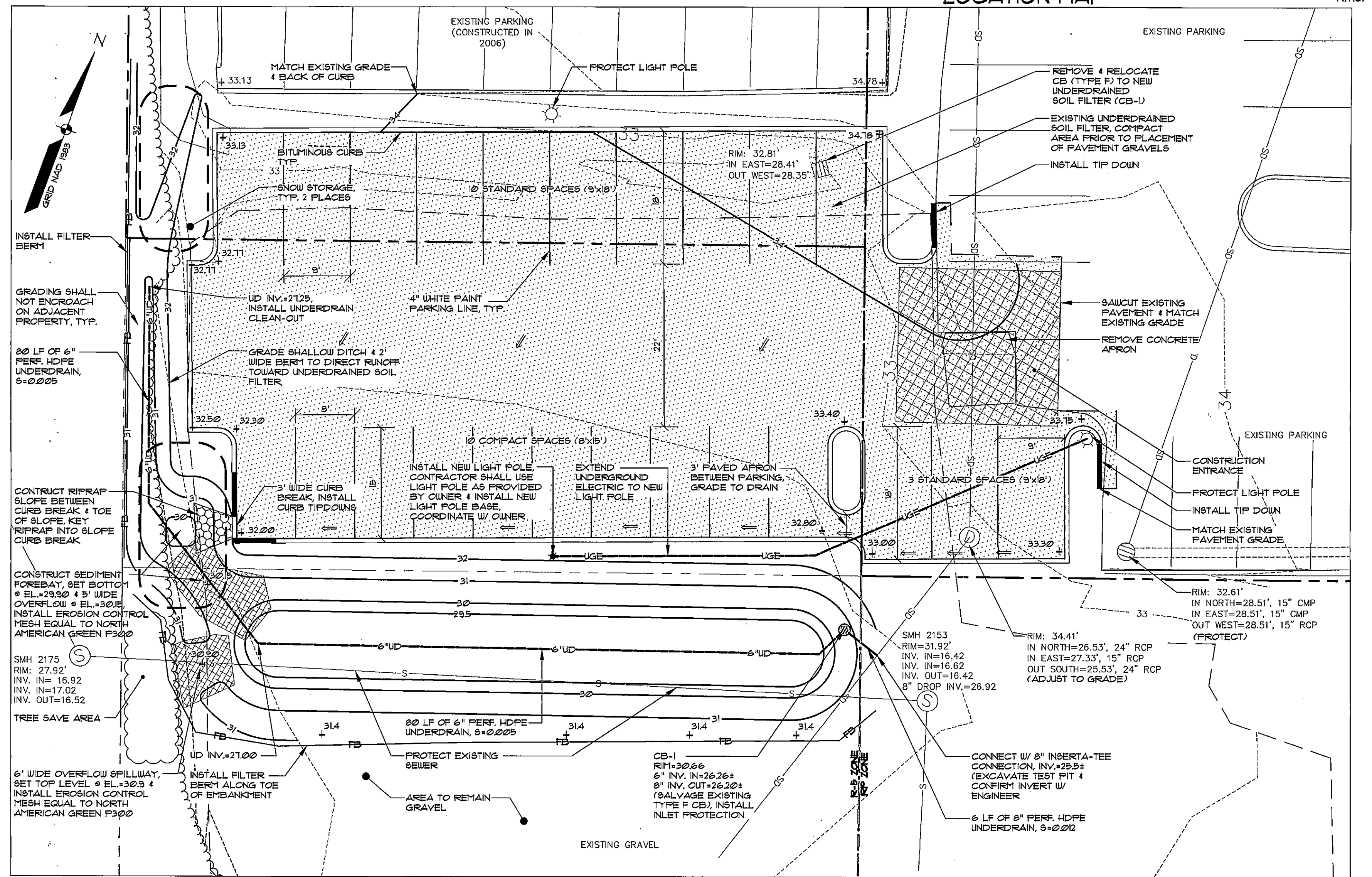
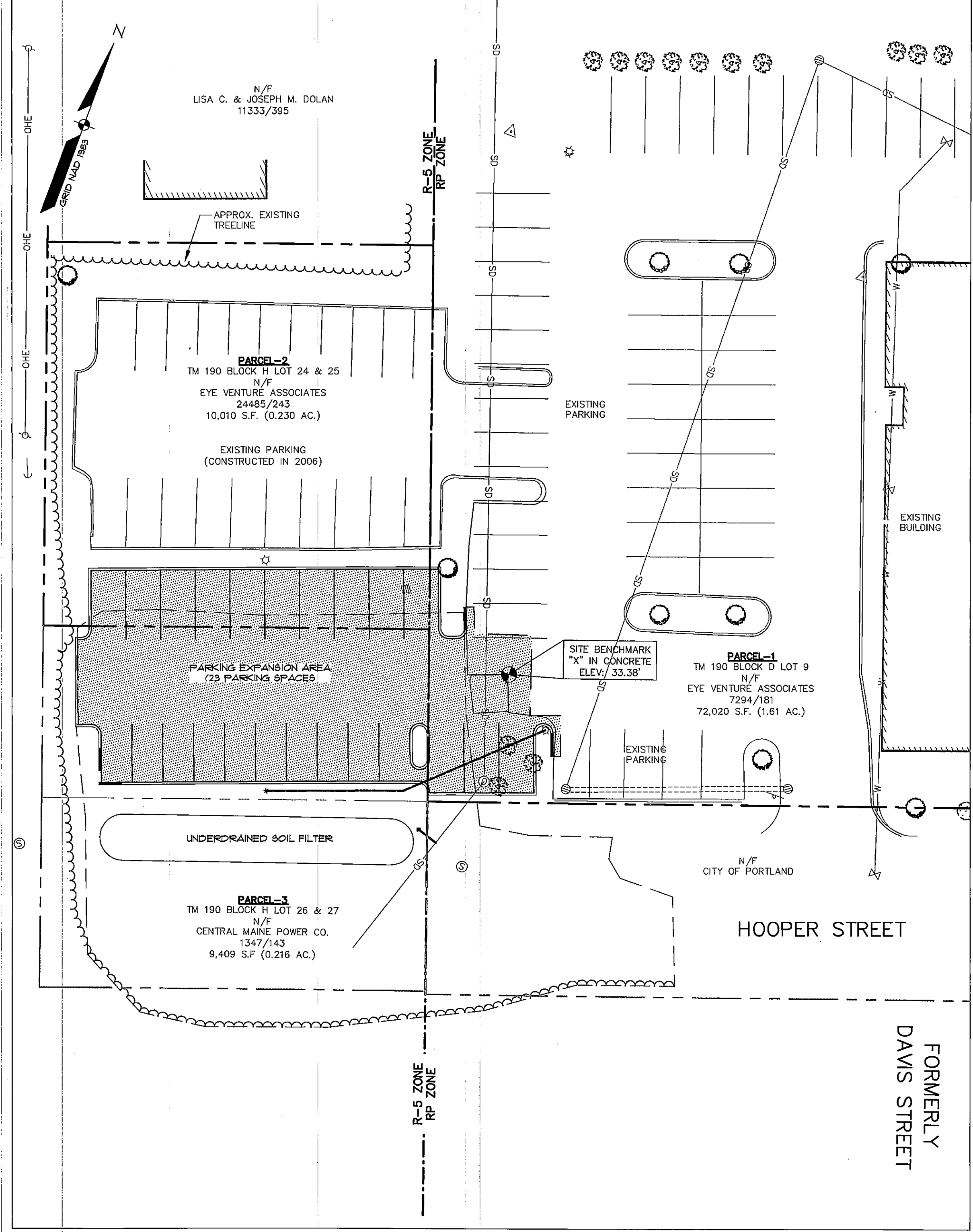
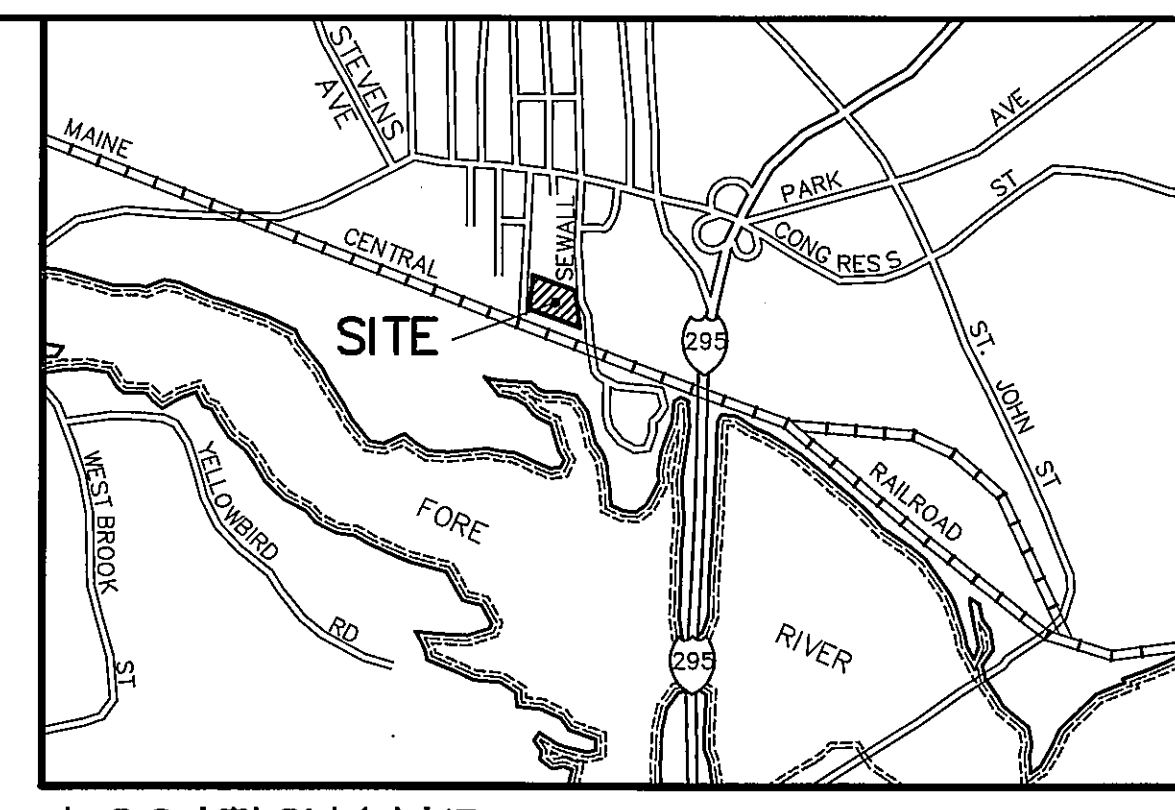


LEGEND

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---	W	WATER	---
---	ABUTTER LINE/ROW	---	X	GATE VALVE	---
---	SETBACK	---	S	SEWER	---
---	EASEMENT	---	SD	SEWER MH	---
---	CENTERLINE	---	UD	STORM DRAIN	---
---	MONUMENT	---	UD	UNDERDRAIN	---
---	IRON PIPE/ROD	---	CB	CATCH BASIN	---
---	CURVE/LINE NO.	---	DM	DRAINAGE MH	---
---	BENCHMARK	---	OHE	OVERHEAD ELEC. 4 TEL.	---
---	BUILDING	---	UGE	UNDERGROUND ELEC. 4 TEL.	---
---	EDGE PAVEMENT	---	---	LIGHT POLE/WALL	---
---	PAVEMENT PAINT	---	---	UTILITY POLE	---
---	CURBLINE	---	---	GY	---
---	TREELINE	---	---	EC. BLANKET	---
---	CONTOURS	---	---	FILTER BARRIER	---
---	SPOT GRADE	---	---	RIPRAP	---
---	DECIDUOUS TREE	---	---	CHECK DAM	---
---	CANIFEROUS TREE	---	---	INLET PROTECTION	---

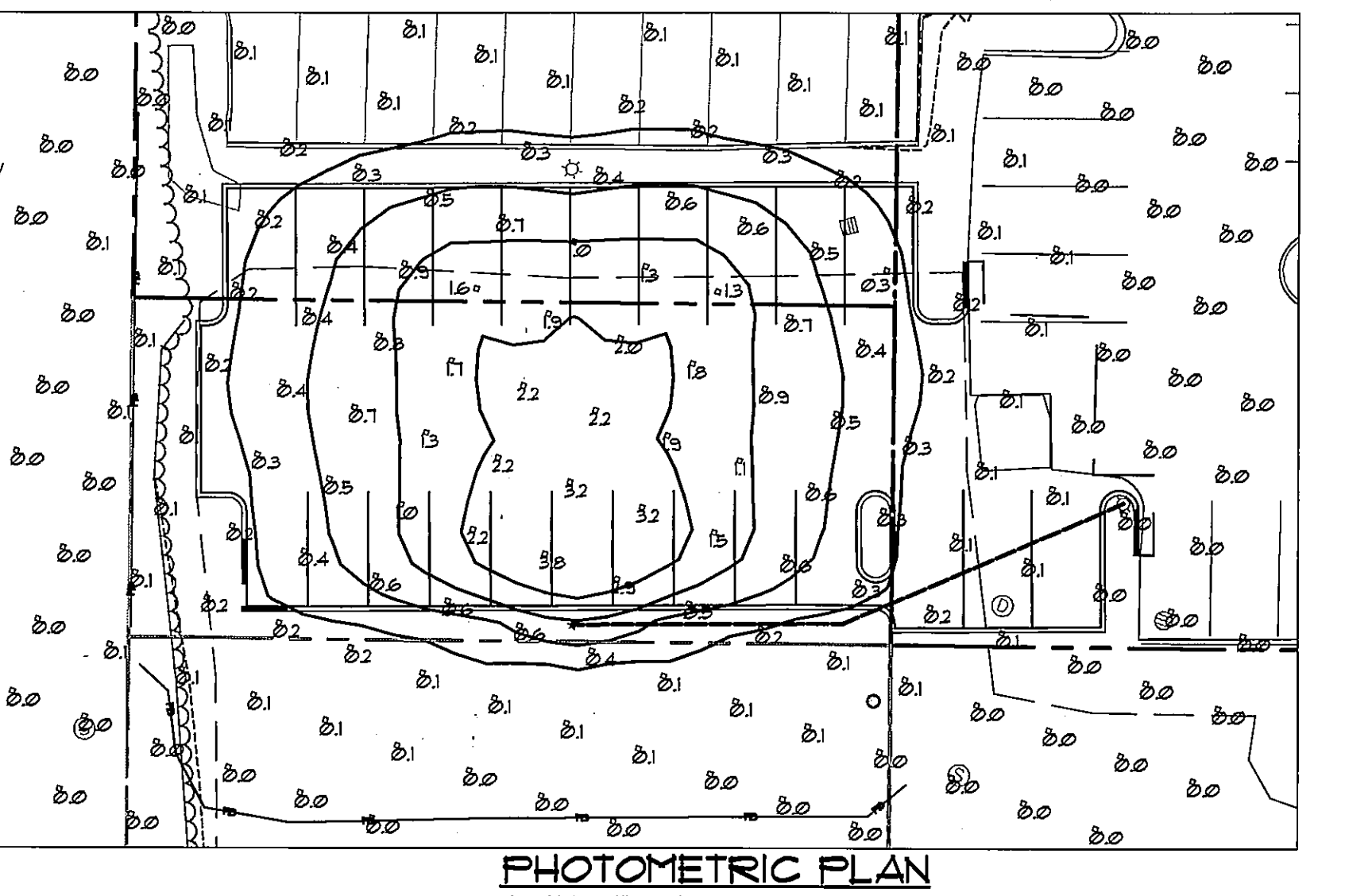


GENERAL NOTES:

- THE RECORD OWNER OF THE SUBJECT PARCELS ARE EYE VENTURE ASSOCIATES, LLC AND CENTRAL MAINE POWER AS SHOWN ON THIS PLAN.
- THE PROPERTIES ARE LOCATED IN THE RP (RESIDENTIAL PROFESSIONAL) R-5 ZONE.
- SPACE AND BULK CRITERIA:
 RP ZONE
 MIN. LOT SIZE: 6,000 SF.
 MIN. FRONT YARD: 20 FEET
 MIN. SIDE YARD: 1 STORY - 10 FEET
 2 STORY - 10 FEET
 3 STORY - 10 FEET
 MIN. REAR YARD: 20 FEET
 MAX. BUILDING HEIGHT: 45 FEET
 MAX. PERVIOUS SURFACE RATIO: 80%
 MAX. FLOOR AREA RATIO: 65%
 R-5 ZONE
 MIN. LOT SIZE: 6,000 SF.
 MIN. FRONT YARD: 20 FEET
 MIN. SIDE YARD: 1 TO 15 STORIES - 8 FEET
 2 STORY - 10 FEET
 2.5 STORY - 14 FEET
 MIN. REAR YARD: 20' PRIMARY STRUCTURE
 5' ACCESSORY LESS THAN 100 SF.
 MAX. LOT COVERAGE: 40%
 MIN. LOT WIDTH: 60 FEET
 PARKING SETBACK FROM RESIDENTIAL STRUCTURE: 25 FEET
- TOTAL AREA OF PARCELS ARE SHOWN ON THIS PLAN.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN OCTOBER 2014.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCES D AND E.

- PLAN REFERENCES:
 A. PLAN SHOWING LAND AND HOUSE LOTS BELONGING TO THE WEST END LAND CO. DATED 1891 BY E.C. JORDAN C.E. CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 358 PAGE 4.
 B. PLAN SHOWING LAND OF FORE RIVER REALTY SUB LLC BY SEBAGO TECHNICS, DATED NOVEMBER 2002 BEING PROJECT NUMBER 002071.
 C. AMENDED SITE PLAN SHOWING REAR PARKING LOT FOR EYE VENTURE ASSOCIATES, LLC, BY SEBAGO TECHNICS, LATEST REVISION 10-25-06.
 D. BOUNDARY SURVEY AT 88-92 FOULSAND STREET, PORTLAND, MAINE, MADE FOR DELUCA HOFFMAN ASSOCIATES BY OWEN HASKELL, INC., DATED JUNE 11, 2013.
 E. PLAN OF LAND OF SEWALL STREET, PORTLAND, MAINE, MADE FOR EYECARE MEDICAL GROUP, 53 SEWALL STREET, PORTLAND, MAINE BY OWEN HASKELL, INC., DATED FEBRUARY 11, 2009.
- UTILITY AND OTHER OFFSITE INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED DURING FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN DECEMBER 2012 AND PLAN REFERENCES A, B AND D. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 AND NAVD83 IN US FEET.
- PARKING SUMMARY:
 EXISTING: 83 SPACES
 REMOVED: 2 SPACES
 NEW: 23 SPACES
 TOTAL: 104 SPACES
 TOTAL REQUIRED: 26,030 SF. / 1 SPACE/400 SF. = 64 SPACES
 COMPACT SPACES: 21
 % COMPACT: 20.1%

- ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
- PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS, ALLAY DUST, AND TAKE WHATEVER MEASURES ARE NECESSARY TO INSURE THAT THE STREETS ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
- FILL AREAS UNDER PAVEMENT SHALL BE GRANULAR BORROW. ALL OTHER FILL AREAS SHALL BE A COMMON BORROW MATERIAL. SUITABLE FOR EMBANKMENT CONSTRUCTION. FREE FROM FROZEN MATERIAL, PERISHABLE RUBLE FEAT, ORGANIC MATERIAL, ROCKS LARGER THAN 8" IN DIAMETER, VEGETATION AND OTHER MATERIAL UNSUITABLE FOR ROADWAY AND SUBGRADE CONSTRUCTION. EXCAVATED ON SITE MATERIALS MAY BE USED FOR FILL PROVIDED THE MATERIAL IS FREE FROM UNSUITABLE MATERIAL DESCRIBED IN THIS NOTE AND UPON APPROVAL OF THE ENGINEER. GRANULAR BORROW AND COMMON BORROW SHALL CONFORM WITH M.D.O.T. SPECIFICATIONS. ALL FILL SHALL BE PLACED IN LAYERS NOT MORE THAN 12" LOOSE DEPTH AND COMPACTED BY HEAVY COMPACTOR EQUIPMENT. MINIMUM COMPACTION SHALL BE 95% OF MAXIMUM DENSITY ASTM 1551, MODIFIED FIELD DENSITY ASTM D2922 (NUCLEAR METHODS).
- PRIOR TO CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPER REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING.
- BIKE RACKS AND SIDEWALKS IMPROVEMENTS INCLUDED AS PART OF 2013 SITE IMPROVEMENTS.
- A ZONING BOARD OF APPEALS CONDITIONAL USE PERMIT IS REQUIRED FOR OFF-STREET PARKING ASSOCIATED WITH EYECARE MEDICAL GROUP.
- COMPACT EXISTING UNDERDRAINED SOIL FILTER AREA PRIOR TO PLACEMENT OF PAVEMENT GRAVELS.



CRAIG A. BURGESS
 No. 12838
 PROFESSIONAL ENGINEER
 STATE OF MAINE
 3-10-15

ISSUED FOR CONSTRUCTION	DATE	BY
ISSUED FOR CONSTRUCTION	02-10-15	CAB
REISSUED FOR CITY REVIEW & APPROVAL	12-25-14	CAB
REISSUED FOR SITE PLAN & CONDITIONAL USE APPROVAL	11-14-14	CAB
STATUS:		
DATE:		
BY:		

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 Robeson Lane, Suite 100
 Scarborough, ME 04110
 Tel. 207-202-2100
 Fax 207-753-5656

PROJECT NO. FIELD BOOK DESIGN CHD DRAWN SJP/CAB
 02/27 CAB ACH

SITE & GRADING PLAN
 OF:
PARKING LOT EXPANSION
 53 SEWALL STREET
 PORTLAND, MAINE 04102
 FOR:
EYE VENTURE ASSOCIATES, LLC
 52 SEWALL STREET
 PORTLAND, MAINE 04102

DATE: 11-13-14 SCALE: AS SHOWN

SHEET 2 OF 5

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