

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 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 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 WIDTH: 20 FT.
 MIN. FRONT SETBACK: 5 FT.
 MIN. SIDE SETBACK: 5 FT.
 MIN. REAR SETBACK: 10 FT.
 MAX. HEIGHT, EXPOSED: 45 FT.
 MAX. HEIGHT, UNEXPOSED: 20 FT.
 UNIMPOSED OPEN AREA: 20%
7. SUBJECT NOT IN SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD RISK MAP PANEL # 230071 001765, DATED JUNE 17, 1988 PARCEL IN C ZONE.
8. BASIS OF BEARING, MAINE STATE PLANE NAD 1983 1802 WEST ZONE BASE POINT GRANITE MONUMENT 111-21-123, E3931509.0504, N204140.2327, E2930845.2183, WASHINGTON ST., AVE. 111-21-123.
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, FALMOUTH, ME 04869.
11. ARCHITECTURAL DESIGN PROVIDED BY EVAN CARROLL, AIA OF BLD ARCHITECTURE, PORTLAND, MAINE.

**APPROVAL—
 CITY OF PORTLAND
 PLANNING BOARD**

DATE _____

CHAIRPERSON _____

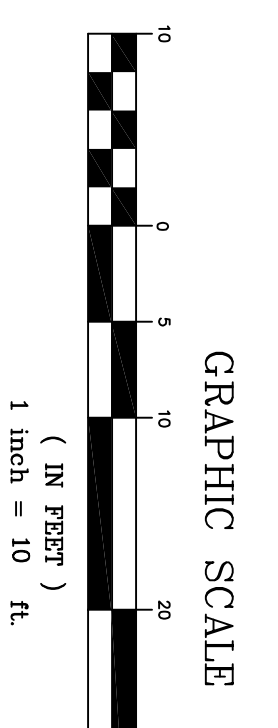
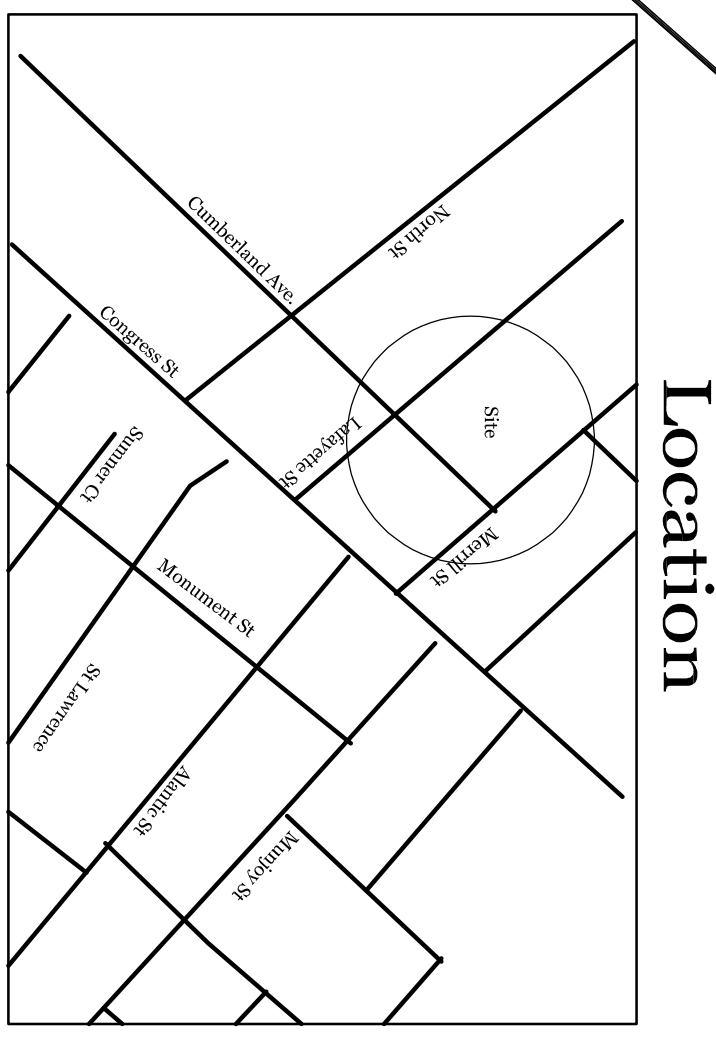
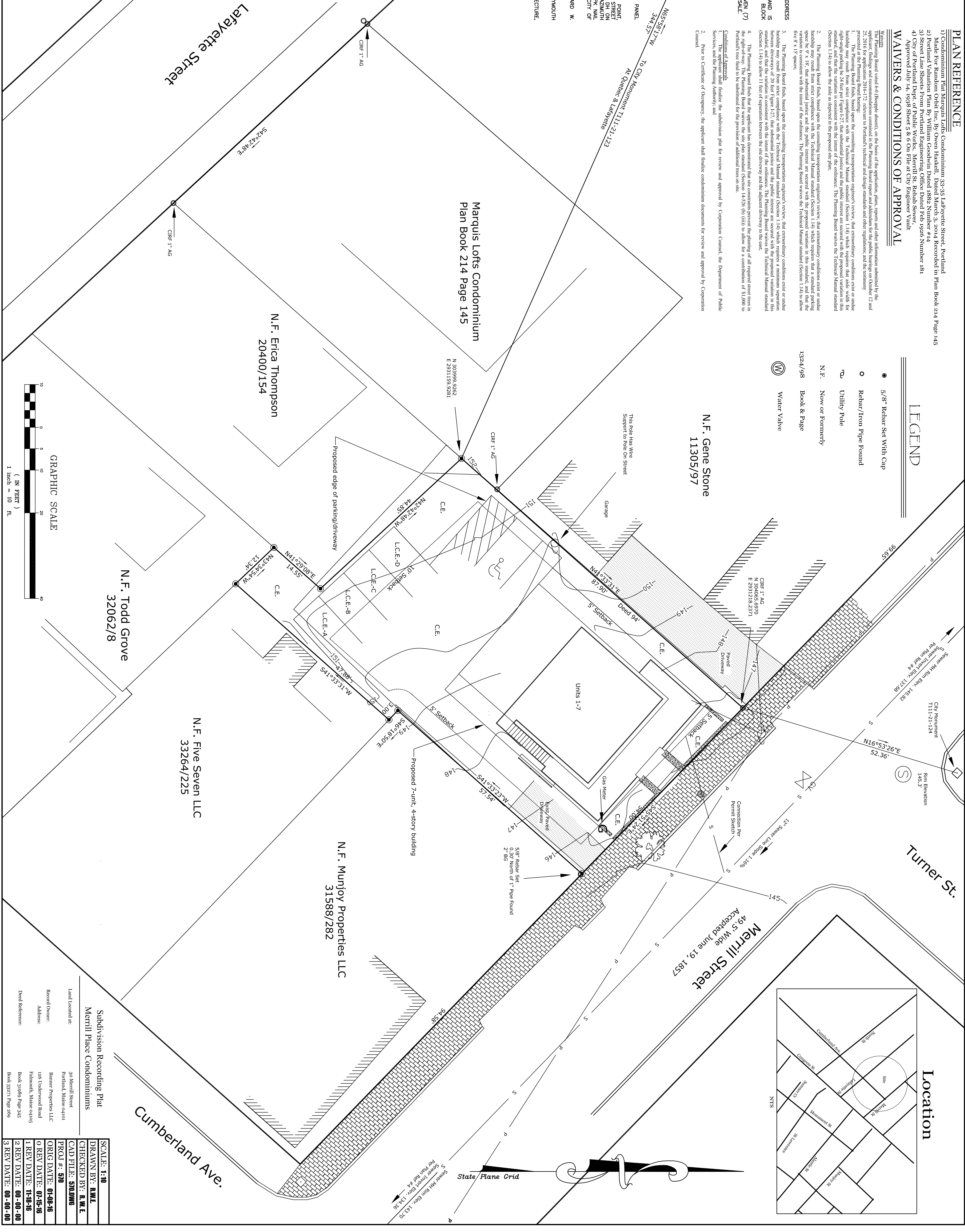
REGISTRAR _____

STATE OF MAINE
 COUNTY SS REGISTRY OF DEEDS
 RECEIVED _____ 20____ M. AND RECORDED IN
 AT _____ h _____ m _____ PAGE _____
 PLAN BOOK _____
 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 Plan Marquis Lofts Condominium 30-30 Lafayette Street, Portland Made For Remittion Onlot Line By Owen Haskell, Dated March 3, 2014, Recorded In Plan Book 214 Page 145
 - 2) Portland Votation 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**
1. The Planning Board waives (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) (aa) (ab) (ac) (ad) (ae) (af) (ag) (ah) (ai) (aj) (ak) (al) (am) (an) (ao) (ap) (aq) (ar) (as) (at) (au) (av) (aw) (ax) (ay) (az) (ba) (bb) (bc) (bd) (be) (bf) (bg) (bh) (bi) (bj) (bk) (bl) (bm) (bn) (bo) (bp) (bq) (br) (bs) (bt) (bu) (bv) (bw) (bx) (by) (bz) (ca) (cb) (cc) (cd) (ce) (cf) (cg) (ch) (ci) (cj) (ck) (cl) (cm) (cn) (co) (cp) (cq) (cr) (cs) (ct) (cu) (cv) (cw) (cx) (cy) (cz) (da) (db) (dc) (dd) (de) (df) (dg) (dh) (di) (dj) (dk) (dl) (dm) (dn) (do) (dp) (dq) (dr) (ds) (dt) (du) (dv) (dw) (dx) (dy) (dz) (ea) (eb) (ec) (ed) (ee) (ef) (eg) (eh) (ei) (ej) (ek) (el) (em) (en) (eo) (ep) (eq) (er) (es) (et) (eu) (ev) (ew) (ex) (ey) (ez) (fa) (fb) (fc) (fd) (fe) (ff) (fg) (fh) (fi) (fj) (fk) (fl) (fm) (fn) (fo) (fp) (fq) (fr) (fs) (ft) (fu) (fv) (fw) (fx) (fy) (fz) (ga) (gb) (gc) (gd) (ge) (gf) (gg) (gh) (gi) (gj) (gk) (gl) (gm) (gn) (go) (gp) (gq) (gr) (gs) (gt) (gu) (gv) (gw) (gx) (gy) (gz) (ha) (hb) (hc) (hd) (he) (hf) (hg) (hh) (hi) (hj) (hk) (hl) (hm) (hn) (ho) (hp) (hq) (hr) (hs) (ht) (hu) (hv) (hw) (hx) (hy) (hz) (ia) (ib) (ic) (id) (ie) (if) (ig) (ih) (ii) (ij) (ik) (il) (im) (in) (io) (ip) (iq) (ir) (is) (it) (iu) (iv) (iw) (ix) (iy) (iz) (ja) (jb) (jc) (jd) (je) (jf) (jg) (jh) (ji) (jj) (jk) (jl) (jm) (jn) (jo) (jp) (jq) (jr) (js) (jt) (ju) (jv) (jw) (jx) (jy) (jz) (ka) (kb) (kc) (kd) (ke) (kf) (kg) (kh) (ki) (kj) (kk) (kl) (km) (kn) (ko) (kp) (kq) (kr) (ks) (kt) (ku) (kv) (kw) (kx) (ky) (kz) (la) (lb) (lc) (ld) (le) (lf) (lg) (lh) (li) (lj) (lk) (ll) (lm) (ln) (lo) (lp) (lq) (lr) (ls) (lt) (lu) (lv) (lw) (lx) (ly) (lz) (ma) (mb) (mc) (md) (me) (mf) (mg) (mh) (mi) (mj) (mk) (ml) (mm) (mn) (mo) (mp) (mq) (mr) (ms) (mt) (mu) (mv) (mw) (mx) (my) (mz) (na) (nb) (nc) (nd) (ne) (nf) (ng) (nh) (ni) (nj) (nk) (nl) (nm) (nn) (no) (np) (nq) (nr) (ns) (nt) (nu) (nv) (nw) (nx) (ny) (nz) (oa) (ob) (oc) (od) (oe) (of) (og) (oh) (oi) (oj) (ok) (ol) (om) (on) (oo) (op) (oq) (or) (os) (ot) (ou) (ov) (ow) (ox) (oy) (oz) (pa) (pb) (pc) (pd) (pe) (pf) (pg) (ph) (pi) (pj) (pk) (pl) (pm) (pn) (po) (pp) (pq) (pr) (ps) (pt) (pu) (pv) (pw) (px) (py) (pz) (qa) (qb) (qc) (qd) (qe) (qf) (qg) (qh) (qi) (qj) (qk) (ql) (qm) (qn) (qo) (qp) (qq) (qr) (qs) (qt) (qu) (qv) (qw) (qx) (qy) (qz) (ra) (rb) (rc) (rd) (re) (rf) (rg) (rh) (ri) (rj) (rk) (rl) (rm) (rn) (ro) (rp) (rq) (rr) (rs) (rt) (ru) (rv) (rw) (rx) (ry) (rz) (sa) (sb) (sc) (sd) (se) (sf) (sg) (sh) (si) (sj) (sk) (sl) (sm) (sn) (so) (sp) (sq) (sr) (ss) (st) (su) (sv) (sw) (sx) (sy) (sz) (ta) (tb) (tc) (td) (te) (tf) (tg) (th) (ti) (tj) (tk) (tl) (tm) (tn) (to) (tp) (tq) (tr) (ts) (tt) (tu) (tv) (tw) (tx) (ty) (tz) (ua) (ub) (uc) (ud) (ue) (uf) (ug) (uh) (ui) (uj) (uk) (ul) (um) (un) (uo) (up) (uq) (ur) (us) (ut) (uu) (uv) (uw) (ux) (uy) (uz) (va) (vb) (vc) (vd) (ve) (vf) (vg) (vh) (vi) (vj) (vk) (vl) (vm) (vn) (vo) (vp) (vq) (vr) (vs) (vt) (vu) (vv) (vw) (vx) (vy) (vz) (wa) (wb) (wc) (wd) (we) (wf) (wg) (wh) (wi) (wj) (wk) (wl) (wm) (wn) (wo) (wp) (wq) (wr) (ws) (wt) (wu) (wv) (ww) (wx) (wy) (wz) (xa) (xb) (xc) (xd) (xe) (xf) (xg) (xh) (xi) (xj) (xk) (xl) (xm) (xn) (xo) (xp) (xq) (xr) (xs) (xt) (xu) (xv) (xw) (xx) (xy) (xz) (ya) (yb) (yc) (yd) (ye) (yf) (yg) (yh) (yi) (yj) (yk) (yl) (ym) (yn) (yo) (yp) (yq) (yr) (ys) (yt) (yu) (yv) (yw) (yx) (yz) (za) (zb) (zc) (zd) (ze) (zf) (zg) (zh) (zi) (zj) (zk) (zl) (zm) (zn) (zo) (zp) (zq) (zr) (zs) (zt) (zu) (zv) (zw) (zx) (zy) (zz)

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



Subdivision Recording Plat
 Merrill Place Condominiums

Land located at:
 30 Merrill Street
 Portland, Maine 04101

Record Owner:
 Banner Properties LLC
 126 Underwood Road
 Falmouth, Maine 04105

Deed Reference:
 Book 33989 Page 345
 Book 33271 Page 369

SCALE: 1"=10'

DRAWN BY: R.W.E.

CHECKED BY: R.W.E.

CAD FILE: 5/04.DWG

PROJ #: 510

ORIG DATE: 01-08-16

1 REV DATE: 07-15-16

2 REV DATE: 00-00-00

3 REV DATE: 00-00-00