

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

### Plan Reference:

- 1) City Of Portland, Maine Public Works Department Milton Street Sewer Repair Existing Conditions Plan And Profile Dated June 14, 2016 On File At Portland Engineering
- 2) Plan of Property Belonging To Martin Curran Jr. By Percy Richardson C.E. Dated April 1902 And Recorded In Plan Book 9 Page 121
- 3) Plan Showing Land And House Lots Belonging To The West End Land Co. and PH & JM Brown, Surveyed In 1897 By E.C. Jordan Recorded In Plan Book 10 Page 05
- 4) Right of Way Sheets Of Powsland St & Congress Street On File At City Engineers Vault

### Space & Bulk Standards:

Zone: R-5	Required
Minimum Lot Size Or Lot of Record	6,000
Minimum Frontage	50'
Minimum Yard Dimensions	
Front Yard	20'
Rear Yard	20'
Side Yard	8' For 1 1/2 Stories 12' For 2 Stories
Maximum Lot Coverage	40%
Maximum Building Height	35'

### LEGEND

- 5/8" Rebar Set With Cap
- Rebar/Iron Pipe Found
- ⊕ Utility Pole
- N.F. Now or Formerly
- 1324/98 Book & Page
- Fence
- Nail in Pole No. 1324/98 Provided By City Engineering
- Erosion Control Mix And Limit Of Construction
- Foundation Drain
- S Sewer Line
- G Gas Line
- W Water Line
- P Overhead Power

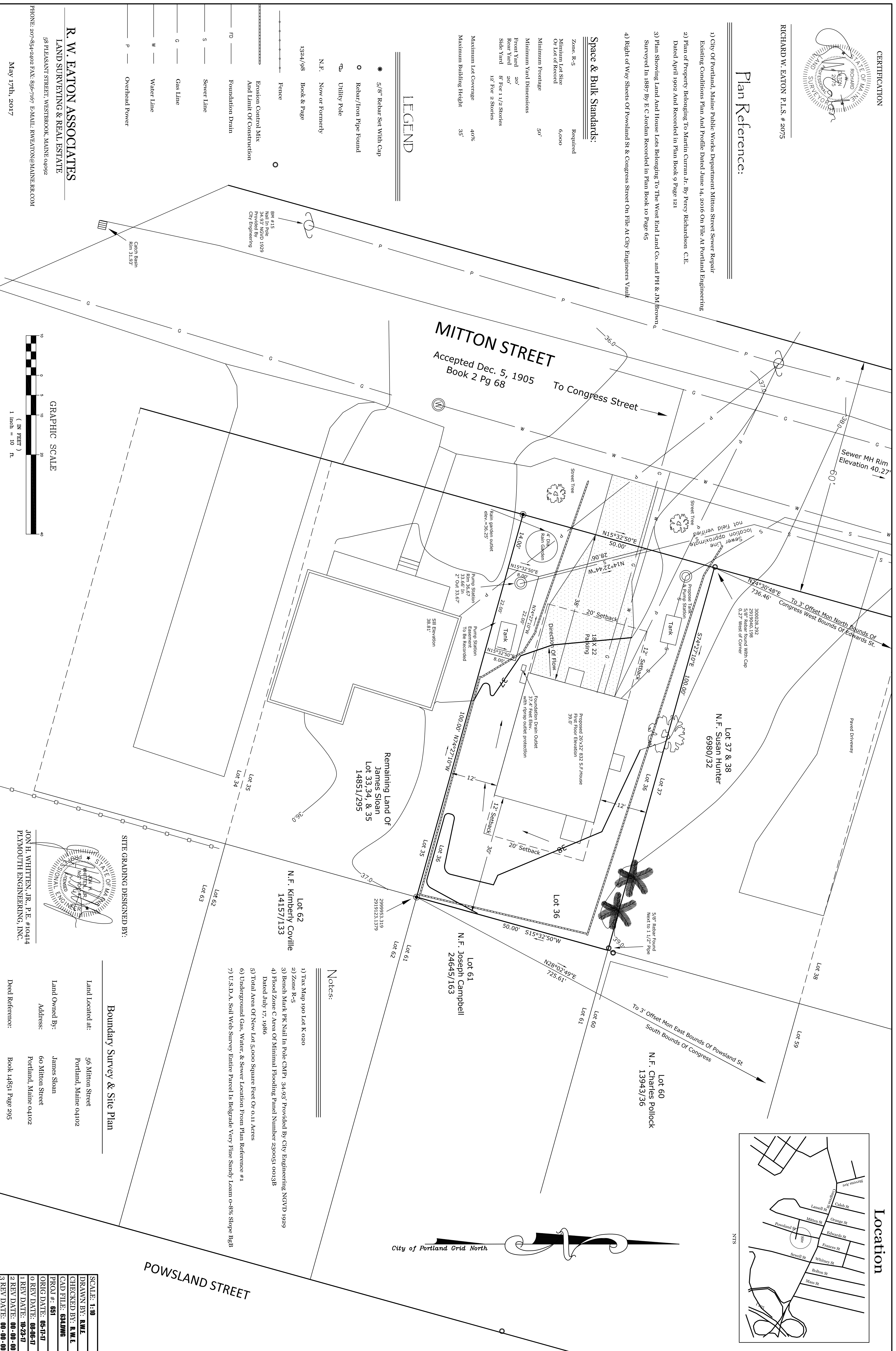
### R. W. EATON ASSOCIATES

LAND SURVEYING & REAL ESTATE

58 PLEASANT STREET, WESTBROOK, MAINE 04092

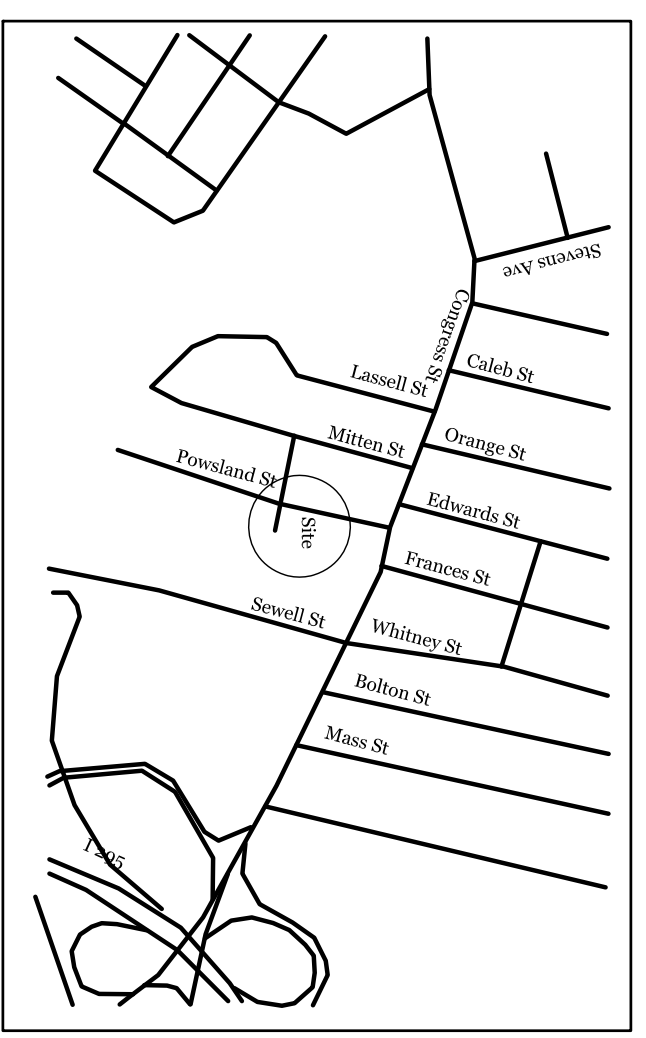
PHONE: 207-854-2402 FAX: 856-7167 E-MAIL: RWEATON@MAINE.RR.COM

May 17th, 2017



**MITTON STREET**  
Accepted Dec. 5, 1905  
Book 2 Pg 68

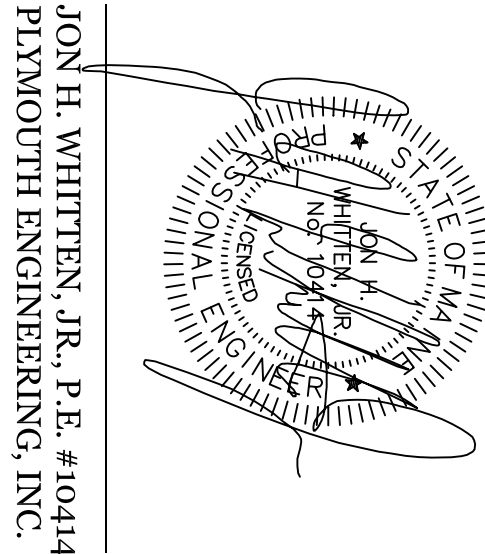
### Location



### Notes:

- 1) Tax Map 190 Lot K 020
- 2) Zone: R-5
- 3) Bench Mark PK Nail in Pole CMP: 34.93' Provided By City Engineering NGVD 1929
- 4) Flood Zone C Area Of Minimal Flooding Panel Number 230051 0013B Dated July 17, 1986
- 5) Total Area Of New Lot 5,000 Square Feet Or 0.11 Acres
- 6) Underground Gas, Water, & Sewer Location From Plan Reference #1
- 7) U.S.D.A. Soil Web Survey Entire Parcel Is Belgrade Very Fine Sandy Loam 0-8% Slope BgB

### SITE GRADING DESIGNED BY:



### Boundary Survey & Site Plan

Land Located at: 56 Milton Street  
Portland, Maine 04102

Land Owned By: James Sloan

Address: 60 Milton Street  
Portland, Maine 04102

Deed Reference: Book 14851 Page 295

SCALE: 1:10
DRAWN BY: RWE
CHECKED BY: R.W.E
CAD FILE: 634JWB
PROJ #: 691
ORIG DATE: 05-17-17
1 REV DATE: 06-06-17
2 REV DATE: 00-00-00
3 REV DATE: 00-00-00

### GRAPHIC SCALE

