

GENERAL NOTES

- TOTAL SITE AREA: BUILDING PARCEL: 11.6 ACRES
- ZONING DISTRICT: B-5 URBAN COMMERCIAL BUSINESS
- OWNER: FIVE LIVER COMPANY, 5 MILK STREET, PORTLAND, MAINE 04101
- EXISTING CONDITIONS AND BOUNDARY INFORMATION FROM A PLAN ENTITLED, "PLAN BY BEST ASSOCIATES, INC. ENTITLED, "PLAN OF PROPERTIES, MARGINAL WAY - SOMERSET STREET, PORTLAND, MAINE" FOR FIVE LIVER COMPANY DATED JULY 1988, DIVISION NO. C-100 PROJ. NO. 845.01.
- BENCHMARK ELEVATIONS ARE BASED ON THE MEAN SEA LEVEL - MSL DATUM, 1988 CONTOUR INTERVAL: 1' BENCHMARK: 70 CONCRETE MOUNTED AT STATION BRASS BSM - MARGINAL WAY + FRANKLIN STREET.
- NO SOL SHALL BE REMOVED FROM SITE.

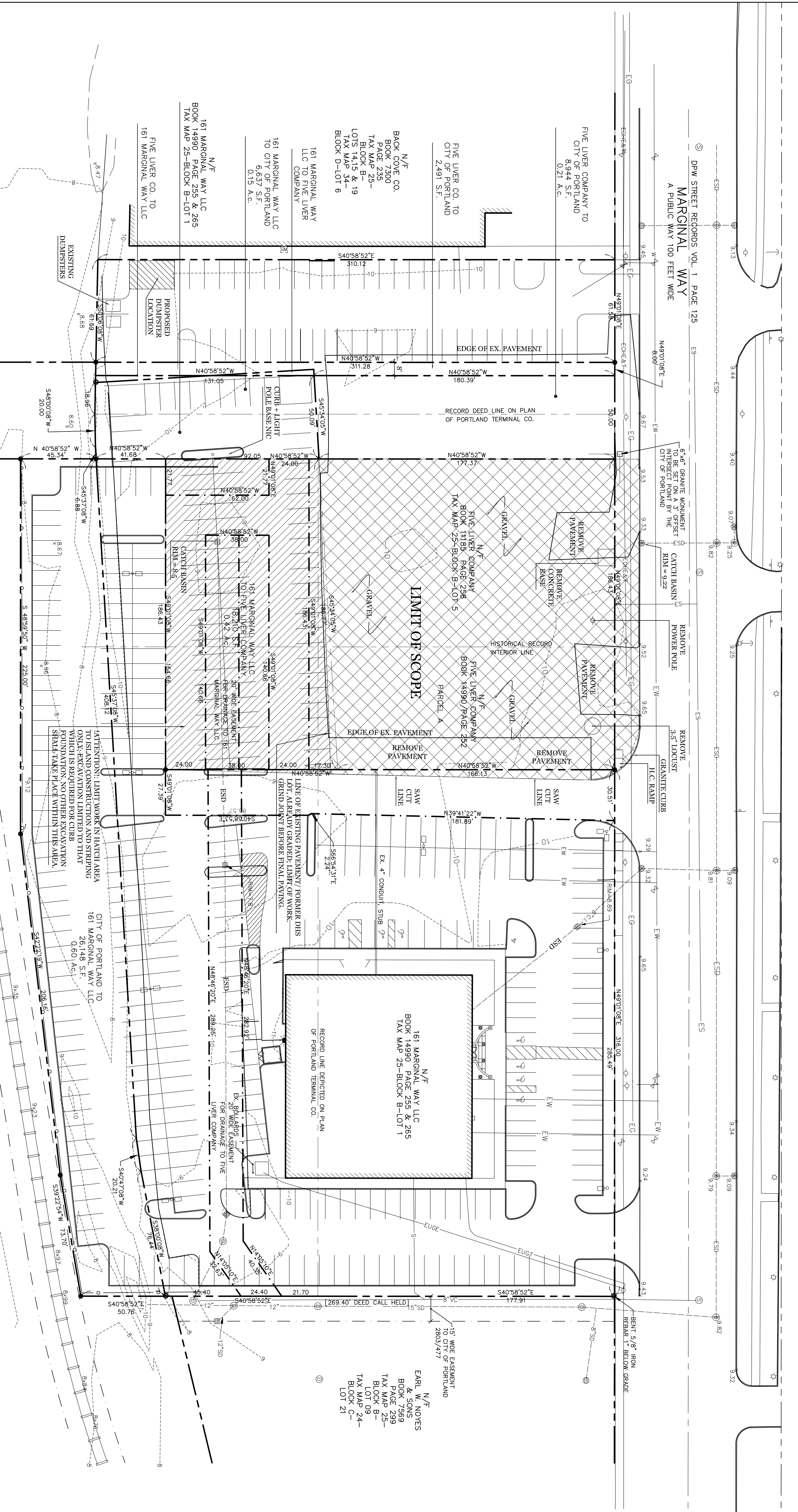
SURVEY NOTES

- FIVE LIVER COMPANY BY DEED FROM THE SOUTHERN MAINE PROPERTIES COMPANY DATED JULY 27, 1999 AND RECORDED AT CORN IN BOOK 14990, PAGE 262, BY DEED OF FOSTER PROPERTIES COMPANY DATED DECEMBER 21, 1993 AND RECORDED AT CORN IN BOOK 11855, PAGE 266, AND DEED FROM FIVE LIVER COMPANY TO FIVE LIVER COMPANY DATED DECEMBER 14, 1990, PAGE 266.
- THE PROPERTIES ARE DEPICTED ON THE CITY OF PORTLAND ASSESSORS PLAN NO. 25, AND MARGINAL WAY LLC AND LOT 3 FOR THE CITY OF PORTLAND, IN ORDER TO MAINTAIN A SCALE SUFFICIENT TO DEPICT THE PROPOSED TRANSFERS OF PROPERTY, NOT ALL OF LOT 3, PROPERTY OWNED BY THE CITY OF PORTLAND, HAS BEEN SHOWN HEREON.
- APPARENT UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON THE LOCATION OF EXISTING PLANT MARKERS TOGETHER WITH THE VISIBLE ABOVE GROUND FEATURES THEREON. THE LOCATION OF UNDERGROUND UTILITIES HAS BEEN DETERMINED BY THE CONTRACTOR. EXCAVATION ON THIS SITE TO CONFIRM THE LOCATION OF UNDERGROUND UTILITIES MAY BE NECESSARY. THE CONTRACTOR IS HEREBY CAUTIONED THAT ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- BERNARDS ARE BASED ON GRID NORTH, MAINE WEST ZONE MAP 1983 AND SURVEY CONTROL WAS PROVIDED BY THE CITY OF PORTLAND.

PLAN REFERENCES

- PLAN BY BEST ASSOCIATES, INC. OF THE RAIL YARD AREA FOR THE CITY OF PORTLAND ENTITLED, "BAVARD SURVEY FORMERLY PORTLAND TERMINAL CO. RAIL YARD SOMERSET ST. PORTLAND, MAINE" DATED MAY 2002 DWG. NO. C-100 PROJ. NO. 707.08.01.
- PLAN BY BEST ASSOCIATES, INC. ENTITLED, "PLAN OF PROPERTIES, MARGINAL WAY - SOMERSET STREET, PORTLAND, MAINE" FOR FIVE LIVER COMPANY DATED JULY 1988, DIVISION NO. C-100 PROJ. NO. 845.01.
- PLAN FOR SEBAGO TECHNICS, INC. ENTITLED, "ALTA/ACSM LAND TITLE SURVEY OF WILD OAKS BY MARGINAL WAY, PORTLAND, MAINE" LAST DATED JANUARY 15, 2003.
- THE 26' WIDE RAIL EASEMENT WAS RESERVED BY THE STATE OF MAINE IN THEIR DEED TO THE CITY OF PORTLAND DATED MARCH 12, 2003 AND RECORDED AT CORN IN BOOK 19057, PAGE 1.

LEGEND	EXISTING	EXISTING
PROPERTY LINE	---	---
GRANITE MONUMENT	□	□
IRON PIPE	○	○
EASEMENT	---	---
GRANITE CURB	---	---
BURROUSH CURB	---	---
STORM DRAIN	---	---
CATCH BASIN	---	---
MANHOLE	---	---
HYDRANT	---	---
UTILITY POLE	---	---
PEDESTRIAN LIGHT	---	---
PARKING LOT LIGHT	---	---
FENCE	---	---
GAS	---	---
BUILDING UP-LIGHT	---	---
SPOT ELEVATION	x 4.87	x 4.87
STREET SIGN	---	---
OVERHEAD ELEC. + TELE.	---	---
VALVE	---	---
CONTOUR	---	---
CAS MAIN	---	---
UNDERGROUND ELEC.	---	---
UNDERGROUND TELE.	---	---
CUT WIRE	---	---



Prepared For:
Owner/Applicant:
FIVE LIVER COMPANY
 5 Milk Street
 Portland, Maine 04112
 (207) 772-0404

Prepared By:
MITCHELL & ASSOCIATES
 Landscape Architects
 70 Cambridge Street
 Portland, Maine 04101
 Tel: (207) 774-4427

MULTI-TENANT OFFICE BUILDING

135 Marginal Way Portland, Maine

Title: EXISTING CONDITIONS & DEMOLITION PLAN

Date: JULY 7, 2004

Revisions:

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Scale: 1"=30'

North:

Sheet No.: **1**