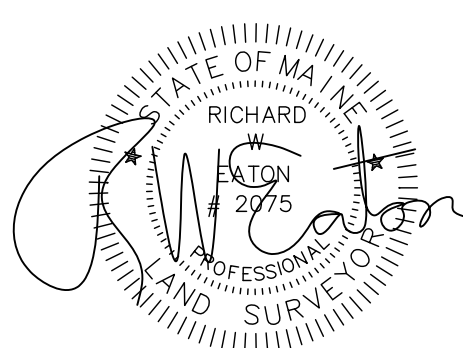


CERTIFICATION



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

GENERAL NOTES:

- 1. THE APPLICANT AND RECORD OWNER IS BANNER PROPERTIES, LLC WHOSE ADDRESS IS 126 UNDERWOOD ROAD, FALMOUTH, ME 04105.
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 SIX (6) UNIT, RESIDENTIAL BUILDING. EACH OF THE SIX 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 AREA/DWELLING . . . . . 750 S.F.
MIN. LOT WIDTH: . . . . . 20 FT.
MIN. FRONT SETBACK: . . . . . 5 FT.
MIN. SIDE SETBACK: . . . . . 5 FT.
MIN. REAR SETBACK: . . . . . 10 FT.
MAX. HEIGHT: . . . . . 45 FT.
MAX. LOT COVERAGE: . . . . . 60%
LANDSCAPED OPEN AREA: . . . . . 20%
7. SUBJECT PARCEL NOT IN SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD RATE MAP PANEL # 230051 0014B, DATED JULY 17, 1986 PARCEL IN C ZONE.
8. BASIS OF BEARING, MAINE STATE PLANE NAD 1983 1802 WEST ZONE BASE POINT, GRANITE MONUMENT WITH BOLT AT CONGRESS STREET AND MERRILL STREET T111-30-132, N303787.1960 E2931509.0560, AZIMUTH POINT, MONUMENT WITH DH ON WASHINGTON AVE. T111-21-123, N304140.2327, E2930845.2183, AZIMUTH N61-59-44"W 751.88' FEET. VERTICAL DATUM IS NGVD 1929 BENCHMARK IS PK NAIL ON CMP POLE #9 WEST SIDE CONGRESS ELEVATION = 139.79', PROVIDED BY CITY OF PORTLAND PUBLIC WORKS ENGINEERING
9. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY RICHARD W. EATON, PLS #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, PLYMOUTH, ME 04969.
11. ARCHITECTURAL DESIGN PROVIDED BY EVAN CARROLL, AIA OF BILD ARCHITECTURE, PORTLAND, MAINE.
12. THIS PLAN SHALL REFERENCE THE CONDOMINIUM DOCUMENTS FOR "30 LOFTS CONDOMINIUM" RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 216, PAGE 530-532 ON DECEMBER 22, 2016 AND TO BE RECORDED UPON SIGNATURE OF THIS PLAN.
13. THIS PLAN SHALL REFERENCE THE STORMWATER DRAINAGE SYSTEM MAINTENANCE AGREEMENT RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 33738, PAGE 191 ON JANUARY 4, 2017.
14. THIS PLAN SHALL REFERENCE THE ACCESS EASEMENT AGREEMENT WITH 5-7 CUMBERLAND AVENUE PROPERTY TO BE RECORDED.
15. THIS PLAT SUPERCEDES AND REPLACES THE PRIOR PLAN ENTITLED "SUBDIVISION RECORDING PLAT, 30 LOFTS CONDOMINIUM", DATED JANUARY 9, 2017 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 217, PAGE 266.

PLAN REFERENCE

- 1) Condominium Plat Marquis Lofts Condominium 33-35 LaFayette Street, Portland Made For Random Orbit 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, 1938 Sheet 5 & 6 On File at City Engineer Vault

WAIVERS & CONDITIONS OF APPROVAL

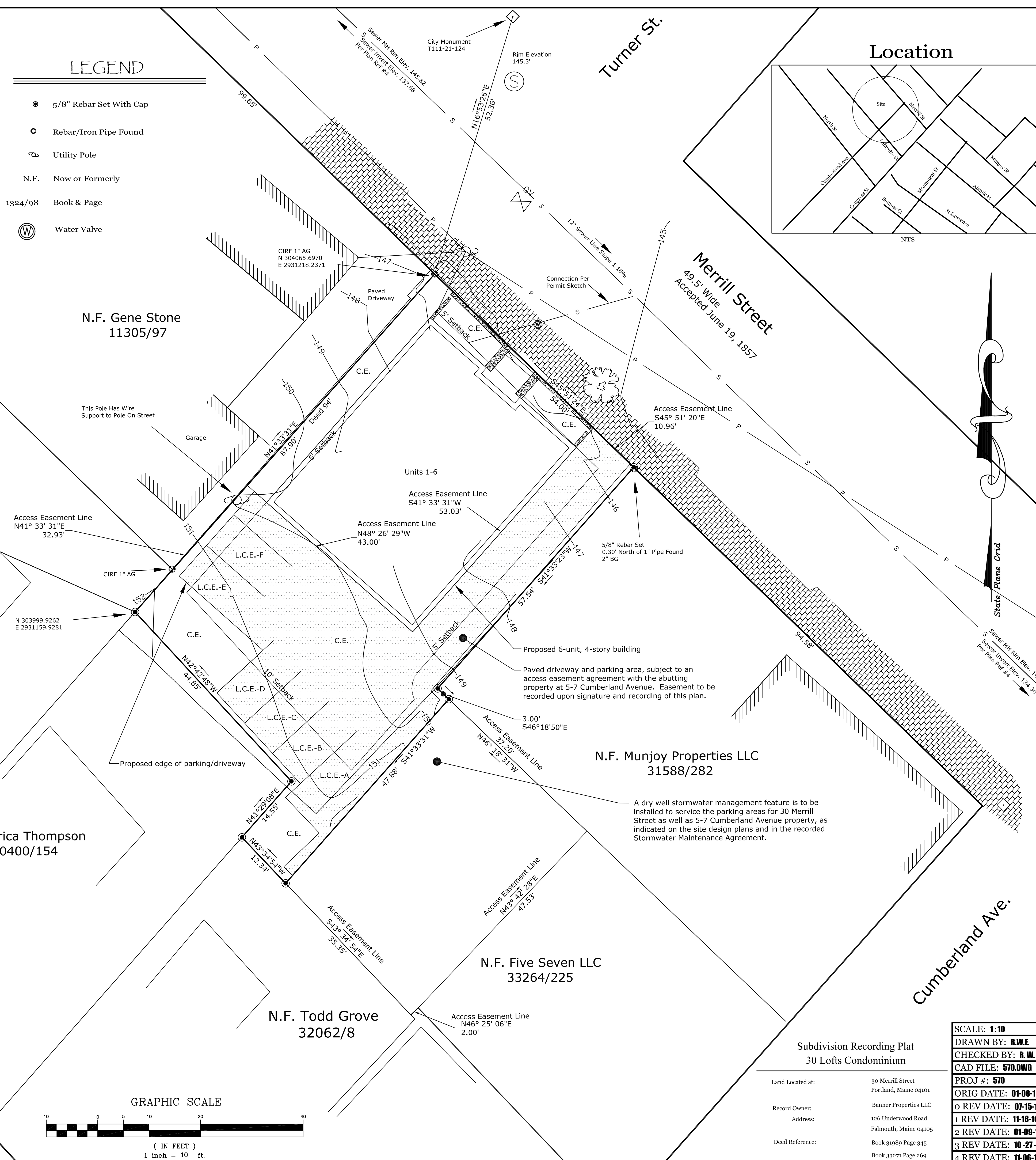
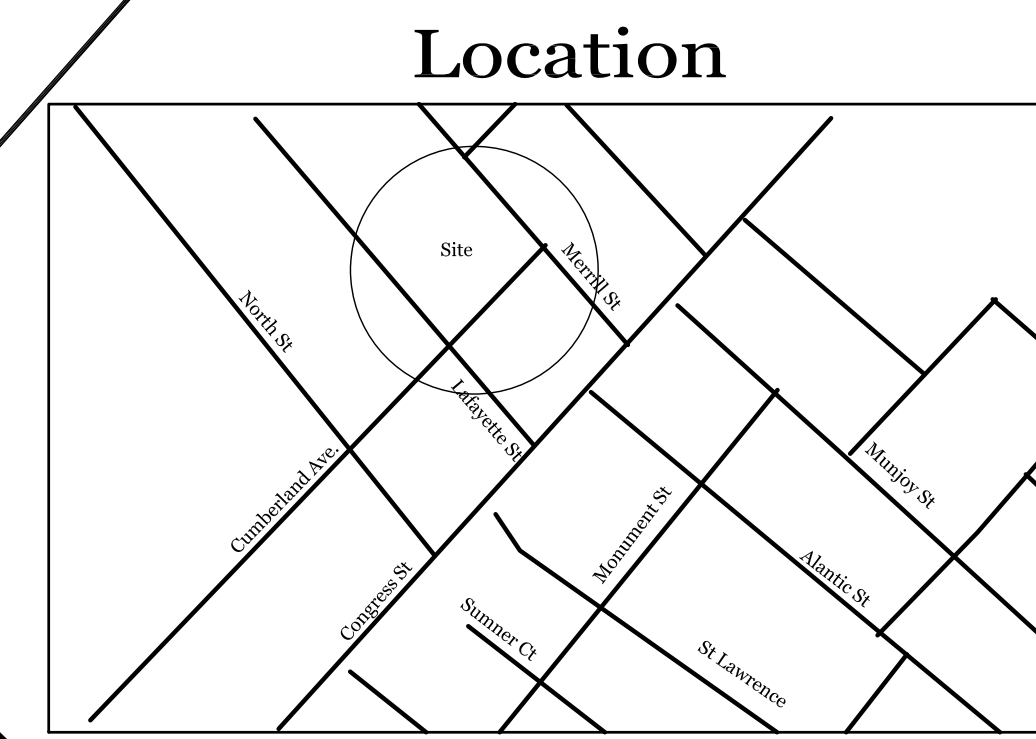
- Waivers
The Planning Board voted 6-0 (Boepple absent), on the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board report and addendum for the public hearings on October 12 and 25, 2016 for application 2016-172 relevant to Portland's technical and design standards and other regulations; and the testimony presented at the Planning Board hearing:
1. The Planning Board finds, based upon the consulting transportation engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Manual standard (Section 1.14) which requires that a standard parking space be 9' x 18', that substantial justice and the public interest are secured with the proposed variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Board waives the Technical Manual standard (Section 1.14) to allow the aisle as depicted in the proposed site plan.
2. The Planning Board finds, based upon the consulting transportation engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Manual standard (Section 1.14) which requires that a standard parking space between driveways of 20 feet Figure 1-27, that substantial justice and the public interest are secured with the proposed variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Board waives the Technical Manual standard (Section 1.14) to allow 11 feet of separation between the site driveway and the adjacent driveway to the east.
3. The Planning Board finds, based upon the consulting transportation engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Manual standard (Section 1.14) which requires a minimum separation between driveways of 20 feet Figure 1-27, that substantial justice and the public interest are secured with the proposed variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Board waives the Technical Manual standard (Section 1.14) to allow 11 feet of separation between the site driveway and the adjacent driveway to the east.
4. The Planning Board finds that the applicant has demonstrated that site constraints prevent the planting of all required street trees in the right-of-way. The Planning Board waives the site plan standard (Section 14-526 (b) (iii)) to allow for a contribution of \$1,000 to Portland's tree fund to be substituted for the provision of additional trees on site.

Conditions of Approval

- 1. The applicant shall finalize the subdivision plat for review and approval by Corporation Counsel, the Department of Public Services, and the Planning Authority; and
2. Prior to Certificate of Occupancy, the applicant shall finalize condominium documents for review and approval by Corporation Counsel.

LEGEND

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



APPROVAL - CITY OF PORTLAND PLANNING BOARD

DATE
CHAIRPERSON

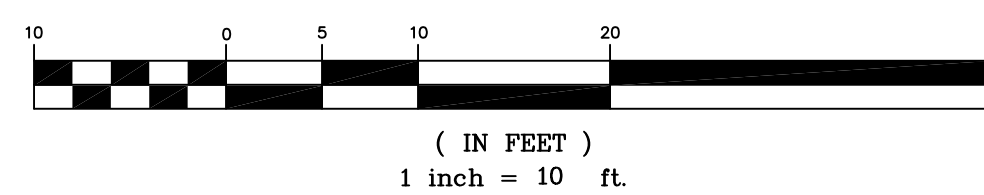
STATE OF MAINE
COUNTY SS REGISTRY OF DEEDS
RECEIVED AT h m AND RECORDED IN PLAN BOOK PAGE
ATTEST REGISTRAR

R. W. EATON ASSOCIATES
LAND SURVEYING & REAL ESTATE
58 PLEASANT STREET, WESTBROOK, MAINE 04092

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

January 8, 2016

GRAPHIC SCALE



Subdivision Recording Plat 30 Lofts Condominium

Table with 2 columns: Field (Land Located at, Record Owner, Address, Deed Reference) and Value (30 Merrill Street, Banner Properties LLC, 126 Underwood Road, Book 31989 Page 345).

Table with 2 columns: Field (SCALE, DRAWN BY, CHECKED BY, CAD FILE, PROJ #, ORIG DATE, REV DATE) and Value (1:10, R.W.E., R.W.E., 570.DWG, 570, 01-08-16, 07-15-16, 11-10-16, 01-09-17, 10-27-17, 11-06-17).