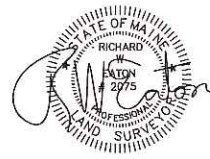


CERTIFICATION



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

GENERAL NOTES:

- THE APPLICANT AND RECORD OWNER IS BANNER PROPERTIES, LLC WHOSE ADDRESS IS 126 UNDERWOOD ROAD, FALMOUTH, ME 04105.
- 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.
- 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. UNIT 1 IS 712.1 S.F., UNIT 2 IS 729.2 S.F., UNITS 3&4 ARE 805.7 S.F., UNIT 5 IS 1,021.5 S.F. AND UNIT 6 IS 1,656.75 S.F.
- THE SITE IS LOCATED WITHIN THE R-5 RESIDENTIAL ZONE.
- TOTAL AREA OF PARCEL: 5,100 S.F.
- SPACE AND BULK INFORMATION FOR R-5 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%
- SUBJECT PARCEL NOT IN SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD RATE MAP PANEL # 230051 0014B, DATED JULY 17, 1986 PARCEL IN C ZONE.
- 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 E2931509.0550, AZIMUTH POINT, MONUMENT WITH OH ON WASHINGTON AVE. T111-21-123, N304140.2327, E2930845.2183, AZIMUTH N51-59-44"W 751.88' FEET. VERTICAL DATUM IS NVD 1929 BENCHMARK IS PK NAIL ON CMP POLE #9 WEST SIDE CONGRESS ELEVATION = 139.79', PROVIDED BY CITY OF PORTLAND PUBLIC WORKS ENGINEERING
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY RICHARD W. EATON, PLS #2075 OF R.W. EATON ASSOCIATES, INC., WESTBROOK, MAINE.
- SITE ENGINEERING PROVIDED BY JON H. WHITTEN, JR., P.E. #10414 OF PLYMOUTH ENGINEERING, INC., WHOSE ADDRESS IS PO BOX 46, PLYMOUTH, ME 04989.
- ARCHITECTURAL DESIGN PROVIDED BY EVAN CARROLL, AIA OF BILD ARCHITECTURE, PORTLAND, MAINE.
- THIS PLAN SHALL REFERENCE THE CONDOMINIUM DOCUMENTS FOR "30 LOFTS CONDOMINIUM" RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 216, PAGE 630-632 ON DECEMBER 22, 2016 AND TO BE RECORDED UPON SIGNATURE OF THIS PLAN.
- THIS PLAN SHALL REFERENCE THE STORMWATER DRAINAGE SYSTEM MAINTENANCE AGREEMENT RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 191 ON JANUARY 4, 2017.
- THIS PLAN SHALL REFERENCE THE ACCESS EASEMENT AGREEMENT WITH 5-7 CUMBERLAND AVENUE PROPERTY TO BE RECORDED.
- THIS PLAN SUPERSEDES AND REPLACES THE PRIOR PLAN ENTITLED "SUBDIVISION RECORDING PLAN, 30 LOFTS CONDOMINIUM", DATED JANUARY 9, 2017 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 217, PAGE 266.

UPDATE - NEW DOCS TO BE RECORDED IN BOOK - PG -

UPDATE - NEW AGMT TO BE RECORDED IN BOOK - PG -

Marquis Lofts Condominium Plan Book 214 Page 145

APPROVAL - CITY OF PORTLAND PLANNING BOARD

DATE _____

CHAIRPERSON _____

STATE OF MAINE

COUNTY SS REGISTRY OF DEEDS

RECEIVED _____ 20____

AT _____ 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

PLAN REFERENCE

- 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
- Portland Valuation Plan By William Goodwin Dated 1882 Number #14
- Street Line Sheets From Portland Engineering Office Dated Feb 1926 Number 181
- 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 5-0 (by acclamation), 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:

- The Planning Board finds, based upon the consulting transportation engineer's review, that extraordinary conditions exist or under hardship may result from strict compliance with the Technical Manual standard (Section 1.14) which requires that aisle width for right-angle parking be 24 feet per Figure 1-27, but 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.
- The Planning Board finds, based upon the consulting transportation engineer's review, that extraordinary conditions exist or under 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', but 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 adjacent driveway to the east.
- The Planning Board finds, based upon the consulting transportation engineer's review, that extraordinary conditions exist or under 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, but 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 adjacent driveway to the east.
- The Planning Board finds that the applicant has demonstrated that site conditions prevent the planting of all required street trees in the right-of-way. The Planning Board waives the site plan standard (Section 14-52b (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

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

LEGEND

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

N.F. Gene Stone 11305/97

This Pole Has Wire Support to Pole On Street

Access Easement Line N41°33'31"E 32.93'

N 303999.9262 E 293159.9281

N.F. Erica Thompson 20400/154

N.F. Todd Grove 32062/8

N.F. Five Seven LLC 33264/225

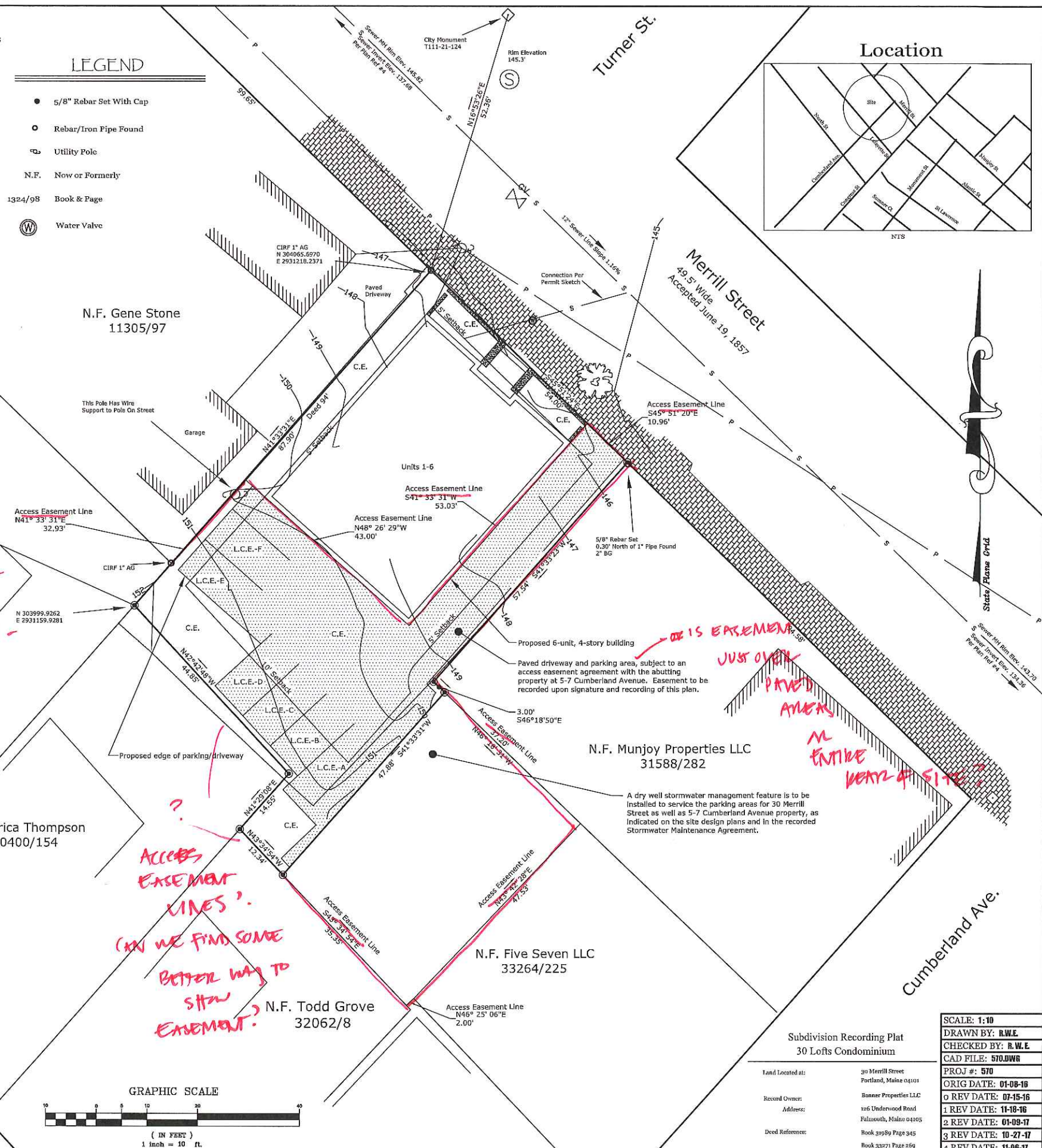
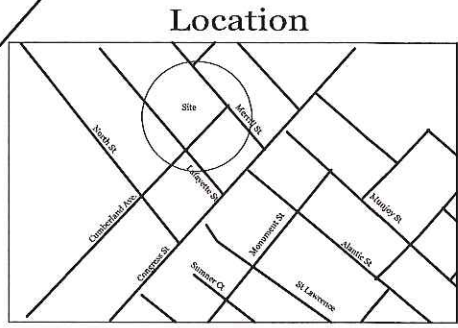
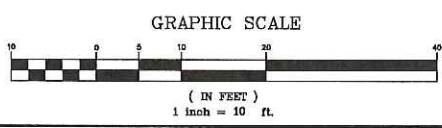
N.F. Munjoy Properties LLC 31588/282

Proposed edge of parking/driveway

Proposed 6-unit, 4-story building

Paved driveway and parking area, subject to an access easement agreement with the abutting property at 5-7 Cumberland Avenue. Easement to be recorded upon signature and recording of this plan.

A dry well stormwater management feature is to be installed to service the parking areas for 30 Merrill Street as well as 5-7 Cumberland Avenue property, as indicated on the site design plans and in the recorded Stormwater Maintenance Agreement.



IS EASEMENT JUST OVER PAVED AREA IN ENTIRE PART OF SITE

ACCESS EASEMENT LINES? CAN WE FIND SOME BETTER WAY TO SHOW EASEMENT?

SCALE: 1:10
DRAWN BY: R.W.E.
CHECKED BY: R.W.E.
CAD FILE: 570.DWG
PROJ #: 570
ORIG DATE: 01-08-10
0 REV DATE: 07-15-16
1 REV DATE: 11-10-16
2 REV DATE: 01-09-17
3 REV DATE: 10-27-17
4 REV DATE: 11-06-17

Subdivision Recording Plat	
30 Lofts Condominium	
Land Located at:	30 Merrill Street Portland, Maine 04101
Record Owner:	Banner Properties LLC
Address:	126 Underwood Road Falmouth, Maine 04105
Deed Reference:	Book 31989 Page 345 Book 33571 Page 259