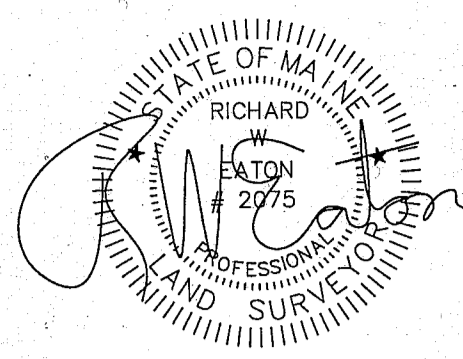


CERTIFICATION



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

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

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 aisle width for right-angle parking be 24 feet per 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 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 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 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

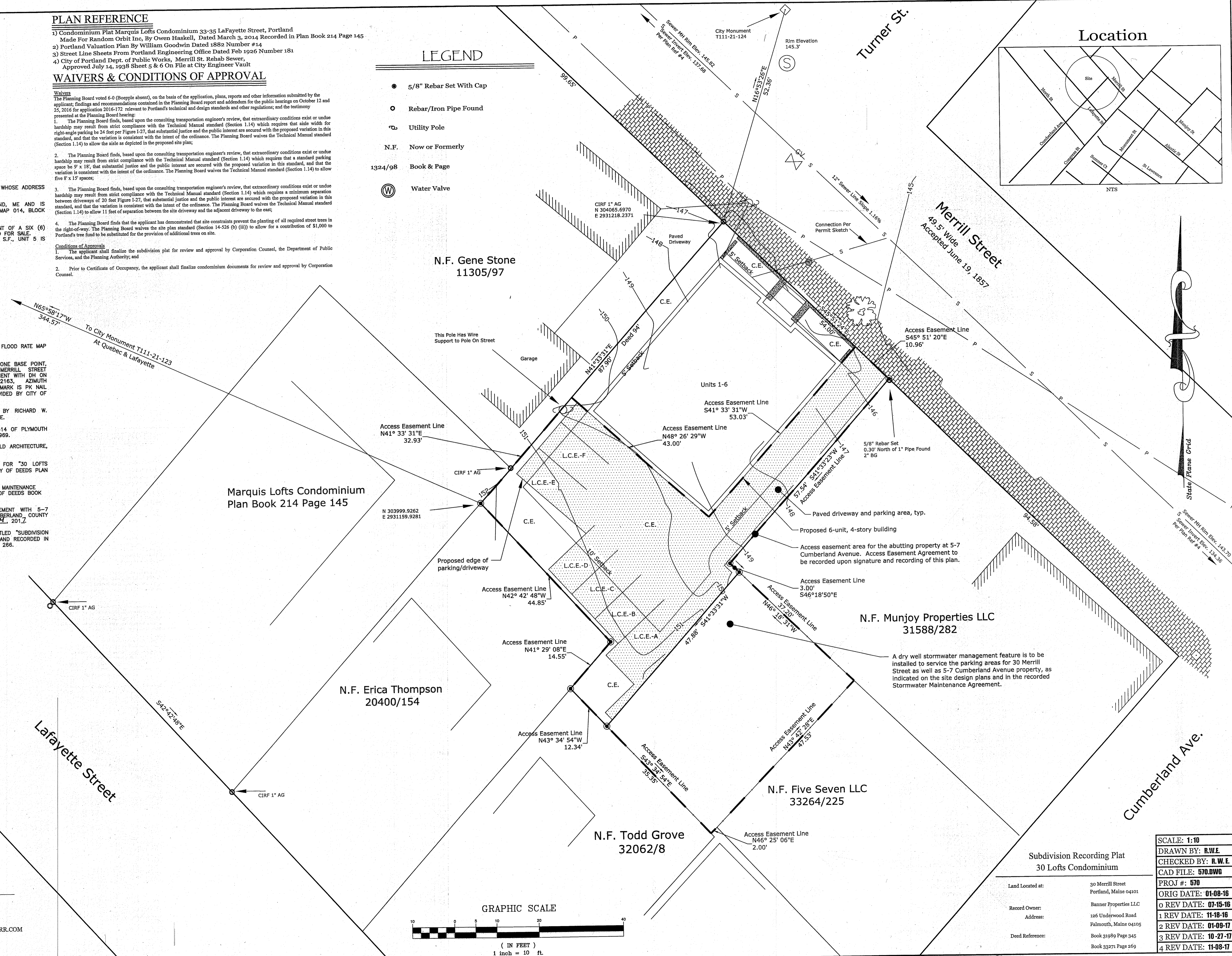
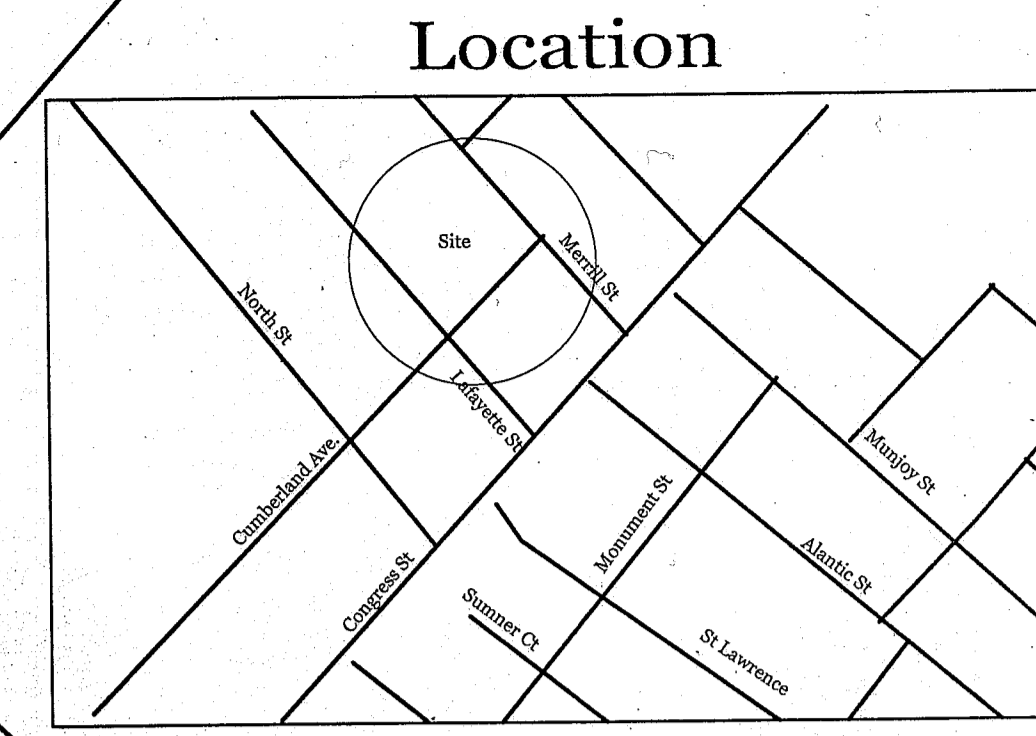
- 1. The applicant shall finalize the subdivision plat for review and approval by Corporation Counsel, the Department of Public Services, and the Planning Authority; and
2. Prior to Certificate of Occupancy, the applicant shall finalize condominium documents for review and approval by Corporation Counsel.

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. UNIT 1 IS 712.1 S.F., UNIT 2 IS 728.2 S.F., UNITS 3&4 ARE 805.7 S.F., UNIT 5 IS 1,021.5 S.F. AND UNIT 6 IS 1,856.75 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: . . . . . 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 00148, 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 BOLS 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, E2930845.2163, AZIMUTH N61-59-44°W 751.85 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
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, ALA OF BILD 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 PLAN BOOK 214, PAGE 145 ON NOVEMBER 30, 2017.
13. THIS PLAN SHALL REFERENCE THE STORMWATER DRAINAGE SYSTEM MAINTENANCE AGREEMENT TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 3197, PAGE 47 ON NOVEMBER 30, 2017.
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 3197, PAGE 33 ON DECEMBER 4, 2017.
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.

LEGEND

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



APPROVAL- CITY OF PORTLAND PLANNING DIRECTOR 11/21/17 DATE DIRECTOR

STATE OF MAINE Cumberland County SS REGISTRY OF DEEDS RECEIVED Dec 4 2017 AT 10:47 AM AND RECORDED IN PLAN BOOK 217 PAGE 524 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, 2018

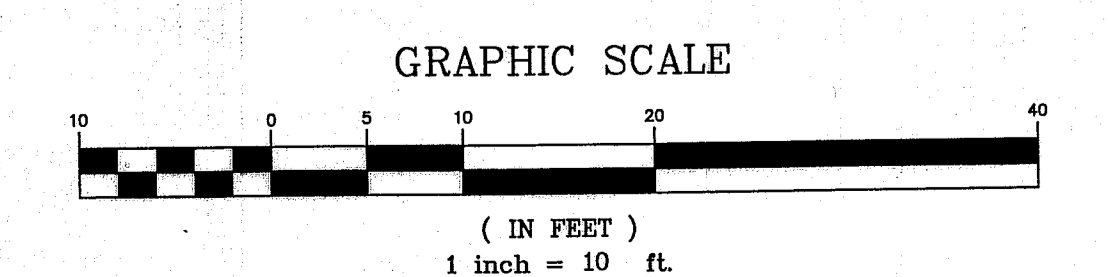


Table with 2 columns: Field Name and Value. Includes Subdivision Recording Plat (30 Lofts Condominium), Land Located at (30 Merrill Street, Portland, Maine 04101), Record Owner (Banner Properties LLC), Address (126 Underwood Road, Falmouth, Maine 04105), and Deed Reference (Book 31989 Page 345, Book 33271 Page 269). Also includes a revision table with dates from 01-08-16 to 11-08-17.