

LEGEND

- Monument - found
- Iron marker - set (#5 rebar)
- Property line (locus)
- - - Property line (abutment)
- - - Right of way line
- - - Edge of pavement
- - - Curb
- - - Fence
- - - Guard rail
- - - Underground water line
- - - Underground gas line
- - - Sewer line
- - - Existing Contours (1ft)
- - - Existing Contours (5ft)
- Water valve
- Utility pole
- Lamp or light pole
- Sewer manhole
- Sign
- Manhole
- Square catch basin
- Water valve
- Round catch basin
- Round catch basin with inlet
- Now or formerly of
- Deed reference (Book/Page)
- 1234/567
- Deciduous tree
- ▨ Existing building

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
 - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone as derived from plan reference J as provided by the City of Portland Department of Engineering. Elevations are based on City of Portland datum per plan reference 3. Benchmark is the top of a copper bolt in a 3 foot offset monument at the southerly intersection of Portland Street and Parris Street, elevation: 38.65.
 - 3) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
 - 4) Properties lie within Zone C based on FIRM Community #230051 Panel #0013-B, dated July 17, 1988. They do not lie within a special flood hazard area.
 - 5) Right of way lines shown per electronic drawing file provided by the City of Portland Department of Engineering. See plan reference #3.
 - 6) Reference is hereby made to the approval by the City of Portland Maine Planning Board on March 27, 2018 of the proposed Parris Terraces Condominium Project to be located at 60 Parris Street in Portland Maine. The formal letter of approval dated March 29, 2018 outlines the terms and conditions of this action.
 - 7) Reference is hereby made to the required Affordable Housing Agreement (AHA) dated May 15, 2018 and executed between the City of Portland and Horton LLC which will be recorded prior to Certificate of Occupancy that outlines specific deed restrictions.
 - 8) Reference is hereby made to the required Stormwater Drainage System Maintenance Agreement between the City of Portland and Horton LLC, which will be recorded prior to Certificate of Occupancy, to maintain the Focal Point and R Tank System per the terms of said Agreement.
 - 9) Reference is hereby made to the Onsite Parking / Decoupling and Purchase Agreement to be developed by Horton LLC which will outline the policy and options for initial purchase by owners of said onsite parking spaces.
 - 10) Reference is hereby made to the required Condominium Documents that will be prepared by the Horton LLC and which will be recorded prior to Certificate of Occupancy.
 - 11) Four existing trees, as indicated, will be preserved.
 - 12) Property is zoned as B2b.

WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board report for the public hearing on March 27, 2018 for application 2017-287 relevant to Portland's technical and design standards and other regulations; and the testimony presented at the Planning Board hearing:

- 1) The Planning Board voted 6-0 (Stanley absent) to find, based upon the consulting transportation engineer's review (Planning Board Report Attachment 1), that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Manual standard (Section 1.7.2.7) which requires that along arterial, collector and local streets, minimum acceptable spacing between double or multiple driveways for driveways on adjacent lots or on the same parcel shall meet the criteria of 100 feet for 25 mph. The Planning Board waives the Technical Manual standard (Section 1.7.2.7) to allow a separation of approximately 40 feet between the new driveway and the existing driveway on the southerly side of the parcel; and
- 2) The Planning Board voted 6-0 (Stanley absent) to find, based upon the consulting transportation engineer's review (Planning Board Report Attachment 1), that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Manual standard (Section 1.7.2.3) which establishes a minimum driveway width of 20 feet for sites with two-way access, that substantial justice and the public interest are secured with the 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 1.7.2.3) to allow a 15.2 foot driveway on the site; and
- 3) The Planning Board voted 6-0 (Stanley absent) to find, based upon the consulting transportation engineer's review (Planning Board Report Attachment 1) that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Manual standard (Section 1.14 and Figures 1-27 to 1-29) limiting compact spaces to 20% of total parking supply, that substantial justice and the public interest are secured with the 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 and Figures 1-27 to 1-29) to allow 100% compact spaces.

UNIT SCHEDULE (NET)

Room #	NAME	UNIT TYPE	QTY.	AREA SF
102	(WORKFORCE HOUSING) UNIT	ANSI-A UNIT	1	478.9
103	(WORKFORCE HOUSING) UNIT	ANSI-B UNIT	1	410.3
201	UNIT	ANSI-B UNIT	1	423.6
202	UNIT	ANSI-B UNIT	1	455.7
203	UNIT	ANSI-B UNIT	1	414.4
204	UNIT	ANSI-B UNIT	1	414.4
205	UNIT	ANSI-B UNIT	1	583.3
206	UNIT	ANSI-B UNIT	1	477.7
207	UNIT	ANSI-B UNIT	1	419.8
301	UNIT	ANSI-B UNIT	1	423.6
302	UNIT	ANSI-B UNIT	1	455.7
303	UNIT	ANSI-B UNIT	1	414.4
304	UNIT	ANSI-B UNIT	1	414.4
305	UNIT	ANSI-B UNIT	1	583.3
306	UNIT	ANSI-B UNIT	1	477.7
307	UNIT	ANSI-B UNIT	1	419.8
401	UNIT	ANSI-B UNIT	1	423.6
402	UNIT	ANSI-B UNIT	1	455.7
403	UNIT	ANSI-B UNIT	1	414.4
404	UNIT	ANSI-B UNIT	1	414.4
405	UNIT	ANSI-B UNIT	1	583.3
406	UNIT	ANSI-B UNIT	1	477.7
407	UNIT	ANSI-B UNIT	1	419.8
23				10,455.9 sq ft

Approved by the City of Portland Planning Board
 dated 3/27/18
 [Signatures]

BRATTLE STREET
 30 feet wide

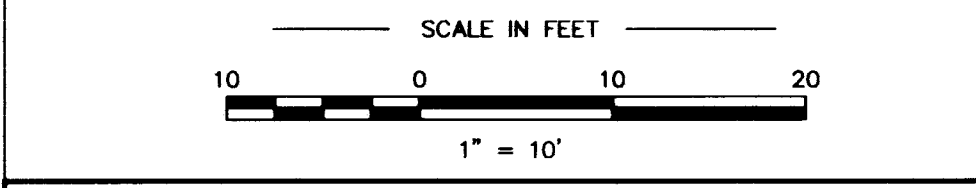
CERTIFICATION
 This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.



RECORDED ON MAY 31, 2018 at 2:11 p.m.
 IN PLAN Book 218, PAGE 237

- PLAN REFERENCES**
- 1) City of Portland Department of Public Works plan number 421/6.
 - 2) City of Portland Department of Public Works property plan number 302.
 - 3) Digital Drawing File of Kennebec Street and surrounding streets provided by the City of Portland Department of Engineering.
 - 4) Standard Boundary Survey made for the City of Portland by Titcomb Associates dated September 15, 2017.

OWNER OF RECORD AREA
 Horton, LLC Area=10,378 square feet
 100 Commercial Street
 Portland, ME 04101
 Book 34759, Page 17



PLAN OF Subdivision Plat
 60 Parris Street Portland, Maine
 MADE FOR Horton, LLC Portland, Maine
 100 Commercial Street
 JOB #217075 DATE: March 9, 2018 SCALE: 1" = 10'
 BOOK #906
 217075.dwg (Subdiv Plan)
 [Logo] Tu Associates
 133 Gr...
 (207)71...
 www.titcombsurvey.com

DATE OF APPROVAL 3/27/18
 PLANNER Nell Donaldson
 PROJECT NO. 2017-287