



REVISIONS:

LOCATION: 180 WASHINGTON AVE PORTLAND, MAINE

GRAPHIC SCALE: 0' 20' 40' 60'

SALE OF LAND SURVEYING

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

CERTIFICATE: I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED 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 LOT SIZE:	NONE
MINIMUM STREET FRONTAGE:	NONE
MINIMUM SIDE YARD:	5 FEET EXCEPT WHERE THE LOT ABUTS A RESIDENTIAL ZONE.
MINIMUM REAR YARD:	10 FEET, EXCEPT WHERE THE LOT ABUTS A RESIDENTIAL ZONE.
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).
- 7b. 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. 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, HANCKLEY GRAVEL 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 GPS 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:

	(90.00') Distance from reference
	Plan or dead
	N/F Now Or Formerly
	12345/99 Deed Book/Fogge of Local Registry
	—OHU— Overhead Utility
	—Z— Utility Pole
	—Q— Indicates Ownership In Common
	—U— Under Ground Utility
	Sewer Manhole
	Water Gate

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 BOB@GREENLAW504@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