

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: 48 HANCOCK STREET—SUNNY TIMES SOLAR LLC, BOOK 31132 PAGE 085 AND 49 HANCOCK STREET—SUNNY TIMES SOLAR LLC AND FEDERAL STREET PHOENIX LLC BOOK 30915, PAGE 309 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SDR 24/23 DATA COLLECTOR.
- 2a. CORNER MARKS SHOWN ARE FROM PLAN REFERENCE 4d, THEY ARE TO BE USED TO THE EXTENT THAT THEY MATCH THE SITE GRID FOR THE GIS DEPARTMENT OF THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
3. AREA OF SUBJECT PARCELS: 48 HANCOCK STREET 1328.9 SQ. FT. 0.03 ACRES
50 HANCOCK STREET 3247.0 SQ. FT. 0.07 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) AMENDED MINOR SITE PLAN, PROPOSED PARKING LOT 73 INDIA ST., PORTLAND, MAINE, REVISED DATE 07-29-1987, PREPARED BY SEBAGO TECHINCS, WESTBROOK, MAINE, UNRECORDED.
b.) CITY OF PORTLAND STREET RECORD PLANS, DATED 1890 & 1920, ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.
c.) CITY OF PORTLAND ASSESSORS MAP 20, LOT SHOWN AS BLOCK D, LOT 11.
- d.) SUBDIVISION PLAT OF SEAPORT LOFTS, NEWBURY/HANCOCK STREETS PORTLAND MAINE FOR 113 NEWBURY STREET LLC 35 FAY STREET SUITE 107B BOSTON MA 02118 SHEET 1 OF 2, PREPARED BY SEBAGO TECHINCS INC UNRECORDED AT THIS TIME.
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
6. ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1929 BASED UPON A BENCHMARK LABELED AS 1919/738, STAMPED IN A U.S. COAST & GEODETIC SURVEY DISK SET IN GRANITE SHELF AT THE CITY OF PORTLAND CITY HALL, ELEVATION 69.66 FEET ABOVE MEAN SEA LEVEL).
7. SOIL TYPE OBTAINED FROM THE USDA WEBSITE IS LISTED AS "HICKLEY GRAVELLY SAND H18"

ZONING:

ZONE B2-B COMMUNITY BUSINESS ZONE
SEAR SETBACK: 10 FEET
MINIMUM STREET FRONTAGE: 20 FEET
MINIMUM LOT SIZE: NONE
MAXIMUM STRUCTURE HEIGHT: 45 FEET
MAXIMUM LOT COVERAGE: 100%
MAXIMUM RESIDENTIAL DENSITY: 4.35 SQ. FT PER DWELLING UNIT
SEE THE CITY OF PORTLAND ZONING ORDINANCE FOR UPDATES AND RESTRICTIONS NOT MENTIONED HERE.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY/PANEL No. 230051 14C WHICH BEARS AN EFFECTIVE DATE OF 07-17-1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

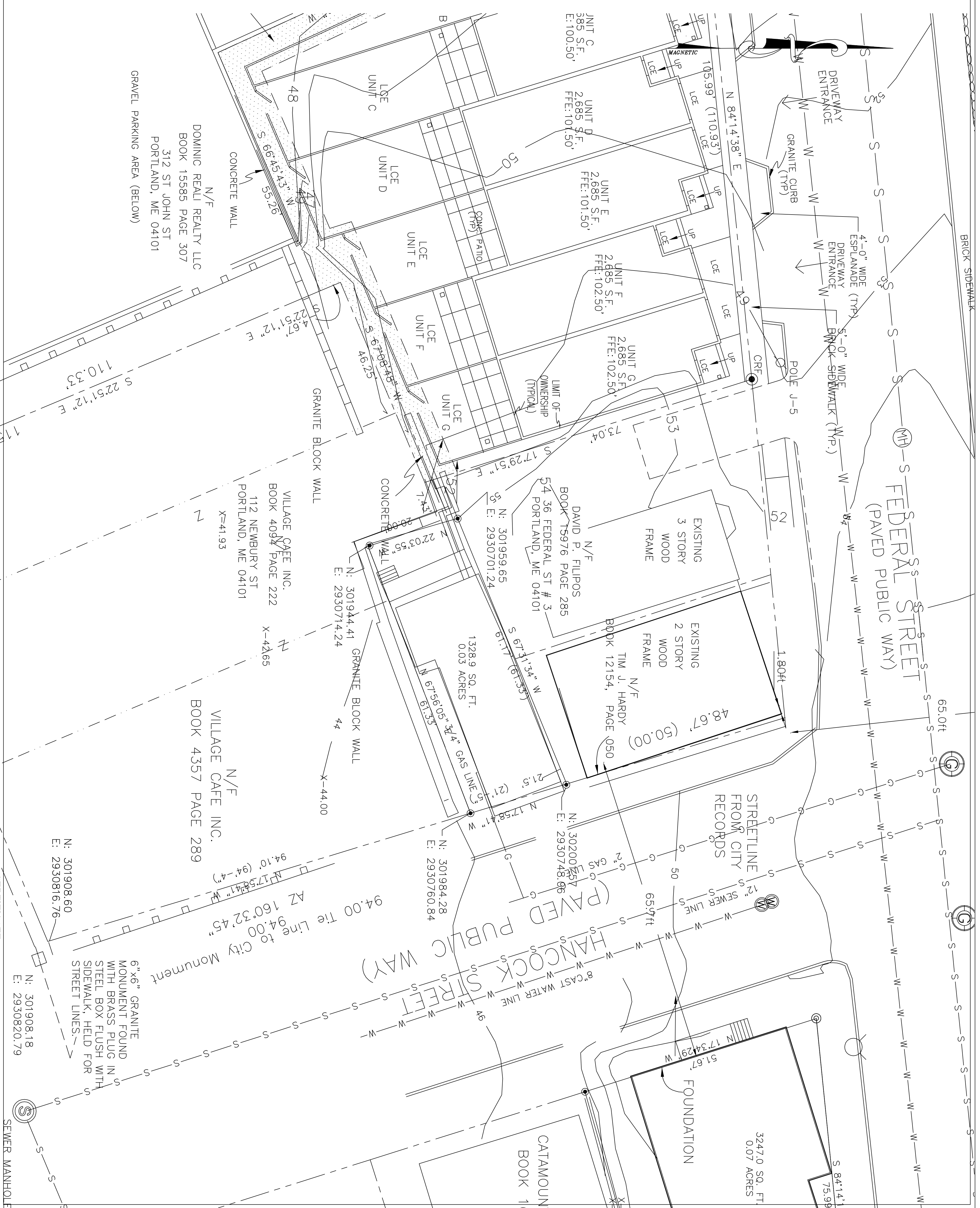
- Capped 5/8" Rebar Set
- ⊙ Drill Hole Set
- Sewer Manhole
- Manhole
- Abutter Line
- Property Line
- Street Line
- Edge of traveled way
- N/F Now Or Formerly
- TYP Typical
- U Utility Pole
- u/z Denotes Common Ownership

EXISTING CONDITIONS PLAN

48 HANCOCK STREET
PORTLAND, MAINE
FOR: SUNNY TIMES SOLAR LLC & FEDERAL STREET PHOENIX LLC
P.O. BOX 15372 PORTLAND MAINE 04112

PREPARED BY:
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Old Orchard Beach, Maine 04064
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DRAWN BY: RTG
CHECKED BY: KGG
SCALE: 1" = 10'
DATE OF SURVEY: 10-10-2014
JOB NUMBER: 2014011
SHEET: 1 OF 1
DRAWER: 2014 NO: 011

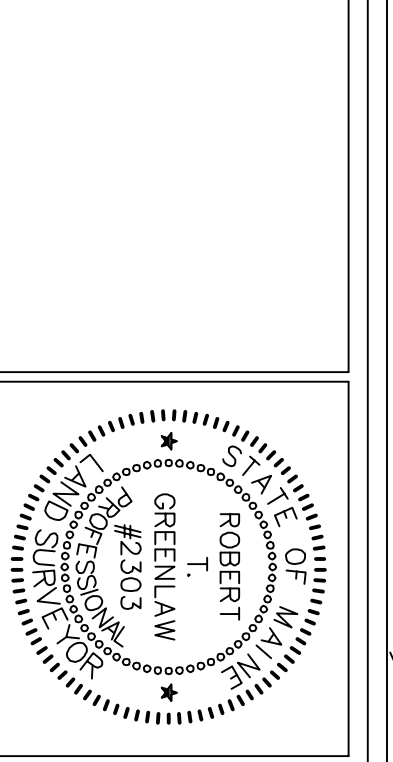
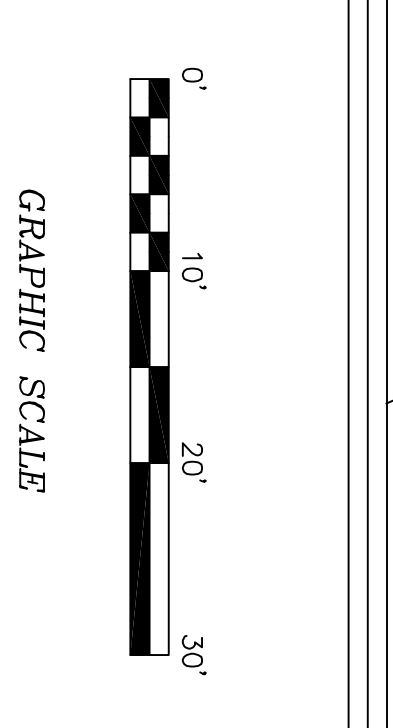


REVISIONS:

REV 1 04-06-15:	REVISED BOUNDARY DISTANCES ON SUBJECT PARCEL
REV 1 04-01-15:	MOVED BOUNDARY LINES TO MATCH SEAPORT LOFTS LLC PLAN
LOCATION:	48 HANCOCK STREET, PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS

RECEIVED AT : H M. AND RECORDED IN PLAN BOOK PAGE 2015



CERTIFICATE:

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.S., #2303
DATE: APRIL 06, 2015