



RICHARD W. EATON P.L.S. # 2075

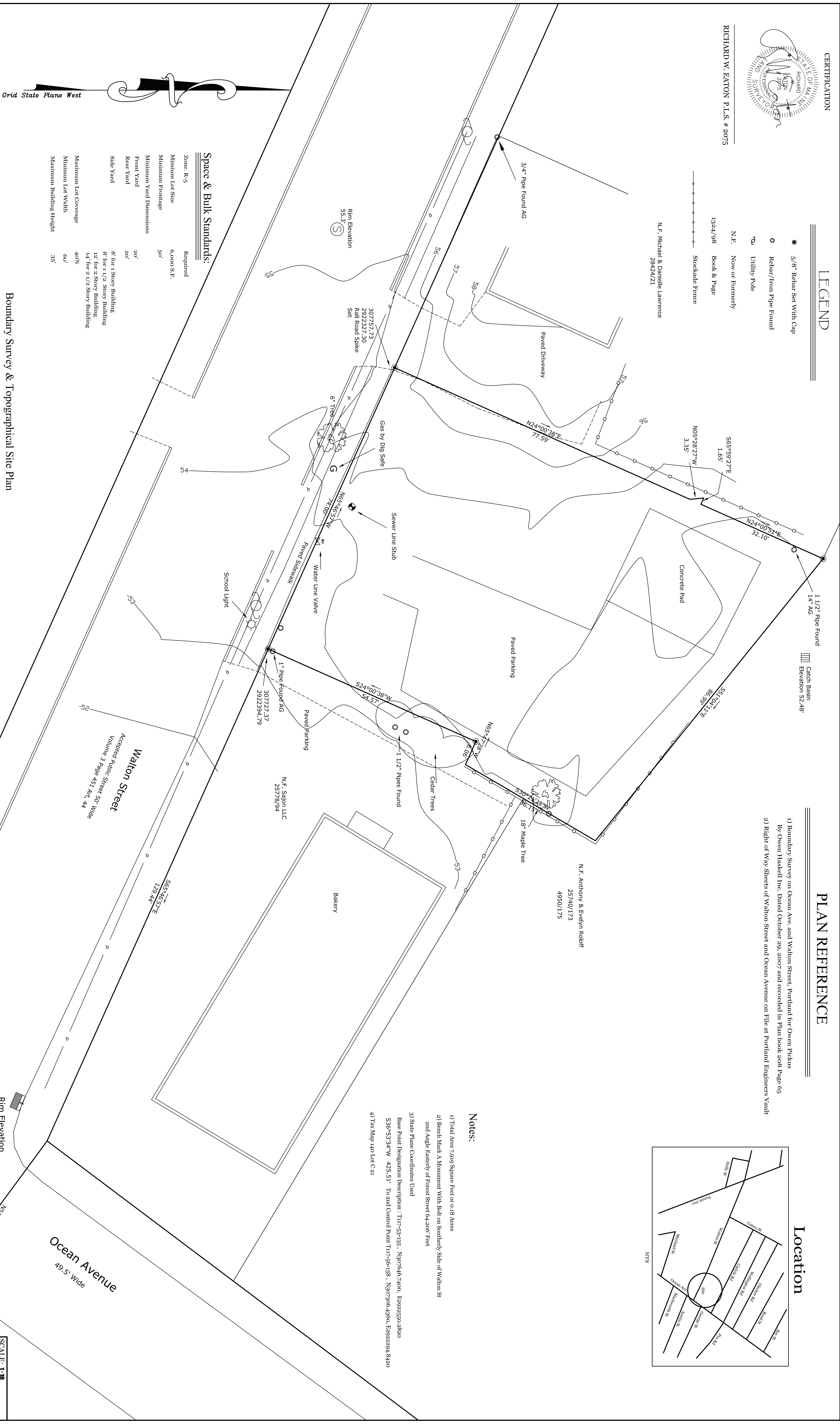
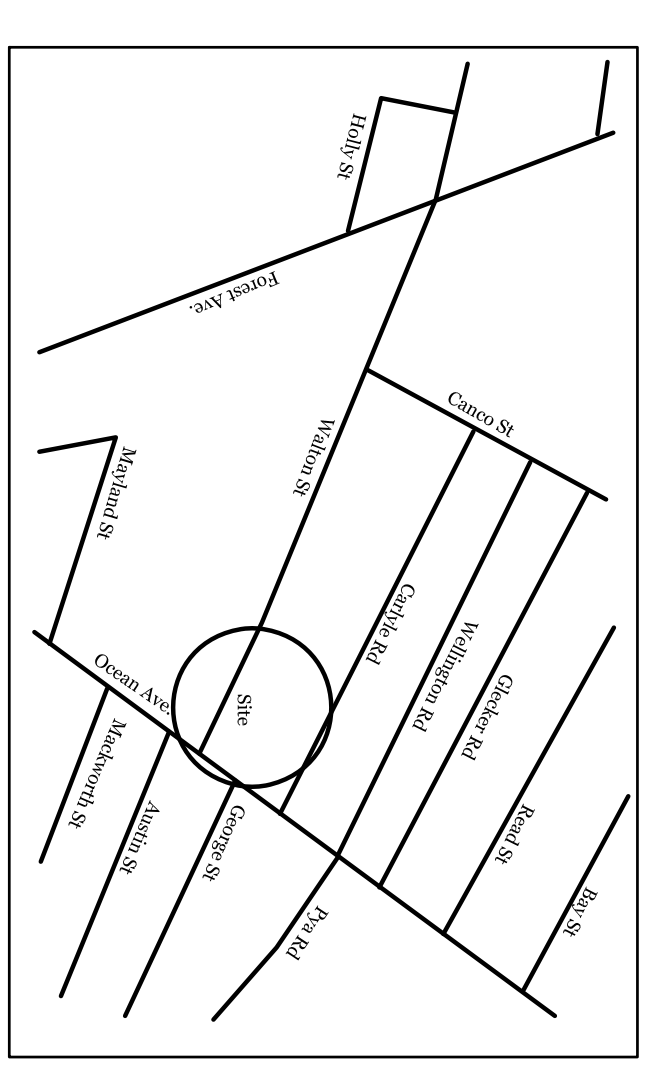
LEGEND

- 5/8" Rebar Set With Cap
- Rebar/Iron Pipe Found
- Utility Pole
- N.F. Now or Formerly
- 1324/98 Book & Page
- Stockade Fence

PLAN REFERENCE

- 1) Boundary Survey on Ocean Ave. and Walton Street, Portland for Owen Pickus By Owen Haskell Inc. Dated October 29, 2007 and recorded in Plan book 208 Page 65
- 2) Right of Way Sheets of Walton Street and Ocean Avenue on File at Portland Engineers Vault

Location



Space & Bulk Standards:

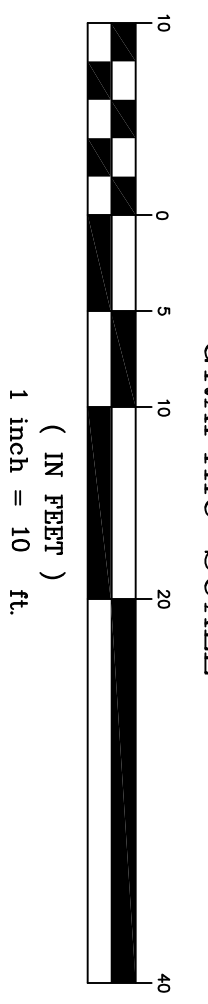
Zone: R-5	Required
Minimum Lot Size	6,000 S.F.
Minimum Frontage	50'
Minimum Yard Dimensions	
Front Yard	20'
Rear Yard	20'
Side Yard	8' for 1 Story Building 8' for 1 1/2 Story Building 12' for 2 Story Building 14' for 2 1/2 Story Building
Maximum Lot Coverage	40%
Minimum Lot Width	60'
Maximum Building Height	35'

Boundary Survey & Topographical Site Plan

Land Located at: 15 Walton Street, Portland, Maine 04102

Land Owned By: NZ Properties, 126 Underwood Road, Falmouth, Maine 04105  
Address: Falmouth, Maine 04105  
Deed Reference: Book 31886 Page 226

GRAPHIC SCALE



Notes:

- 1) Total Area 7,919 Square Feet or 0.18 Acres
- 2) Bench Mark A Monument With Bolt on Southernly Side of Walton St 2nd Angle Easterly of Forest Street 64.206' Feet
- 3) State Plane Coordinates Used  
Base Point Designation Description: T117-59-135, N307°54'7.00", E2922550.2820  
S36°53'34"W 425.51' To 2nd Control Point T117-56-138, N307°30'43.60", E2922294.8120
- 4) Tax Map 140 Lot C 21

SCALE: 1:10
DRAWN BY: RME
CHECKED BY: RME
CAD FILE: 524DWG
PROJ #: 524
ORIG DATE: 03-14-15
1 REV DATE: 00-00-00
2 REV DATE: 00-00-00
3 REV DATE: 00-00-00

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