

CERTIFICATION



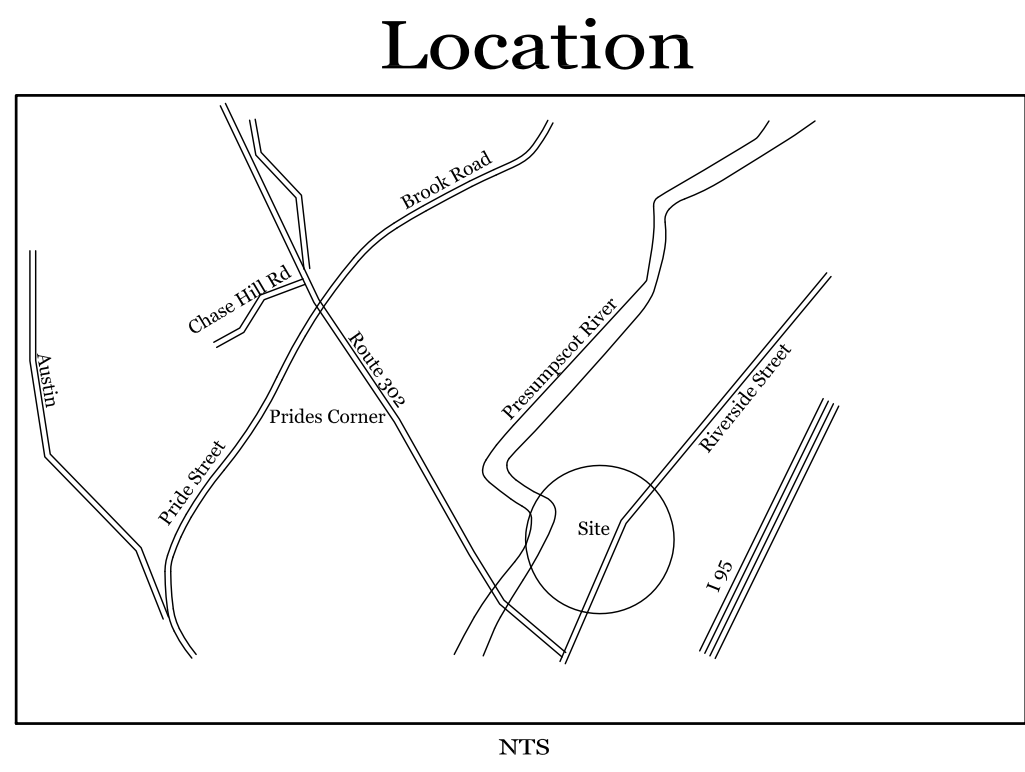
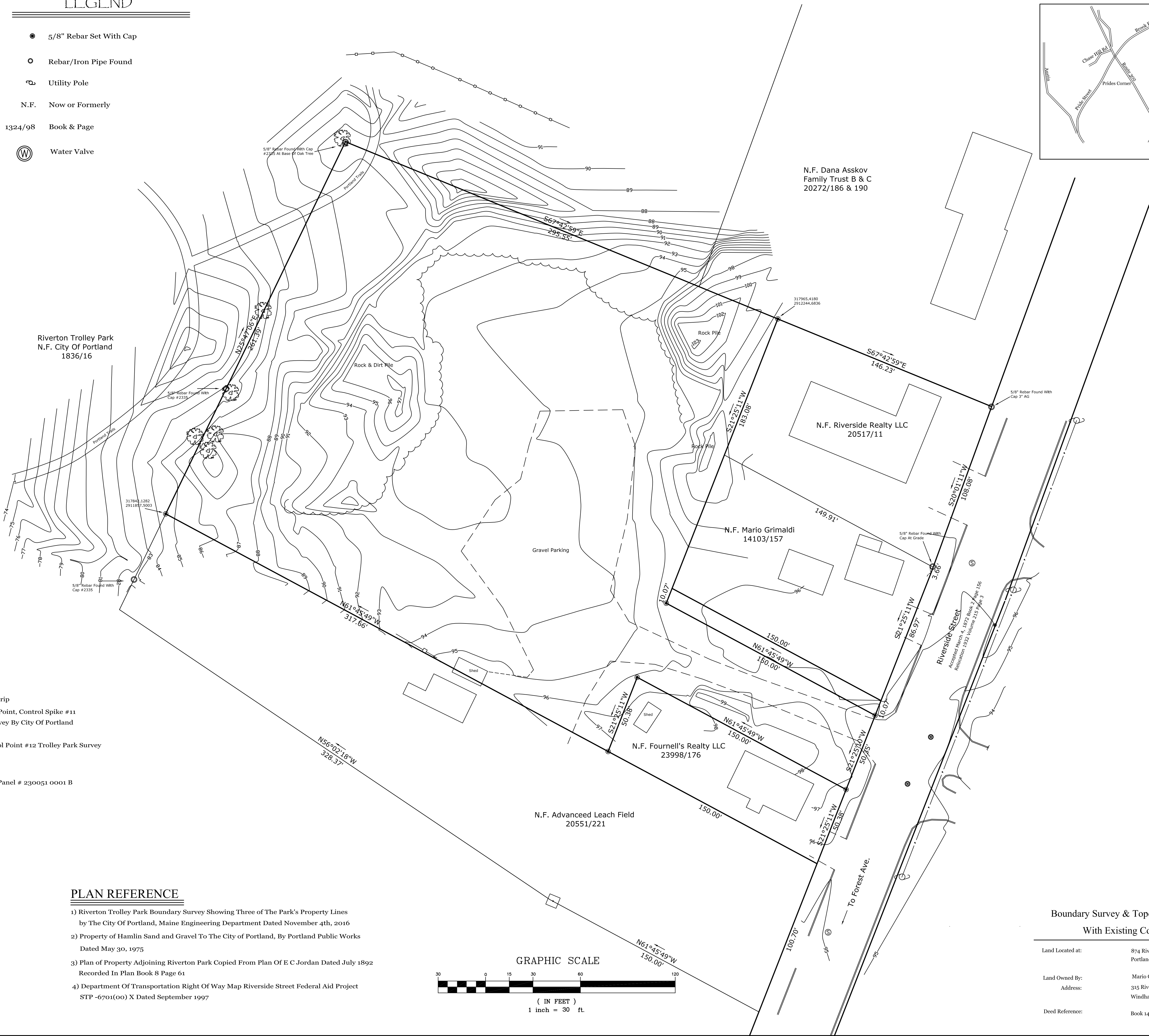
RICHARD W. EATON P.L.S. # 2075

LEGEND

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

Space & Bulk Standards:

Zone. IM Industrial Zone	
Minimum Lot Size	0 S.F.
Minimum Frontage	60'
Setbacks	
Side	1' Per 1' Height of Building Up To 25'
Rear	1' Per 1' Height of Building Up To 25'
Front	1' Per 1' Height of Building
Maximum Impervious Area	75%
Pavement Setback	10' From Boundary Line
Minimum Lot Width	None
Maximum Building Height	75'

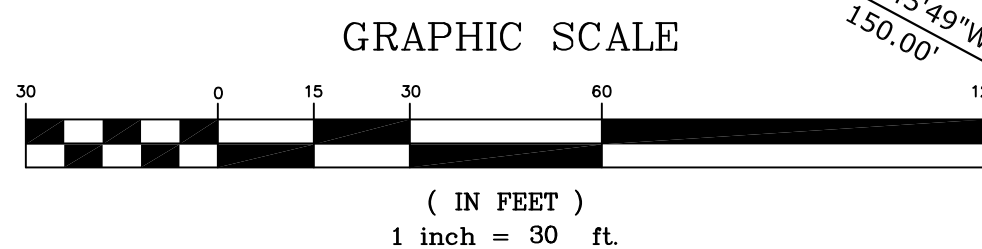


General Notes:

- 1) Area of Subject Parcel 93,901 Square feet or 2.16 Acres Includes 10' Strip
- 2) Basis of Bearing, Maine State Plane NAD 1983 1802 West Zone Base Point, Control Spike #11 And Control Spike #12 N28-08'-30"E 498.55' From Trolley Park Survey By City Of Portland Dated November 4th 2016 Plan Reference #1
- 3) Vertical Datum is NGVD 1929 Benchmark City Datum Is From Control Point #12 Trolley Park Survey Plan Reference #1 Elevation 83.52'
- 4) Subject Tax Map 010 Block A Lot 019
- 5) Subject not in Special Flood Hazard Area per FEMA Flood Rate Map Panel # 230051 0001 B Dated July 17, 1986 Parcel in Zone C
- 6) Zone IM Industrial Zone

PLAN REFERENCE

- 1) Riverton Trolley Park Boundary Survey Showing Three of The Park's Property Lines by The City Of Portland, Maine Engineering Department Dated November 4th, 2016
- 2) Property of Hamlin Sand and Gravel To The City of Portland, By Portland Public Works Dated May 30, 1975
- 3) Plan of Property Adjoining Riverton Park Copied From Plan Of E.C. Jordan Dated July 1892 Recorded In Plan Book 8 Page 61
- 4) Department Of Transportation Right Of Way Map Riverside Street Federal Aid Project STP -6701(00) X Dated September 1997



Boundary Survey & Topographical Map
With Existing Conditions

Land Located at:	874 Riverside Street Portland, Maine 04102
Land Owned By:	Mario Grimaldi
Address:	315 River Road Windham, Maine 04062
Deed Reference:	Book 14103 Page 157 & 160

SCALE: 1:30
DRAWN BY: R.W.E.
CHECKED BY: R.W.E.
CAD FILE: 672.DWG
PROJ #: 672
ORIG DATE: 10-30-17
0 REV DATE: 00-00-00
1 REV DATE: 00-00-00
2 REV DATE: 00-00-00
3 REV DATE: 00-00-00

R. W. EATON ASSOCIATES
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October 30th, 2017