

AZIMUTH AND DISTANCE TO MONUMENT  
USED AS CONTROL TIE TO NORTH AMERICAN  
HORIZONTAL DATUM.  
7749-76-3000  
NORTH-305080,309  
EAST-2929308,241

SEWER MANHOLE  
RIM ELEV.=107.37  
INVERT 98.9 +-

SEWER MANHOLE  
RIM 107.23  
INVERT 99.5

CATCH BASIN  
WITH THROAT  
INVERT AT CURB  
106.4

UTILITY  
POLE  
#26

UTILITY  
POLE  
#26.1

UTILITY  
POLE  
#25

UTILITY  
POLE  
#25

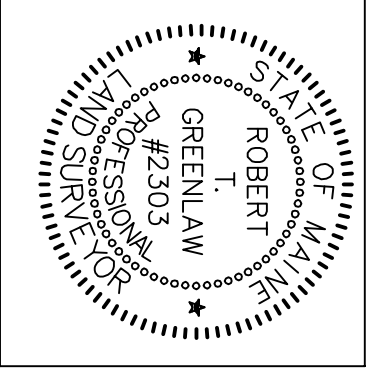
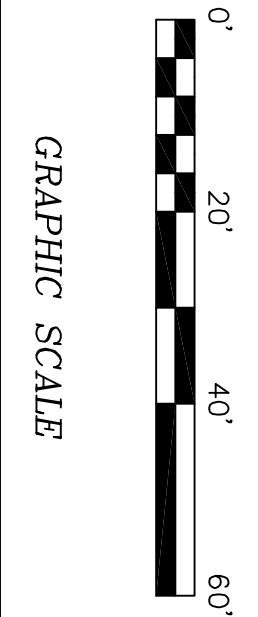
AZIMUTH AND DISTANCE TO MONUMENT  
USED AS CONTROL TIE TO NORTH AMERICAN  
HORIZONTAL DATUM.  
#2913 7749-78-3002  
NORTH-304178,543  
EAST-2929809,285  
ELEVATION=-108.81

REVISIONS:

CERTIFICATE:

LOCATION: 180 WASHINGTON AVE PORTLAND, MAINE

DATE: MAY 01, 2014



I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:  
a) NO WRITTEN REPORT  
b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.L.C., #2303

DATE: MAY 01, 2014

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS SUNNY TIME SOLAR LLC & FEDERAL STREET PHOENIX LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) IN BOOK 31446, PAGE 280.
2. THE PROPERTY IS SHOWN AS LOT 011 ON THE CITY OF PORTLAND TAX MAP 010 BLOCK F AND IS LOCATED IN DISTRICT B (B2B) DISTRICT. SEE THE CITY OF PORTLAND ZONING ORDINANCE FOR UP TO DATE CHANGES TO ZONING.
3. SPACE AND BULK CRITERIA FOR THE (B2B) DISTRICT ARE AS FOLLOWS:  
MINIMUM SETBACK: NONE  
MINIMUM STREET FRONTAGE: NONE  
MINIMUM LOT SIZE: NONE  
MINIMUM SIDE YARD: 5 FEET  
WHERE 10 FEET IS REQUIRED: 10 FEET, EXCEPT WHERE THE LOT ABUTS A RESIDENTIAL ZONE.  
MINIMUM REAR YARD: 5 FEET  
MINIMUM BUILDING HEIGHT: 45 FEET (SEE SECTION IX, ITEM 15A)  
MAXIMUM IMPERVIOUS COVERAGE: 90%
4. TOTAL GROSS AREA OF THE PARCEL IS APPROXIMATELY 2875.4 SQUARE FEET OR 0.07 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY ROBERT T. GREENLAW P.L.S.
6. PLAN REFERENCES:  
A. CITY OF PORTLAND TAX MAP 10  
B. SEWER PLANS OF WASHINGTON AVE AND GOULD STREET
- 7a. PLAN ORIENTATION IS MAGNETIC NORTH (SEE NOTE #13 BELOW).  
b. ELEVATIONS BASED UPON A CITY OF PORTLAND PK NAIL FOUND AT THE CORNER OF AN AERIAL TARGET PAINTED ON THE SIDE OF CUTLER STREET. SAID PK NAIL REPORTED ELEVATION 90.19 WAS SUPPLIED BY THE PUBLIC SERVICES DIVISION AND ASSUMED TO BE ON THE CITY OF PORTLAND VERTICAL DATUM OF N.G.V.D. 1923.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES CONTAINED UNDER THE SUBJECT PARCEL. CONSULT WITH THE CITY OF PORTLAND PUBLIC SERVICES DIVISION, FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THIS PROPERTY WAS GRAPHICALLY LOCATED ON THE FEMA FLOOD MAP 230051 14B IS LOCATED IN ZONE C AND IS NOT IN SPECIAL FLOOD HAZARD AREA.
10. SOIL TYPE: AS SHOWN IN THE SOIL SURVEY CUMBERLAND COUNTY MAINE RECOVERED FROM THE USDA SOIL SURVEY ONLINE APPLICATION, HICKLETY GRAVELLY SANDY LOAM.
11. NO WATER COURSES EXIST ON OR NEAR THE SUBJECT PARCEL.
12. NO SETBACK LINES ARE SHOWN HEREON AS THE FINAL HEIGHT OF THE PROPOSED BUILDING HAS NOT BEEN FINALIZED. SEE PROPOSED SITE PLANS FOR FINAL SETBACKS.
13. STATE PLANE COORDINATES ARE SHOWN HEREON. DETERMINING THE TWO CITY OF PORTLAND GRS COORDINATE POINTS SUPPLIED BY THE CITY OF PORTLAND PUBLIC SERVICES DIVISION, THE BEARINGS SHOWN HEREON ARE MAGNETIC NORTH 2011 AS THE DEEDS AND SUBSEQUENT DEVELOPMENT PLANS HAVE BEEN BASED ON THIS BEARING BASIS.
14. SEWER INFORMATION WAS TAKEN FROM THE ABOVE MENTIONED PLANS SUPPLIED BY THE CITY OF PORTLAND. IT COULD NOT BE VERIFIED FROM EVIDENCE IN THE FIELD WHERE THE SEWER LINE FOR THE EXISTING DWELLING IS LOCATED AT THE TIME OF THIS SURVEY.

LEGEND:

●	Capped Rebar Set	(90.00')	Distance from reference
○	Iron Pipe Found	N/F	Now Or Formerly
□	Monument Found	12345/99	Deed Book/Page of Local Registry
— 34 —	Contour Line	— OHU —	Edge of traveled way
—	Abutten Line	—	Overhead Utility
—	Property Line	—	Utility Pole
—	Street Line	—	Indicates Ownership in Common
—	Setback Line	—	Under Ground Utility
—	Old Lot Line	—	Sewer Manhole
P	Sign	—	Water Gate
W	Water Line		
S	Sewer Line		

EXISTING CONDITIONS/SITE PLAN

AT 180 WASHINGTON AVE PORTLAND, MAINE  
FOR: SUNNY TIME SOLAR LLC & FEDERAL STREET PHOENIX LLC

PREPARED BY:  
**ROBERT T. GREENLAW P.L.S.**  
LAND SURVEYING  
134 PORTLAND AVE  
OLD ORCHARD BEACH MAINE  
BOBREENLAW504@GMAIL.COM  
207-289-4546

DRAWN BY: RTG  
CHECKED BY: KGG  
SCALE: 1" = 20'  
DATE OF SURVEY: 04/30/2014  
JOB NUMBER: 2014009  
SHEET: 1 OF 1  
DRAWER: 2011 NO. 028