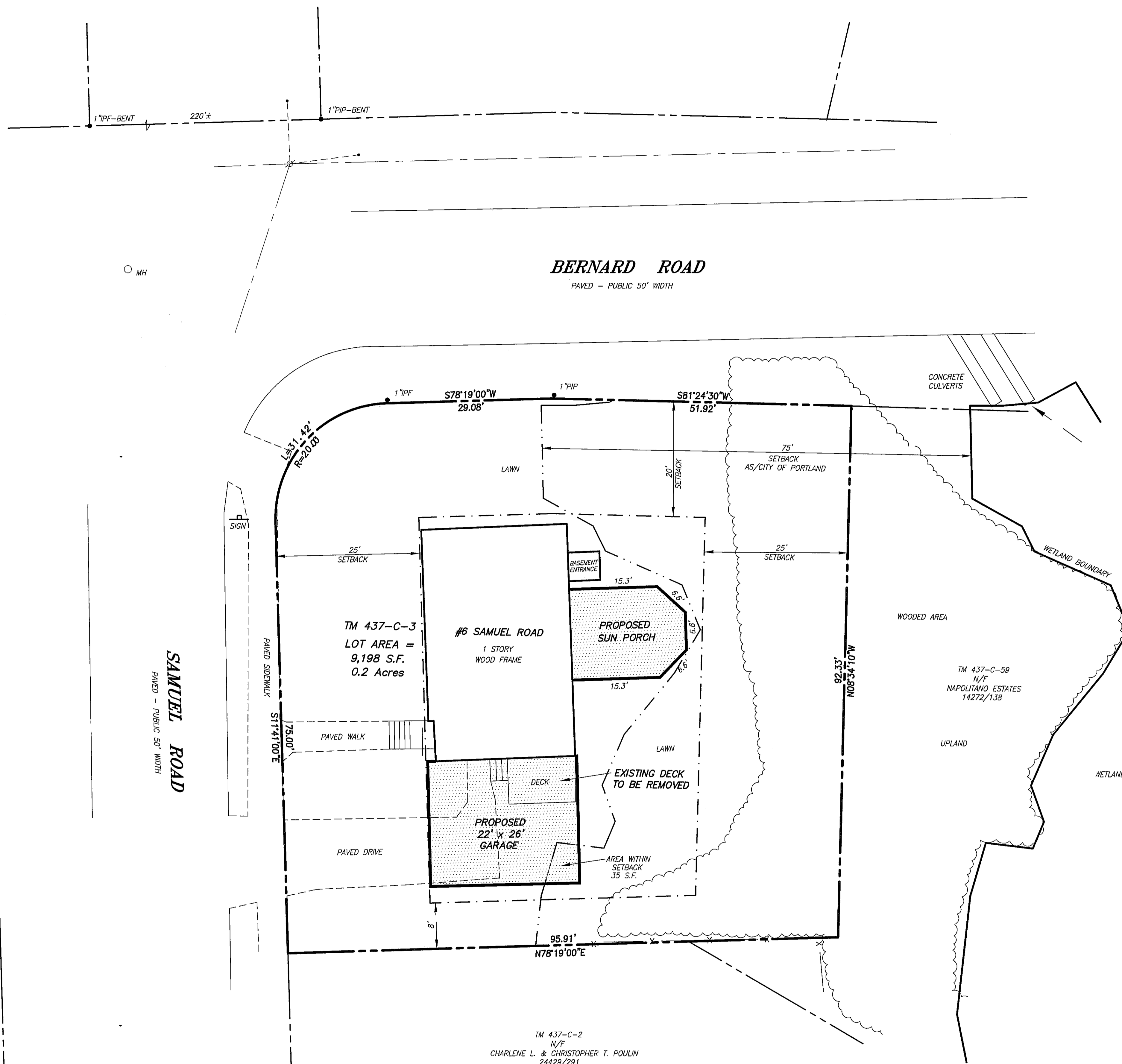
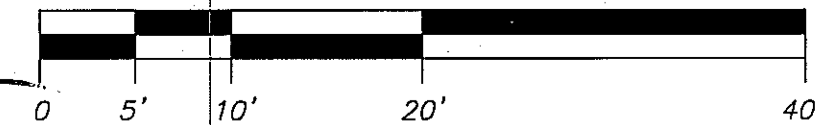
PLAN REFERENCES

- "PLAN OF PROPERTY SECTION 'B' MEADOW VIEW PARK MADE FOR THE MINAT CORPORATION" BY CARL E. EMERY DATED SEPTEMBER 12, 1981 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 60 PAGE
- "LOT PLAN OF MEADOW VIEW PARK OWNED BY THE MINAT CORPORATION" DATED JANUARY 16, 1956 BY CARL E. EMERY AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON APRIL 6, 1956 IN BOOK 45, PAGE 4.
- PLAN OF LAND TITLED: "WASHINGTON PARK, PORTLAND, MAINE" DATED 1905 BY J.A. JONES, C.E. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10, PAGE 123.
- CITY OF PORTLAND TAX MAPS.
- "SITE PLAN ON BERNARD ROAD, PORTLAND, MAINE MADE FOR ROBERT NAPOLITANO BY OWEN HASKELL, INC. DATED OCT. 7, 2003.
- "WETLAND SURVEY OFF BERNARD ROAD EXT. & 6 SAMUEL STREET, PORTLAND, ME" MADE FOR TONY NAPOLITANO BY STATE WIDE SURVEYS, INC. DATED JUNE 2013.

GENERAL NOTES

- OWNER OF RECORD : NAPOLITANO ESTATES 14272/136
- PARCEL IS SHOWN AS LOT 3 BLOCK C ON CITY OF PORTLAND'S ASSESSORS MAP 437.
- PARCEL IS LOCATED WITHIN ZONE R-3:
 MINIMUM LOT AREA: 6,500 SQ. FT.
 MINIMUM STREET FRONTAGE: 50 FT.
 MINIMUM FRONT YARD: PRINCIPAL OR ACCESSORY STRUCTURES: 25 FT.
 MINIMUM REAR YARD:
 PRINCIPAL OR ACCESSORY STRUCTURES WITH 100 SQ. FT.: 25 FT.
 ACCESSORY DETACHED STRUCTURES WITH GROUND COVERAGE OF 100 SQ. FT. OR LESS: 5 FT.
 MINIMUM SIDE YARD:
 PRINCIPAL OR ACCESSORY STRUCTURES WITH 100 SQ. FT.:
 1 STORY: 8 FT.
 1-1/2 STORIES: 8 FT.
 2 STORIES: 14 FT.
 2-1/2 STORIES: 16 FT.
 SIDE YARD ON SIDE STREET: 20 FT.
 ACCESSORY DETACHED STRUCTURES WITH GROUND COVERAGE OF 100 SQ. FT. OR LESS: 5 FT.
 MAXIMUM LOT COVERAGE: 35 PERCENT OF LOT AREA
 MAXIMUM STRUCTURE HEIGHT:
 PRINCIPAL OR ACCESSORY ATTACHED STRUCTURE: 35 FT.
 ACCESSORY DETACHED STRUCTURE: 18 FT.
 THE PARCEL IS ALSO LOCATED IN THE SHORELAND OVERLAY ZONE. FOR ADDITIONAL ZONING INFORMATION SEE THE CITY OF PORTLAND CODE OF ORDINANCES.
- BEARINGS ARE BASED ON PLAN REFERENCE 3.

GRAPHIC SCALE



LOCATION MAP

N.T.S.

LEGEND

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- ⊙ LIGHT POLE
- MANHOLE
- FENCE
- OVERHEAD WIRES
- WETLAND LINE
- SETBACK LINE

ZONING COMPUTATIONS

LOT AREA WITHIN 75' SETBACK = 3,932 S.F.
 PROPOSED BUILDING EXPANSION WITHIN 75' SETBACK = 35 S.F.
 BUILDING EXPANSION = 0.89%
 TOTAL VOLUME OF EXISTING HOUSE = 17,500 C.F.
 VOLUME OF PROPOSED GARAGE WITHIN 75' SETBACK = 472 C.F.
 BUILDING EXPANSION IN SETBACK = 2.7%

REV.2	5/12/14	ADD BASEMENT ENTRANCE
REV.1	3/6/14	ADD ZONING COMPUTATIONS
SITE PLAN		
AT 6 SAMUEL ROAD, PORTLAND, MAINE MADE FOR ANTHONY NAPOLITANO 56 BERNARD ROAD, PORTLAND, MAINE 04103		
OWEN HASKELL, INC. 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424 PROFESSIONAL LAND SURVEYORS		
Drwn By	RRL	Date
Trace By	RRL	SEPT. 5, 2013
Check By	JWS	Scale
Book No.	-	1" = 10'
Job No.	2013-133 P	Drwg. No.
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