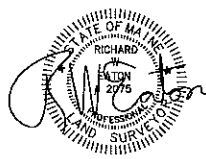


CERTIFICATION



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 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 AREA/DWELLING:	750 S.F.
MIN. LOT WIDTH:	22 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 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 T111-30-132, N303787.1010 E2931509.0060, AZIMUTH POINT MONUMENT WITH OH ON WASHINGTON AVE. T111-21-123, N304140.2327, E2930845.2163, AZIMUTH N61-59-44°W 791.88' FEET. VERTICAL DATUM IS NGVD 1929 BENCHMARK IS PK NAIL ON CUP 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 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.

10. REFERENCE TO CONDO DOC S. W/ BOOK + PAGE
 APPROVAL -
 CITY OF PORTLAND
 PLANNING BOARD

DATE _____
 CHAIRPERSON _____

STATE OF MAINE
 COUNTY SS REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ h _____ m _____ A.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

August 30, 2016

PLAN REFERENCE

- 1) Condominium Plat Marquis Lofts Condominium 33-35 LaFayette Street, Portland Made For Random Club Inc, By Owen Henshall, Dated March 3, 2014 Recorded in Plan Book 214 Page 145
- 2) Portland Valuation Plan By William Goodwin Dated 1882 Number 414
- 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 6-4 (Booyple 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 affidavit for the public hearing 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 unless 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 unless 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 five 8' x 15' spaces;
 3. The Planning Board finds, based upon the consulting transportation engineer's review, that extraordinary conditions exist or unless 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 conditions 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) (8)) 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
- 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

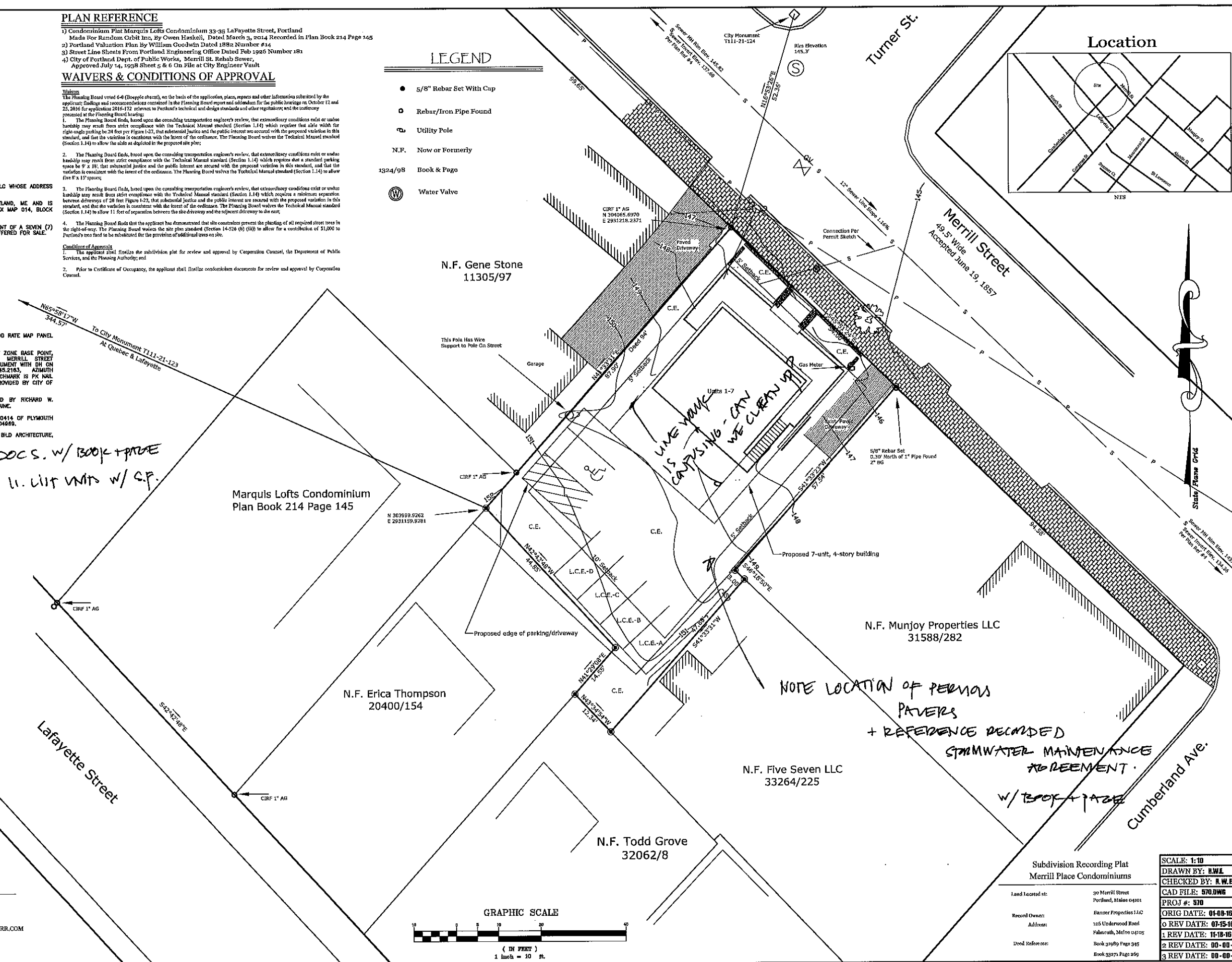
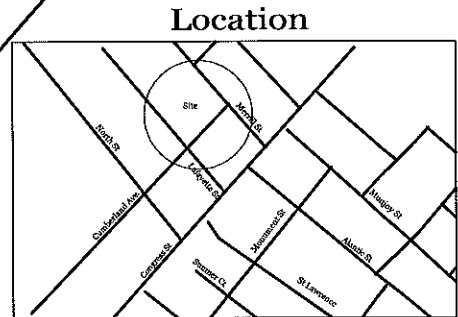
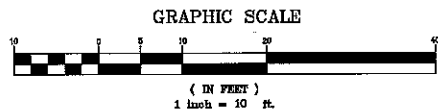
Marquis Lofts Condominium
 Plan Book 214 Page 145

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



NOTE LOCATION OF PREVIOUS
 PAVERS
 + REFERENCE RECORDED
 STORMWATER MAINTENANCE
 AGREEMENT
 W/ BOOK + PAGE

LINE WORK
 IS CAPSING IN - CITY
 WE CLEAN UP

SCALE:	1:10
DRAWN BY:	R.W.E.
CHECKED BY:	R.W.E.
CAD FILE:	570.DWG
PROJ #:	570
ORIG DATE:	01-08-16
1 REV DATE:	07-15-16
2 REV DATE:	11-18-16
3 REV DATE:	00-00-00

Subdivision Recording Plat Merrill Place Condominiums	
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 33273 Page 269

PLANNING REVIEW 12/28