

**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: 48 HANCOCK STREET—SUNNY TIMES SOLAR LLC, BOOK 31132 PAGE 085 AND 49 HANCOCK STREET—SUNNY TIME 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 24/33 DATA COLLECTOR.
- 2a. COORDINATES SHOWN ARE FROM PLAN REFERENCE 4d, THEY ARE TO BE USED TO THE CLOSEST TENTH OF AN INCH TO 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.) MANDATED 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 45 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 HINCKLEY GRAVELLY SAND HIG\*

**ZONING:**

ZONE B2-B COMMUNITY BUSINESS ZONE  
SEAR SETBACK: 10 FEET  
MINIMUM LOT SIZE: 20 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 With Registration Number #2303
- ⊙ Drill Hole Set
- Sewer Manhole
- Manhole
- Abutter Line
- Property Line
- Street Line
- Edge of Traveled way
- N/F Now Or Formerly
- TYP Typical
- ⊙ Utility Pole
- u/z Denotes Common Ownership

**EXISTING CONDITIONS PLAN**

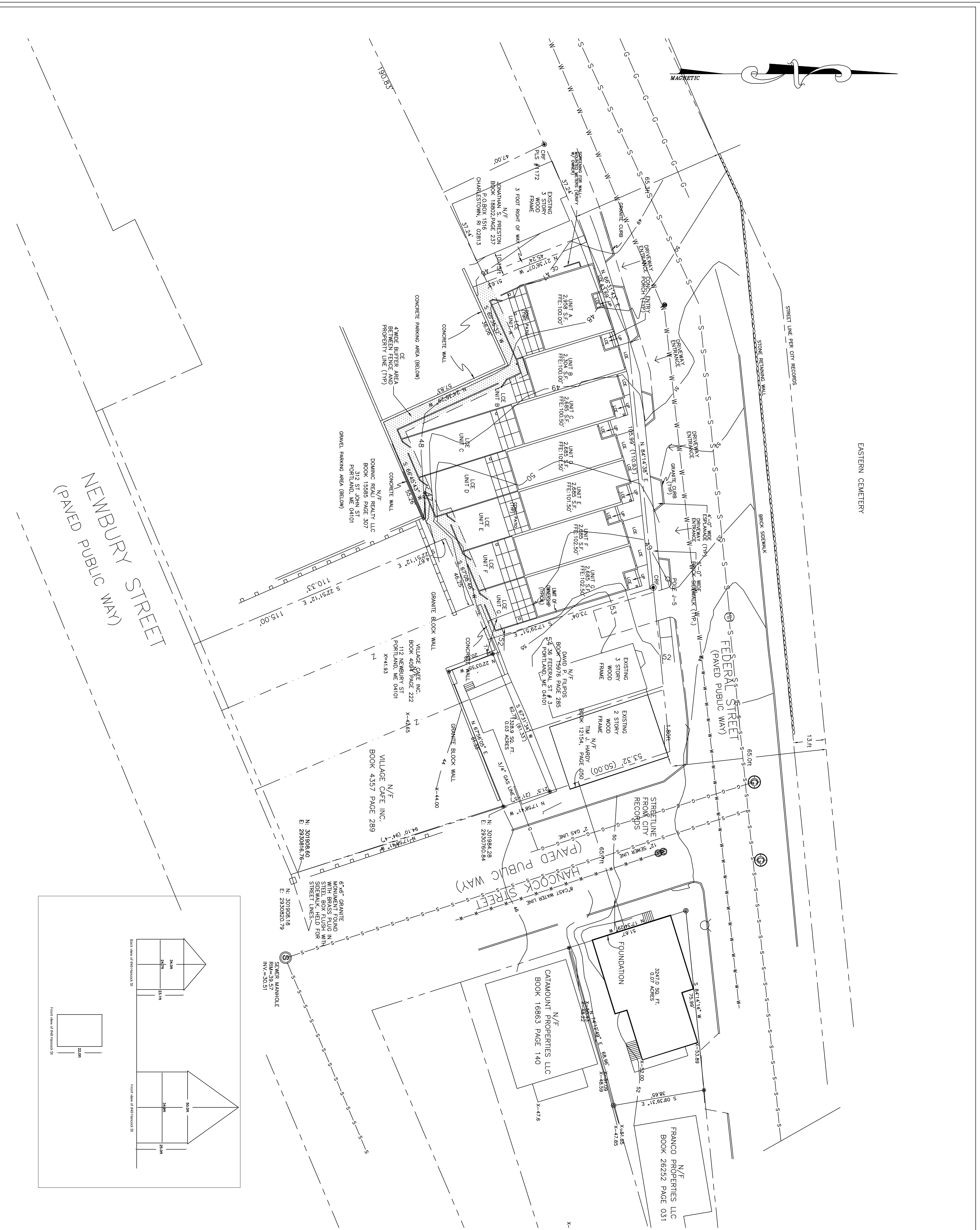
48 AND 51 HANCOCK STREET  
PORTLAND, MAINE

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

PREPARED BY:  
**ROBERT T. GREENLAW P.L.S.**  
LAND SURVEYING

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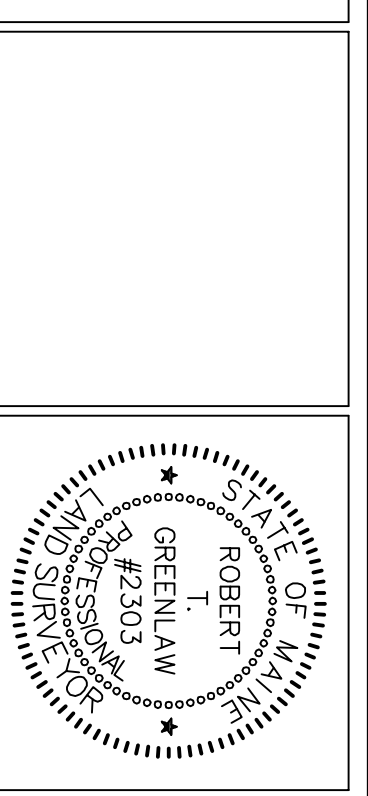
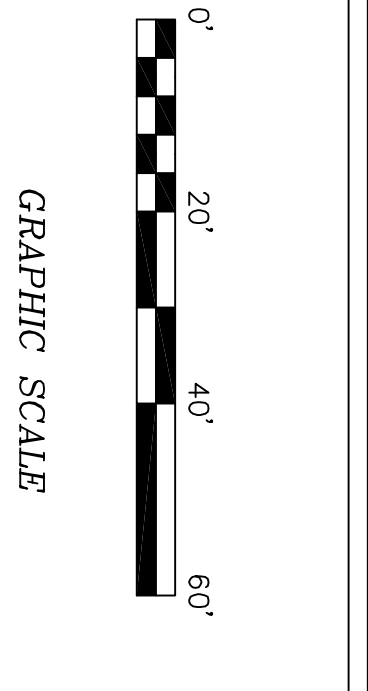
DRAWN BY: RTG  
CHECKED BY: KGG  
SCALE: 1" = 20'  
DATE OF SURVEY: 10-10-2014  
JOB NUMBER: 2014011  
SHEET: 1 OF 1  
DRAWER: 2014 NO: 011



**REVISIONS:**

REVISION 3: Feb.12, 2015: ADDED COORDINATES ON CITY DATUM
REVISION 2: Dec 10, 2014: REVERSED WALL ON 48 HANCOCK AND BOUNDARY
REVISION 1: NOV. 21, 2014: ADDED PROPERTY CORNERS SET

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 LICENSEURE 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: DECEMBER 10, 2014

