

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

GENERAL NOTES:

1. THE APPLICANT AND RECORD OWNER IS BANNER PROPERTIES, LLC WHOSE ADDRESS IS 128 UNDERWOOD ROAD, FALMOUTH, ME 04103.
2. THE PROPERTY IS LOCATED AT 30 MERRILL STREET, PORTLAND, ME AND IS DESCRIBED AS LOT 014 ON THE CITY OF PORTLAND ASSESSOR'S TAX MAP 014, BLOCK C.
3. THE PURPOSE OF THIS PLAN SET IS TO PERMIT THE DEVELOPMENT OF A SEVEN (7) UNIT, RESIDENTIAL BUILDING. EACH OF THE SEVEN UNITS WILL BE OFFERED FOR SALE.
4. THE SITE IS LOCATED WITHIN THE R-6 RESIDENTIAL ZONE.
5. TOTAL AREA OF PARCEL: 5,100 S.F.
6. SPACE AND BULK INFORMATION FOR R-6 ZONE:
 MIN. LOT AREA: 2,000 S.F.
 MIN. LOT WIDTH: 20 FT.
 MIN. FRONT SETBACK: 5 FT.
 MIN. SIDE SETBACK: 5 FT.
 MIN. REAR SETBACK: 10 FT.
 MAX. HEIGHT, EXPOSED: 45 FT.
 MAX. HEIGHT, UNEXPOSED: 20 FT.
 UNIMPOSED OPEN AREA: 20%
7. SUBJECT NOT IN SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD RATE MAP PANEL # 230071 00145, DATED JULY 17, 1988 PARCEL IN C ZONE.
8. BASIS OF BEARING, MAINE STATE PLANE NAD 1983 1802 WEST ZONE BASE POINT GRANITE MONUMENT 11860 E2931509.0504 N 111-21-123 MONUMENT, STREET WASHINGTON, AVE. 111-21-123. NS04+40.2327, E2930845.2183, AZIMUTH N61-59-44+W 751.987 FEET. VERTICAL DATUM IS NGVD 1929 BENCHMARK IS PK NAL PORTLAND BULE #9 853 SURVEINING ELEVATION = 139.79', PROVIDED BY CITY OF PORTLAND PUBLIC WORKS SURVEINING
9. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY RICHARD W. EATON, P.L.S. #2075 OF R.W. EATON ASSOCIATES, INC., WESTBROOK, MAINE.
10. SITE ENGINEERING PROVIDED BY JON H. WHITTEN, JR., P.E. #10414 OF PLYMOUTH ENGINEERING, INC., WHOSE ADDRESS IS PO BOX 46, FALMOUTH, ME 04869.
11. ARCHITECTURAL DESIGN PROVIDED BY EVAN CARROLL, AIA OF BLD ARCHITECTURE, PORTLAND, MAINE.

APPROVAL—
CITY OF PORTLAND
PLANNING BOARD

DATE _____

CHAIRPERSON _____

STATE OF MAINE
 COUNTY SS REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ h _____ m _____ AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

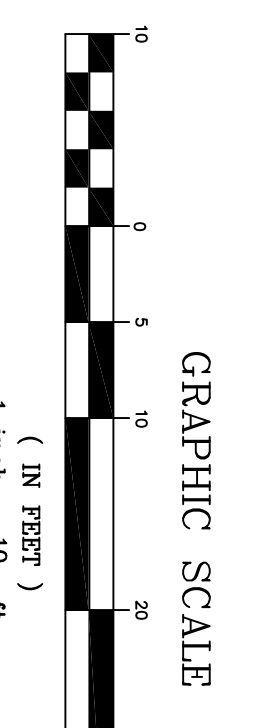
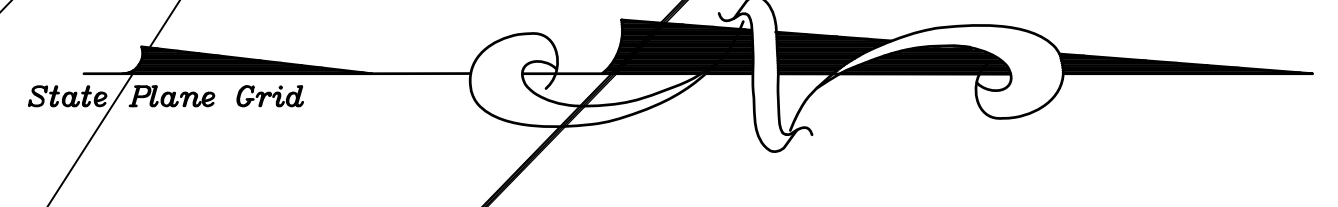
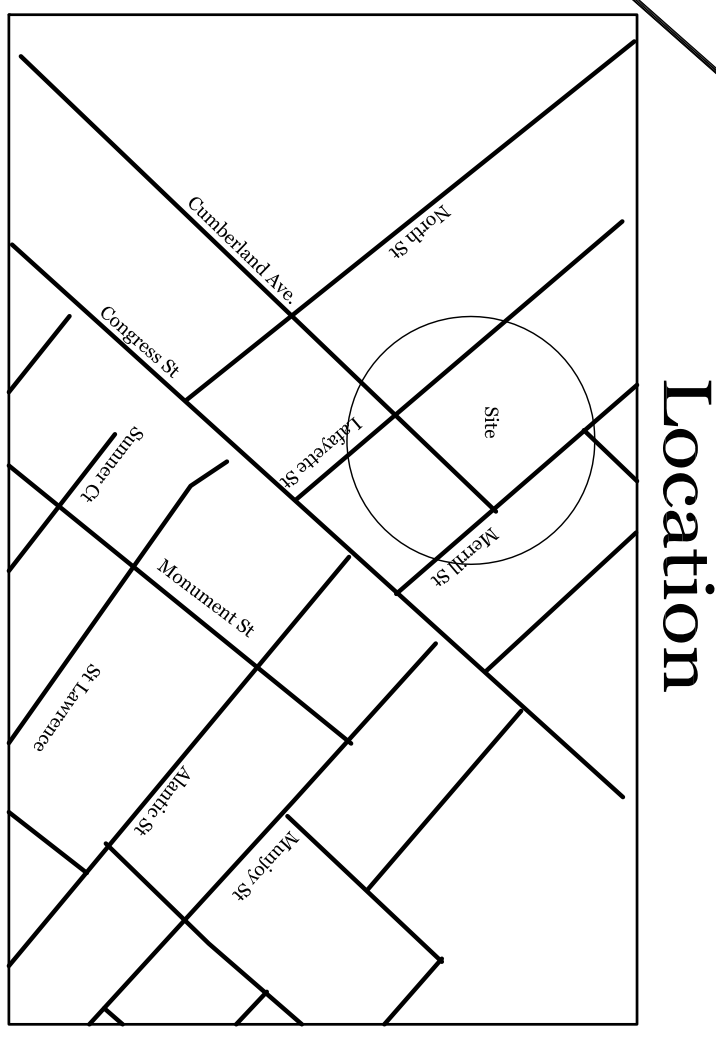
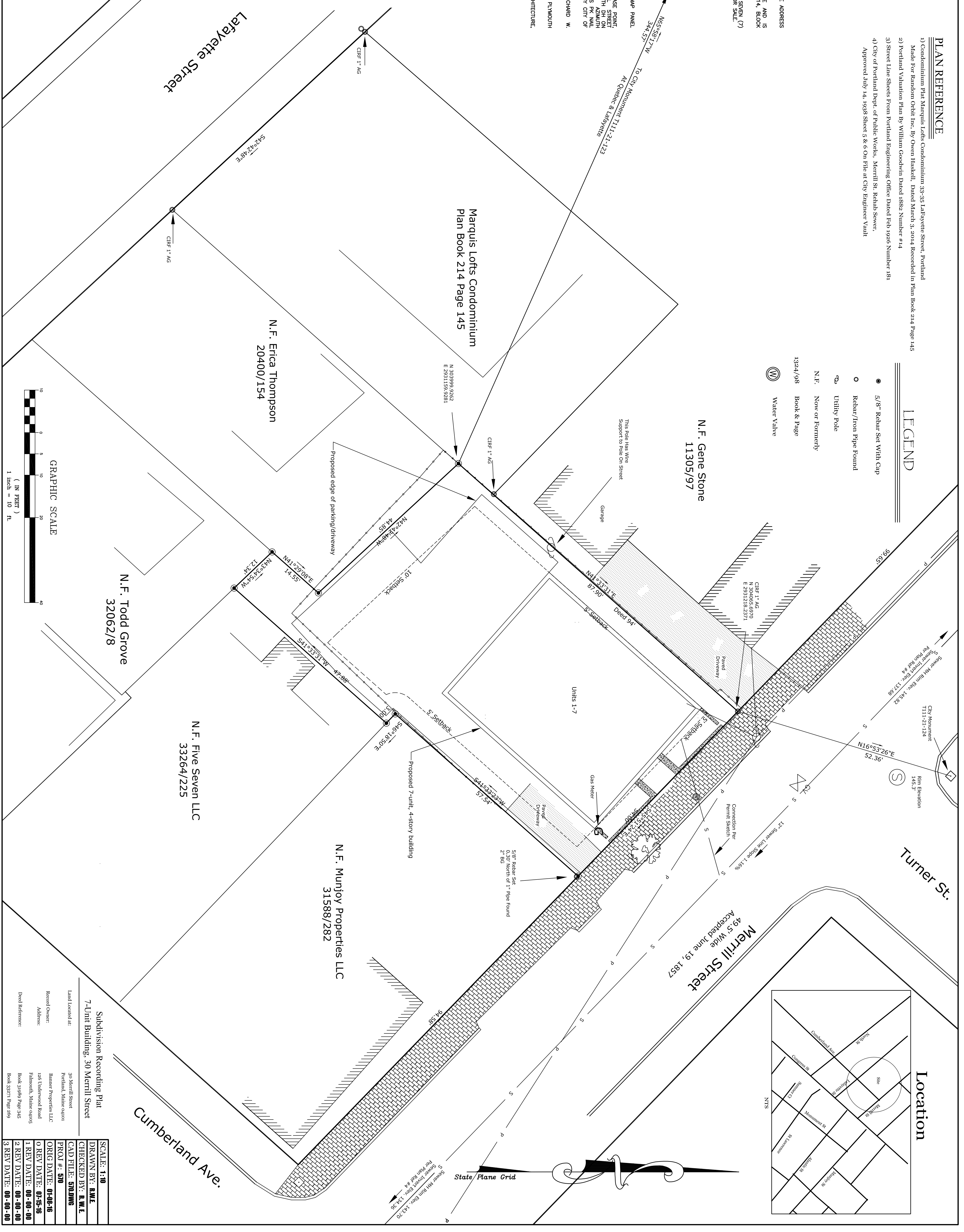
R. W. EATON ASSOCIATES
 LAND SURVEYING & REAL ESTATE
 58 PLEASANT STREET, WESTBROOK, MAINE 04092
 PHONE: 207-854-2402 FAX: 854-7167 E-MAIL: RWEATON@MAINE.RR.COM
 August 30, 2016

PLAN REFERENCE

- 1) Condominium Plat Marquis Lofts Condominium 33-35 Lafayette Street, Portland Made For Random Ohio Inc. By Owen Haskell, Dated March 3, 2014 Recorded in Plan Book 214 Page 145
- 2) Portland Valuation Plan By William Goodwin Dated 1882 Number #14
- 3) Street Line Sheets From Portland Engineering Office Dated Feb 1926 Number 181
- 4) City of Portland Dept. of Public Works, Merrill St. Rehab Sewer, Approved July 14, 1928 Sheet 3 & 6 On File at City Engineer Vault

LEGEND

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



Subdivision Recording Plat
 7-Unit Building, 30 Merrill Street

Land located at:
 30 Merrill Street
 Portland, Maine 04101

Record Owner:
 Banner Properties LLC
 128 Underwood Road
 Falmouth, Maine 04105

Deed Reference:
 Book 33989 Page 345
 Book 33271 Page 509

SCALE: 1:10
DRAWN BY: RWE
CHECKED BY: RWE
CAD FILE: 570.DWG
PROJ #: 570
ORIG DATE: 01-08-16
1 REV DATE: 07-15-16
2 REV DATE: 00-00-00
3 REV DATE: 00-00-00