EXISTING HOUSE PROPOSED GARAGE

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

1. "PLAN OF PROPERTY SECTION "B" MEADOW VIEW PARK MADE FOR THE MINAT CORPORATION" BY CARL E. EMERY DATED SEPTEMBER 12, 1961 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 60 PAGE
2. "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.
3. 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.
4. CITY OF PORTLAND TAX MAPS.
5. "SITE PLAN ON BERNARD ROAD, PORTLAND, MAINE MADE FOR ROBERT NAPOLITANO BY OWEN HASKELL, INC. DATED OCT. 7, 2003.
6. "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

1. OWNER OF RECORD : NAPOLITANO ESTATES 14272/136
2. PARCEL IS SHOWN AS LOT 3 BLOCK C ON CITY OF PORTLAND'S ASSESSORS MAP 437.
3. 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.
4. BEARINGS ARE BASED ON PLAN REFERENCE 3.

GRAPHIC SCALE
0 5' 10' 20' 40'

LOCATION MAP

N.T.S.

LEGEND

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

ZOINING 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.3	5/14/14	REVISE GARAGE
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

STATE OF MAINE
JOHN W. SWAN
NO. 1038
PROFESSIONAL LAND SURVEYOR

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207)774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	RRL	Date	Job No.
Trace By	RRL	SEPT. 5, 2013	2013-133 P
Check By	JWS	Scale	Drwg. No.
Book No.	—	1" = 10'	1

Reviewed for Code Compliance
Inspection Services
Department of Planning
Date: 07/07/14