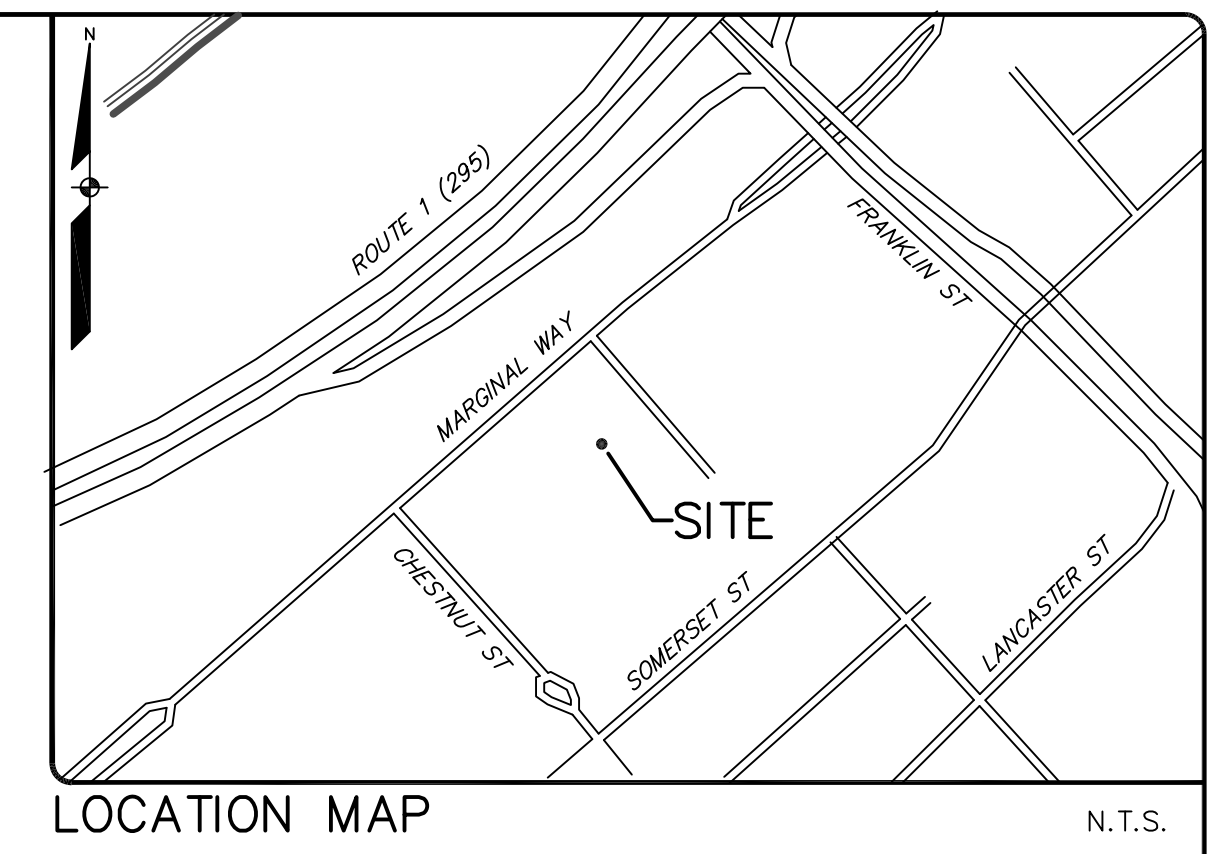
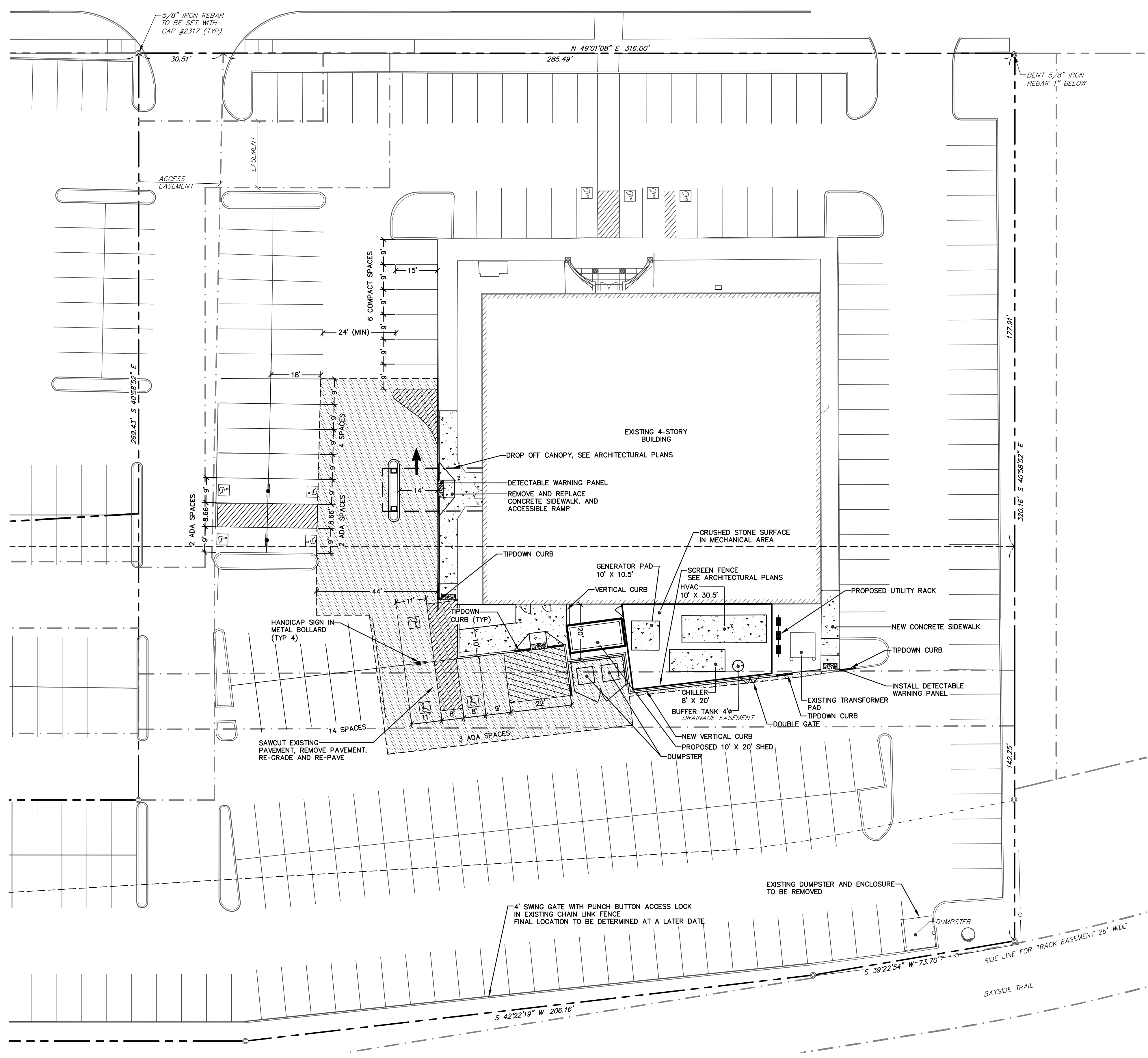


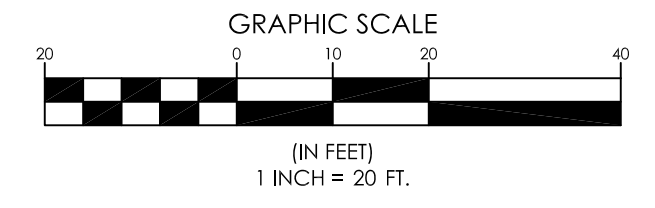
**MARGINAL WAY**  
A PUBLIC WAY 100 FEET WIDE  
DPW STREET RECORDS VOL. 1 PAGE 125



- 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:  
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.
  - 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.

**LEGEND**

| EXISTING | PROPOSED |
|----------|----------|
| ---      | ---      |
| ---      | ---      |
| ---      | ---      |
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| DESIGNED   | CHECKED                      |
|--|------------------------------|
| CJH  | PDO                          |
| D   PDO 05-31-16   | ADDED COMPACT SPACES         |
| C   PDO 05-17-16   | REVISED PER CITY COMMENTS    |
| B   PDO 04-26-16   | SUBMITTED TO CITY FOR REVIEW |
| A   PDO 03-18-16   | ISSUED FOR REVIEW            |
| REV. BY:   | DATE:                        |
| 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.SEABAGO-TECHNICS.COM  
75 John Roberts Rd., Suite B  
South Portland, ME 04106  
Tel. 207-200-9100  
250 Goddard Rd., Suite B  
Lewiston, ME 04240  
Tel. 207-783-5656

**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' |