

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 SIX (6) UNIT RESIDENTIAL BUILDING. EACH OF THE SIX UNITS WILL BE OFFERED FOR SALE 1,021.5 S.F. AND UNIT # IS 1,666.75 S.F.
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: 290 S.F.
MIN. FRONT SETBACK: 7.5 FT.
MIN. SIDE SETBACK: 5 FT.
MIN. REAR SETBACK: 5 FT.
MAX. HEIGHT: 45 FT.
MAX. LOT COVERAGE: 60%
UNDISBURSED OPEN AREA: 20%

- 7. SUBJECT PARCEL NOT IN SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD RATE MAP PANEL # 230051 00148 DATED JULY 17, 1988 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 111-30-132, N203°78'11.90" E2931509.050, AZIMUTH POINT MONUMENT WITH DIH ON N61-59-44°W, 751.98' FEET, VERTICAL DATUM IS NAD 1929 BENCHMARK IS PK MILL ON CAP 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, P.L.S. #2075 OF R.W. EATON ASSOCIATES, INC., WESTBROOK, MAINE.
10. SITE ENGINEERING PROVIDED BY DON H. WITTELL, JR., P.E. #10414 OF RLYMOUTH ENGINEERING, INC. WHOSE ADDRESS IS PO BOX 46, RLYMOUTH, ME 04969.
11. ARCHITECTURAL DESIGN PROVIDED BY EYAN CARROLL, AIA OF BID ARCHITECTURE, PORTLAND, MAINE.
12. THIS PLAN SHALL REFERENCE THE CONDOMINIUM DOCUMENTS FOR 30 LOFTS CONDOMINIUM TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 33264/154 ON PAGE 201.
13. THIS PLAN SHALL REFERENCE THE STORMWATER DRAINAGE SYSTEM MAINTENANCE AGREEMENT PAGE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 33264/154 ON PAGE 201.
14. THIS PLAN SHALL REFERENCE THE ACCESS EASEMENT AGREEMENT WITH 5-7 CUMBERLAND AVENUE PROPERTY TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 33264/154 ON PAGE 201.
15. THIS PLAN SUPERSEDES 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.

APPROVAL - CITY OF PORTLAND PLANNING BOARD

DATE:
CHAIRPERSON:

STATE OF MAINE
COUNTY SS REGISTRY OF DEEDS
RECEIVED:
AND RECORDED IN
PLAN BOOK
PAGE
REGISTRAR

R. W. EATON ASSOCIATES
LAND SURVEYING & REAL ESTATE

58 PLEASANT STREET, WESTBROOK, MAINE 04092
PHONE: 207-554-2402 FAX: 866-7167 E.MAIL: RWEATON@MAINE.RR.COM

January 8, 2016

PLAN REFERENCE

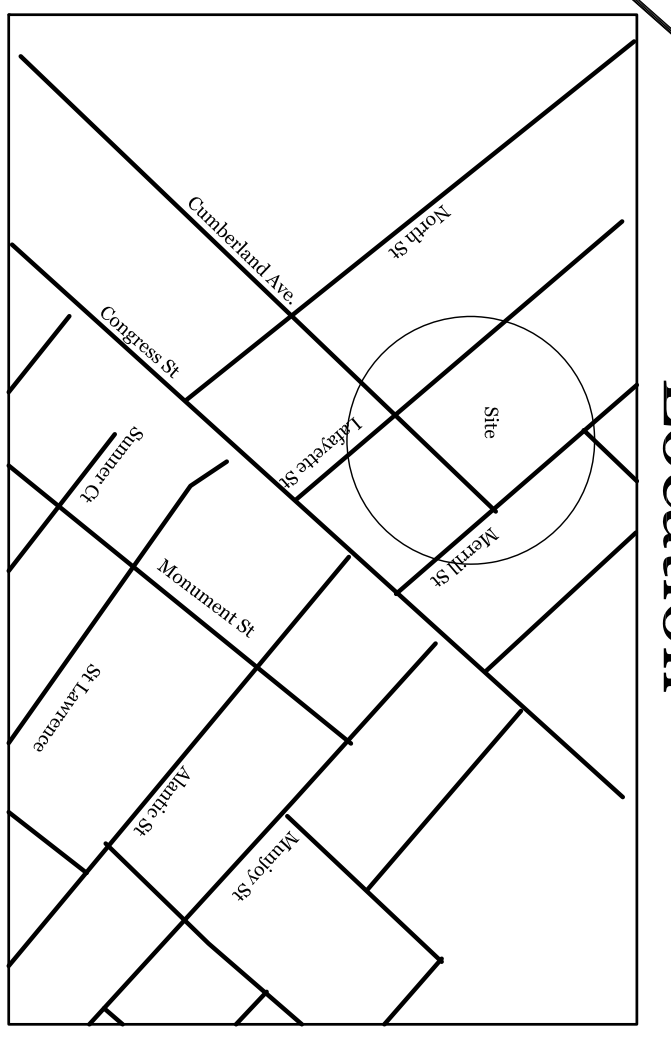
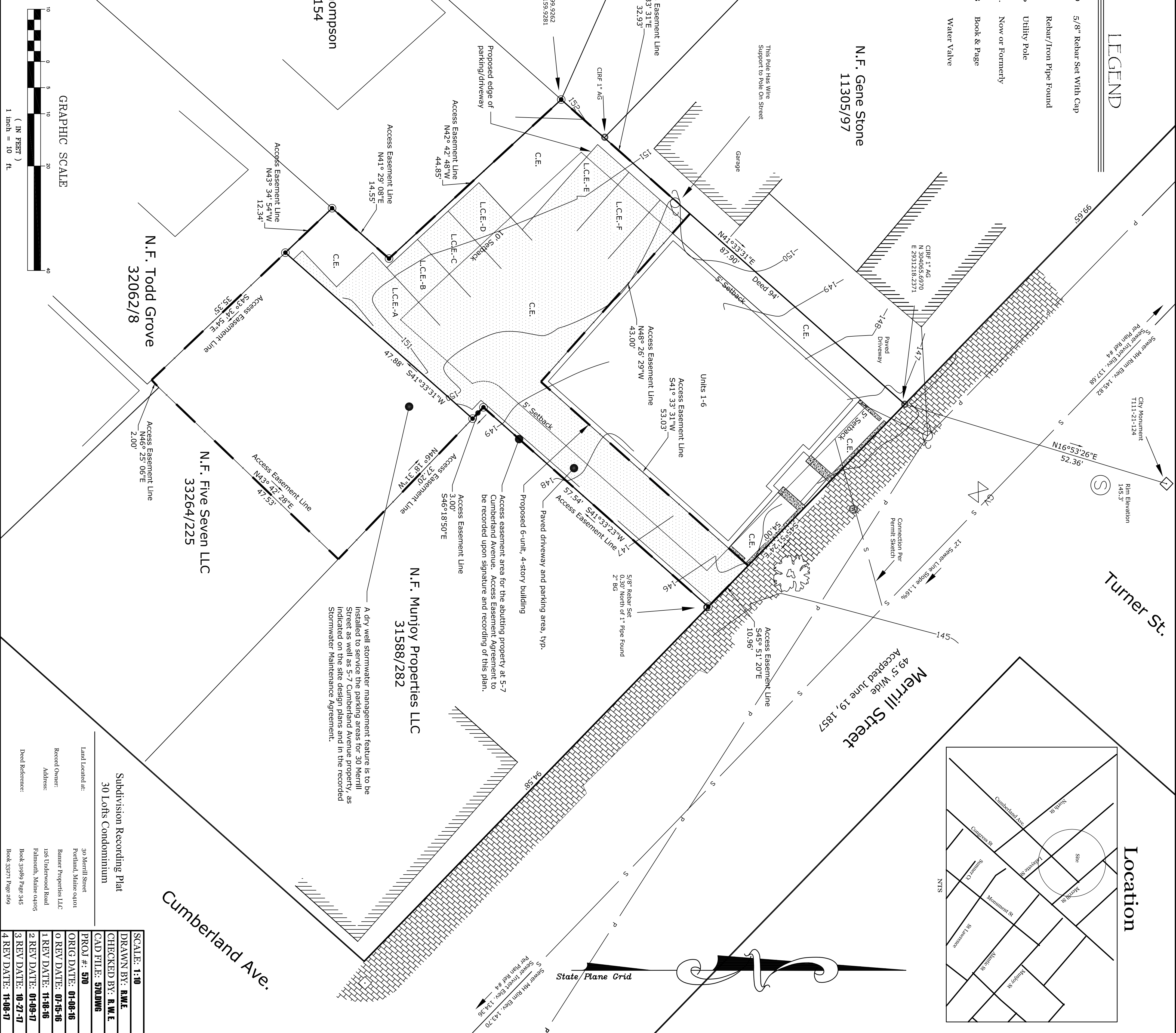
- 1) Condominium Plat Marquis Lofts Condominium 30-36 Lafayette Street, Portland Made for Remonim Oriti Inc. By Owen Haskell, Dated March 3, 2014, Recorded in Plan Book 214 Page 145
2) Portland Validation Plan by William Goodson Dated 08/28/2014 Recorded in Plan Book 214
3) Street Line Sheets from Portland Engineering Office Dated Feb 1926 Number 181
4) City of Portland Dept. of Public Works, Merrill St. Rehabilitation Approved July 14, 1938 Sheet 5 & 6 On File at City Engineer Vault

WAIVERS & CONDITIONS OF APPROVAL

- 1. The Planning Board finds that the applicant, plan, reports and other information submitted by the applicant are in compliance with the applicable zoning and subdivision laws of the City of Portland.
2. The Planning Board finds that the applicant has demonstrated that the proposed development is consistent with the intent of the ordinance. The Planning Board waives the Technical Manual standard (Section 1.14) to allow the site to be used for the proposed use.
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Marquis Lofts Condominium Plan Book 214 Page 145

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



SCALE: 1:10
DRAWN BY: B.M.E.
CHECKED BY: R.W.E.
CAD FILE: 510DMG
PROJ #: 510
ORIG DATE: 01-08-16
REV DATE: 07-15-16
REV DATE: 01-09-17
REV DATE: 10-27-17