

CERTIFICATION



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

Plan Reference:

- 1) City of Portland, Maine Public Works Department Mitton 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 1887 By E C Jordan Recorded in Plan Book 10 Page 65
- 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
- Erosion Control Mix And Limit Of Construction
- FD Foundation Drain
- S Sewer Line
- G Gas Line
- W Water Line
- P Overhead Power
- BM #15 Nail In Pole 34.53' NGVD 1929 Provided By City Engineering
- Catch Basin Rim 31.93'

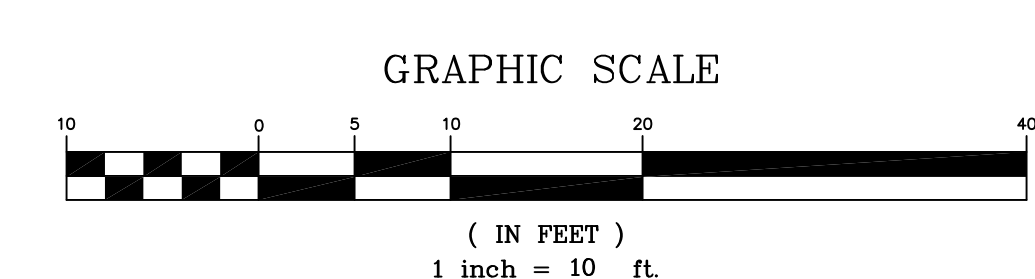
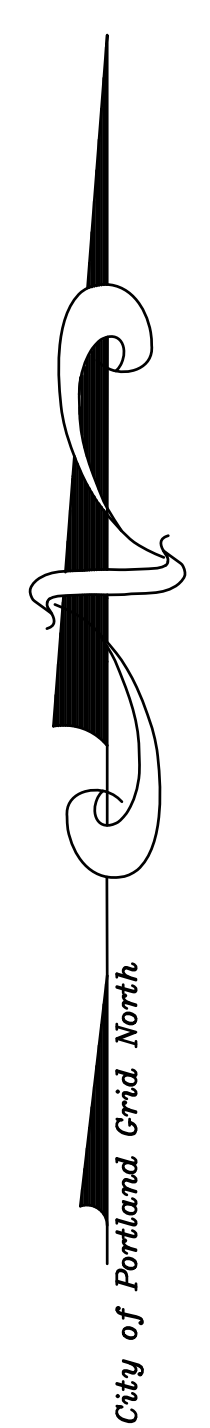
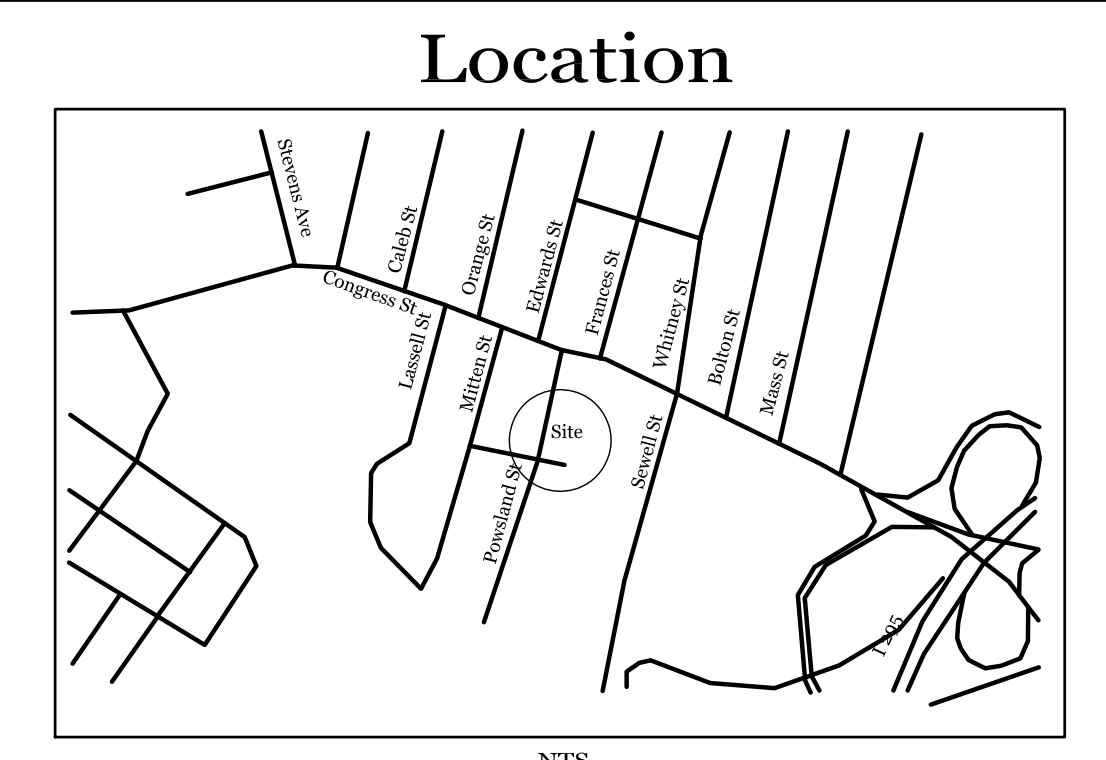
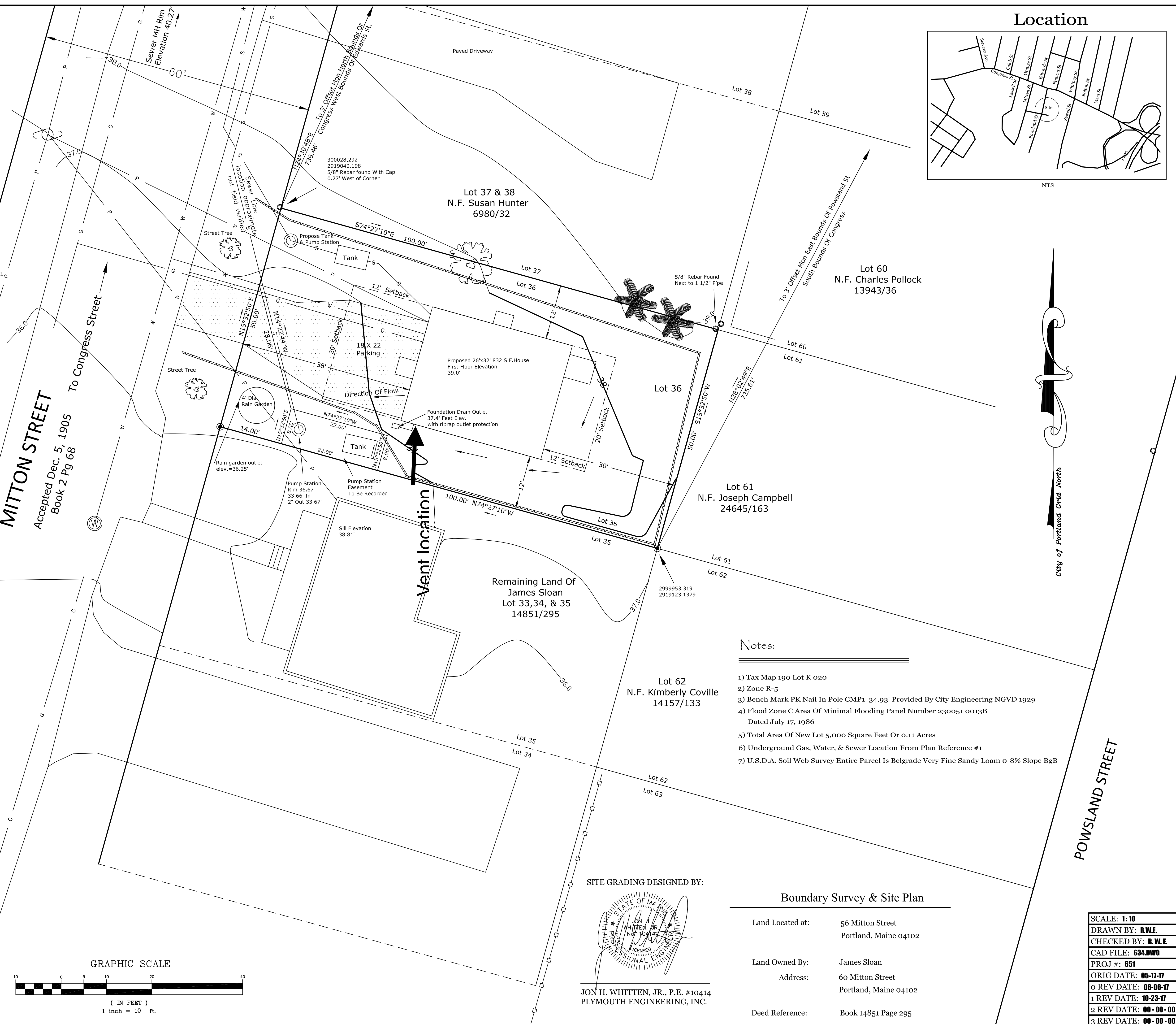
R. W. EATON ASSOCIATES

LAND SURVEYING & REAL ESTATE

58 PLEASANT STREET, WESTBROOK, MAINE 04092

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

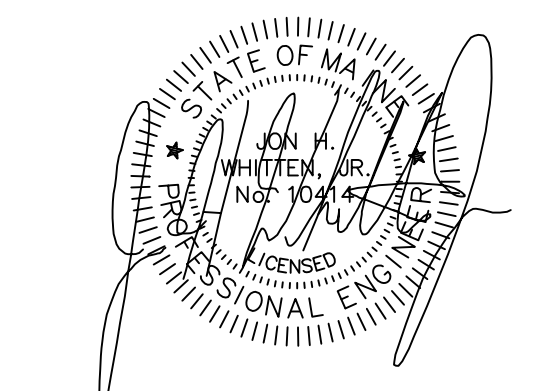
May 17th, 2017



Notes:

- 1) Tax Map 190 Lot K 020
- 2) Zone R-5
- 3) Bench Mark PK Nail In Pole CMP1 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:



JON H. WHITTEN, JR., P.E. #10414  
PLYMOUTH ENGINEERING, INC.

Boundary Survey & Site Plan

Land Located at: 56 Mitton Street  
Portland, Maine 04102

Land Owned By: James Sloan

Address: 60 Mitton Street  
Portland, Maine 04102

Deed Reference: Book 14851 Page 295

SCALE: 1:10
DRAWN BY: R.W.E.
CHECKED BY: R.W.E.
CAD FILE: 634.DWG
PROJ #: 651
ORIG DATE: 05-17-17
0 REV DATE: 08-06-17
1 REV DATE: 10-23-17
2 REV DATE: 00-00-00
3 REV DATE: 00-00-00