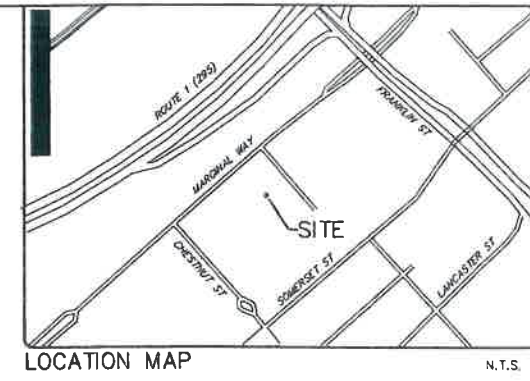


MARGINAL WAY
A PUBLIC WAY 100 FEET WIDE
DPW STREET RECORDS VOL. 1 PAGE 125



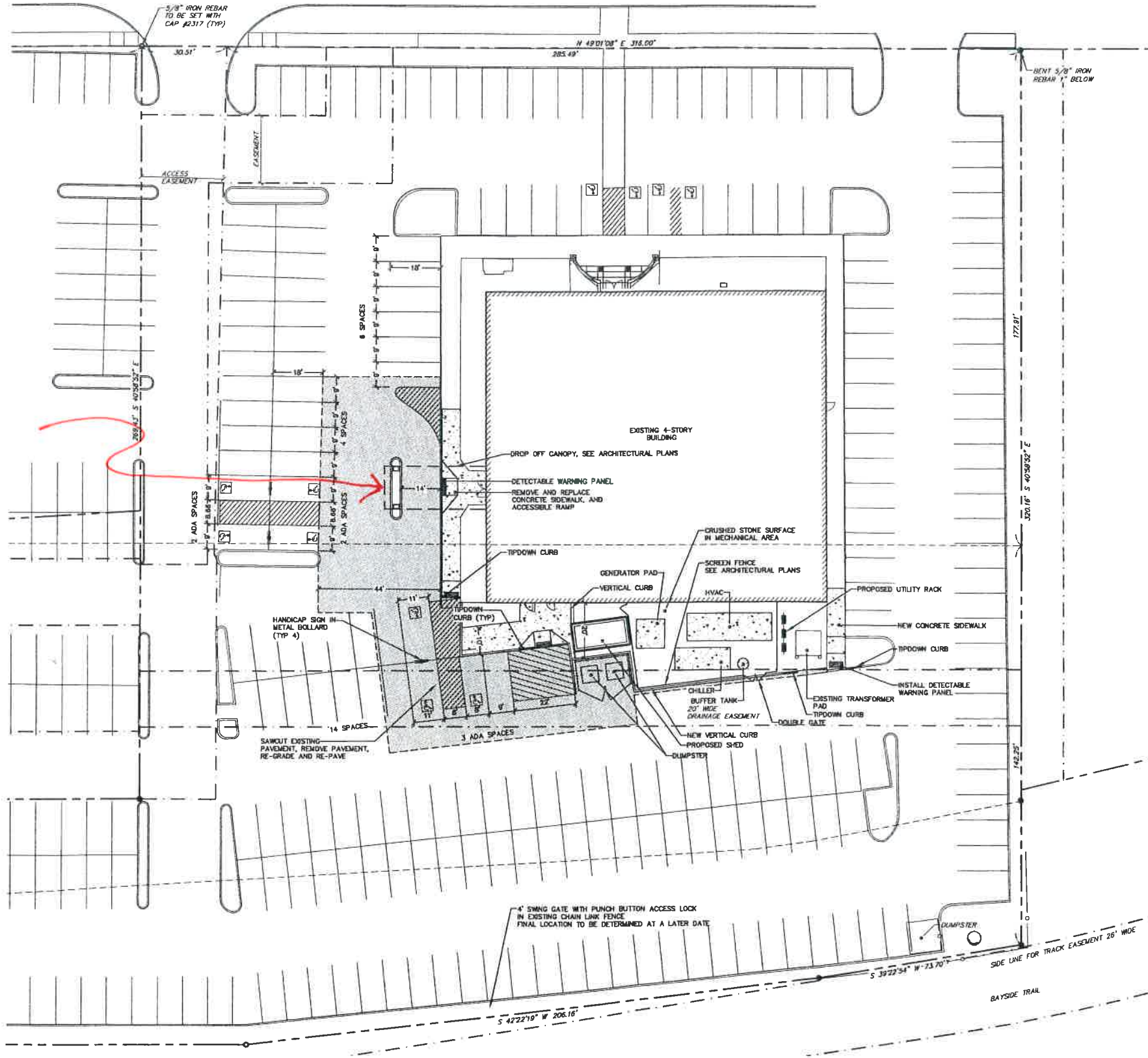
DESIGNED	CHECKED
G.H.	P.D.O.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS 161 MARGINAL WAY, LLC BY DEED DATED AUGUST 19, 1989 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 14698 PAGE 225.
- THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 25, BLOCK 8001 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 TECHINCS, 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.

SIGN LOCATION



LEGEND

EXISTING	PROPOSED
--- PROPERTY LINE/R.O.W.	--- PROPERTY LINE/R.O.W.
--- ADJUTER LINE/R.O.W.	--- ADJUTER 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

SEBAGO TECHNICAL SERVICES
WWW.SEBCOTECHNICALS.COM
250 Goddard Rd.
Suite B
Lewiston, ME 04240
Tel: 207-753-3656

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

PROJECT NO.	SCALE
02088	1" = 20'