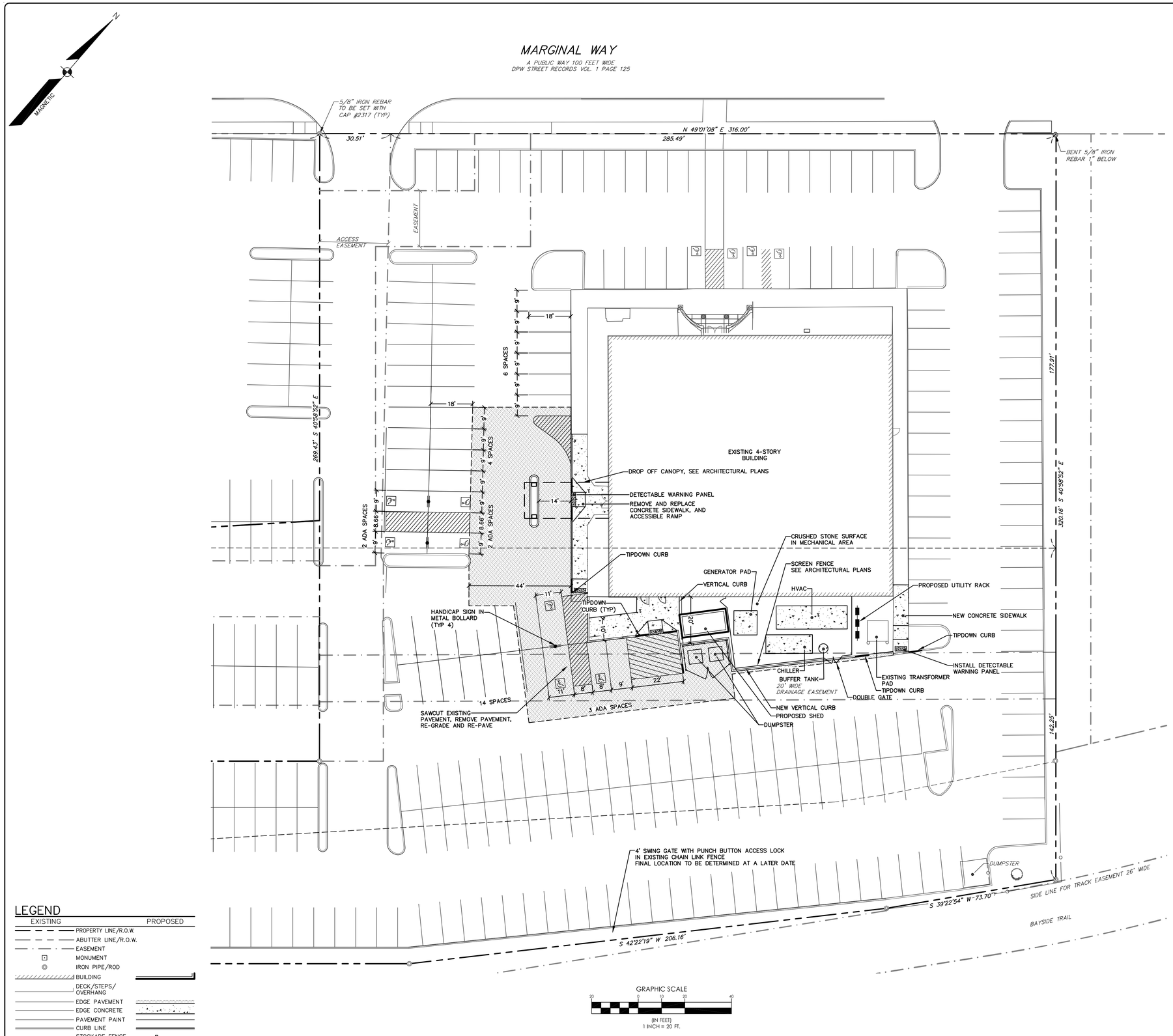
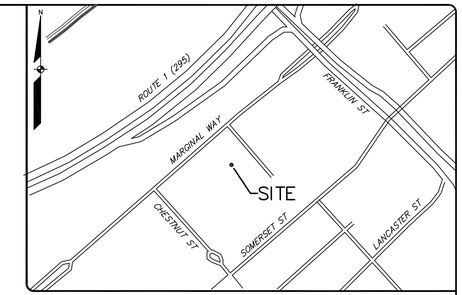


LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	EASEMENT	
	MONUMENT	
	IRON PIPE/ROD	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	CURB LINE	
	STOCKADE FENCE	
	RAILROAD	



LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS 161 MARGINAL WAY, LLC BY DEED DATED AUGUST 19, 1999 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 14990 PAGE 225.
2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 25, BLOCK B001 AS LOT 001 AND IS LOCATED IN THE B-7(MIXED USE URBAN) ZONE.
3. SPACE AND BULK CRITERIA:

B-7 ZONE	REQUIRED	PROVIDED
MIN. LOT SIZE:	NONE	2.85 ACRES
MIN. STREET FRONTAGE:	NONE	285'
MIN. FRONT YARD:	NONE	70'
MIN. SIDE YARD:	NONE	65'
MIN. REAR YARD:	NONE	100'
MAX. BUILDING HEIGHT:	105 FT	<105'
MAX. BUILDING COVERAGE:	100%	<100%

4. TOTAL AREA OF PARCEL: 2.85 Ac.
5. BOUNDARY INFORMATION SHOWN HERON IS BASED SOLELY ON A PLAN REFERENCE A WITH NO UPDATED RESEARCH. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A LIMITED TOPOGRAPHIC AREA WITHIN 50 FEET OF THE EXISTING BUILDING.
6. PLAN REFERENCES:

   A. ALTA/ACSM LAND TITLE SURVEY OF 161 MARGINAL WAY FOR 161 MARGINAL WAY, LLC. BY SEBAGO TECHNICS, INC. (PROJECT #02088) DATED THROUGH MAY 5, 2004.

7. THE PROJECT IS SERVICED BY EXISTING PUBLIC UTILITIES.
8. ADA PARKING STALL STRIPING SHALL BE WHITE PAINT. STANDARD PARKING STALL STRIPING SHALL BE YELLOW PAINT.
9. NO SITE DISTURBANCE SHALL COMMENCE WITHOUT PRIOR NOTIFICATION AND APPROVAL BY THE LANDOWNER.

STATE OF MAINE
PAUL D. OSTROWSKI
No. 11175
LICENSED
PROFESSIONAL ENGINEER
4-26-16

DESIGNED	CHECKED
GJH	PDO

REV.	BY:	DATE:	STATUS:
B	PDO	04-26-16	SUBMITTED TO CITY FOR REVIEW
A	PDO	03-18-16	ISSUED FOR REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel: 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel: 207-795-3538

SITE PLAN
OF:
MAINE EYE-RETINA AND SURGERY CENTER
161 MARGINAL WAY
PORTLAND, MAINE 04101
FOR:
MAINE EYE CENTER
15 LOWELL STREET
PORTLAND, ME 04102

PROJECT NO.	SCALE
02088	1" = 20'

SHEET 3 OF 6

02088S.dwg, TAB:S