

DESIGNED	CHECKED
GJH	PDO

- GENERAL NOTES:**
- 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.
 - 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.
 - SPACE AND BULK CRITERIA:

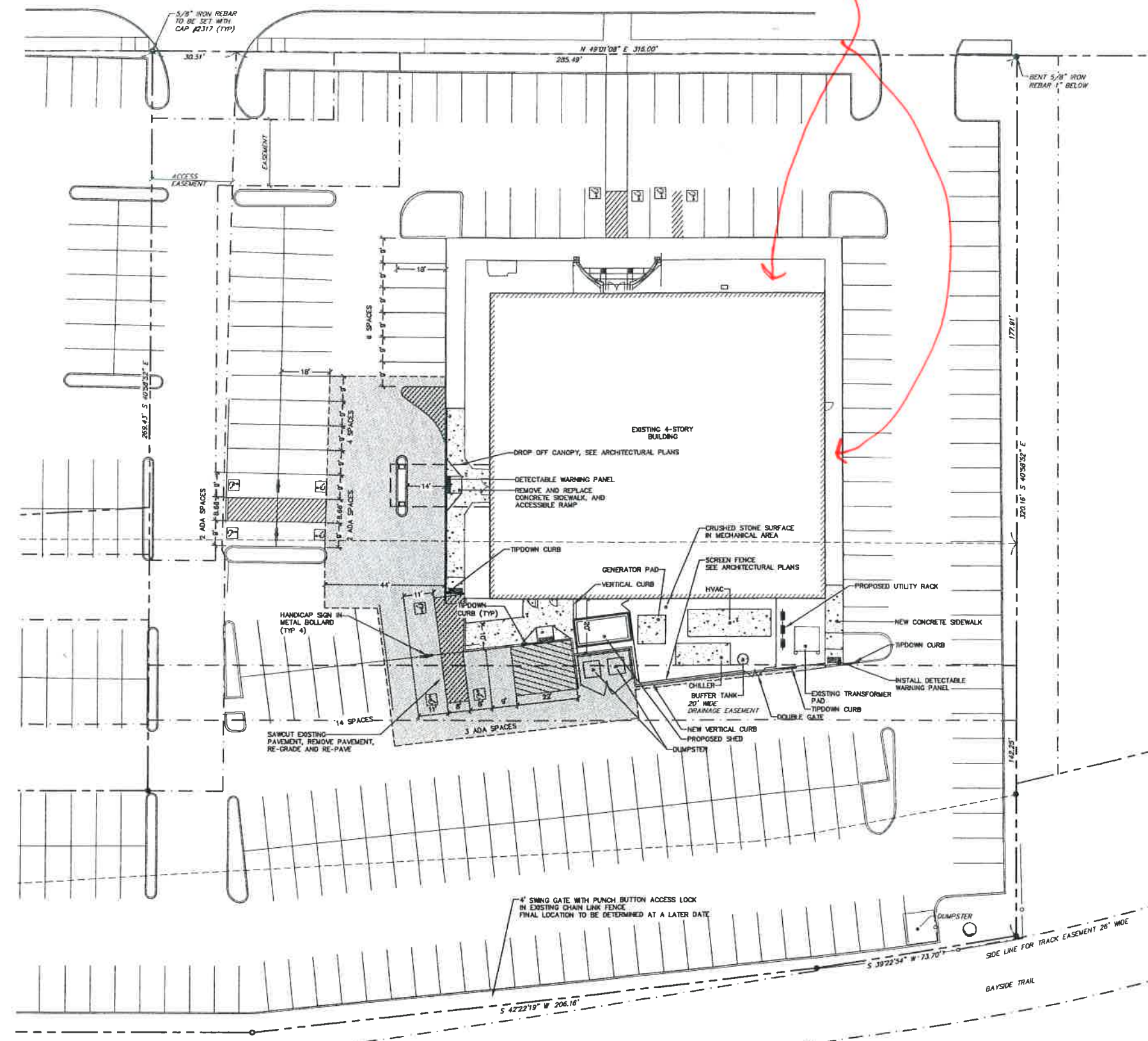
B-7 ZONE	REQUIRED	PROVIDED
MIN. LOT SIZE:	NONE	2.85 ACRES
MIN. STREET FRONTAGE:	NONE	285'
MIN. FRONT YARD:	NONE	70'
MIN. SIDE YARD:	NONE	65'
MIN. REAR YARD:	NONE	100'
MAX. BUILDING HEIGHT:	105 FT	<105'
MAX. BUILDING COVERAGE:	100%	<100%
 - TOTAL AREA OF PARCEL: 2.85 Ac.
 - BOUNDARY INFORMATION SHOWN HEREON 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.
 - PLAN REFERENCES:
 - 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.
 - THE PROJECT IS SERVICED BY EXISTING PUBLIC UTILITIES.
 - ADA PARKING STALL STRIPING SHALL BE WHITE PAINT. STANDARD PARKING STALL STRIPING SHALL BE YELLOW PAINT.
 - NO SITE DISTURBANCE SHALL COMMENCE WITHOUT PRIOR NOTIFICATION AND APPROVAL BY THE LANDOWNER.

SEBAGO TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 Judds Rd., Suite B
 South Portland, ME 04106
 Tel: 207-200-2100

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

MARGINAL WAY
 A PUBLIC WAY 100 FEET WIDE
 DPW STREET RECORDS VOL. 1 PAGE 125

SIGN LOCATIONS



LEGEND

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

4" SWING GATE WITH PUNCH BUTTON ACCESS LOCK
 IN EXISTING CHAIN LINK FENCE
 FINAL LOCATION TO BE DETERMINED AT A LATER DATE

SIDE LINE FOR TRACK EASEMENT 26' WIDE

BAYSIDE TRAIL