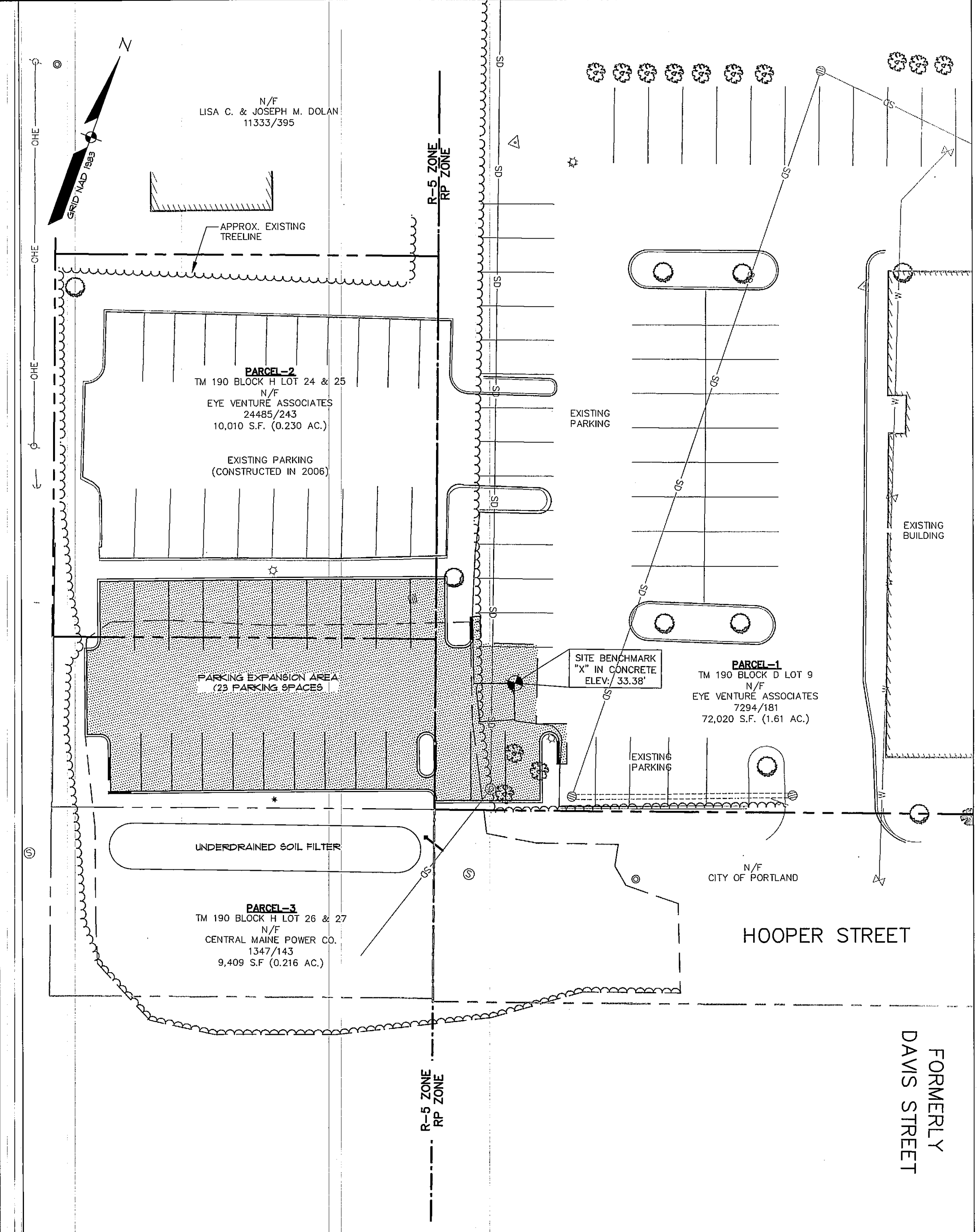
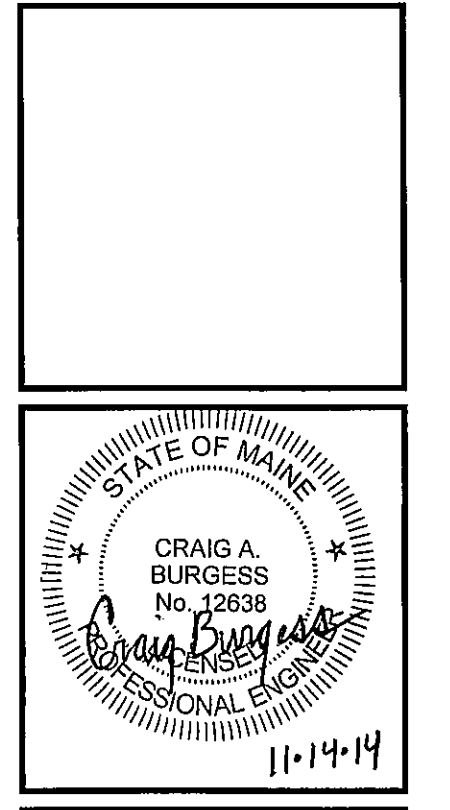
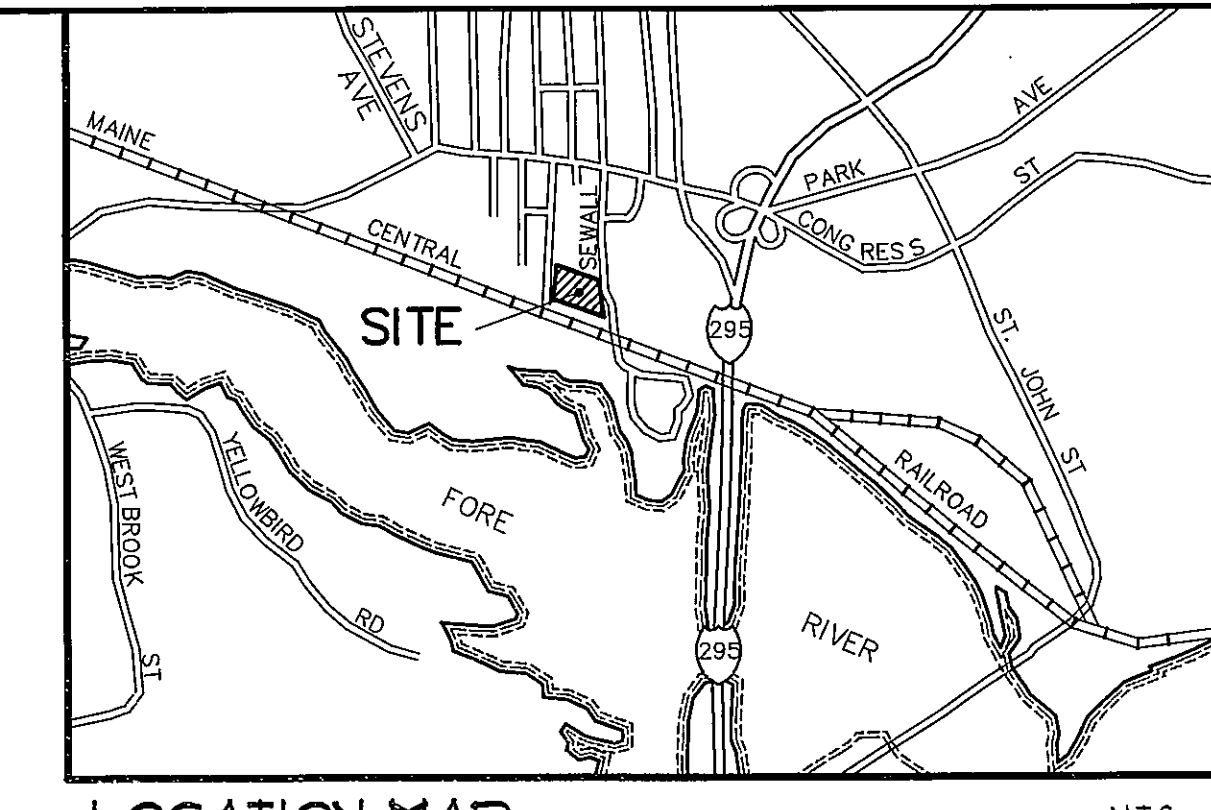
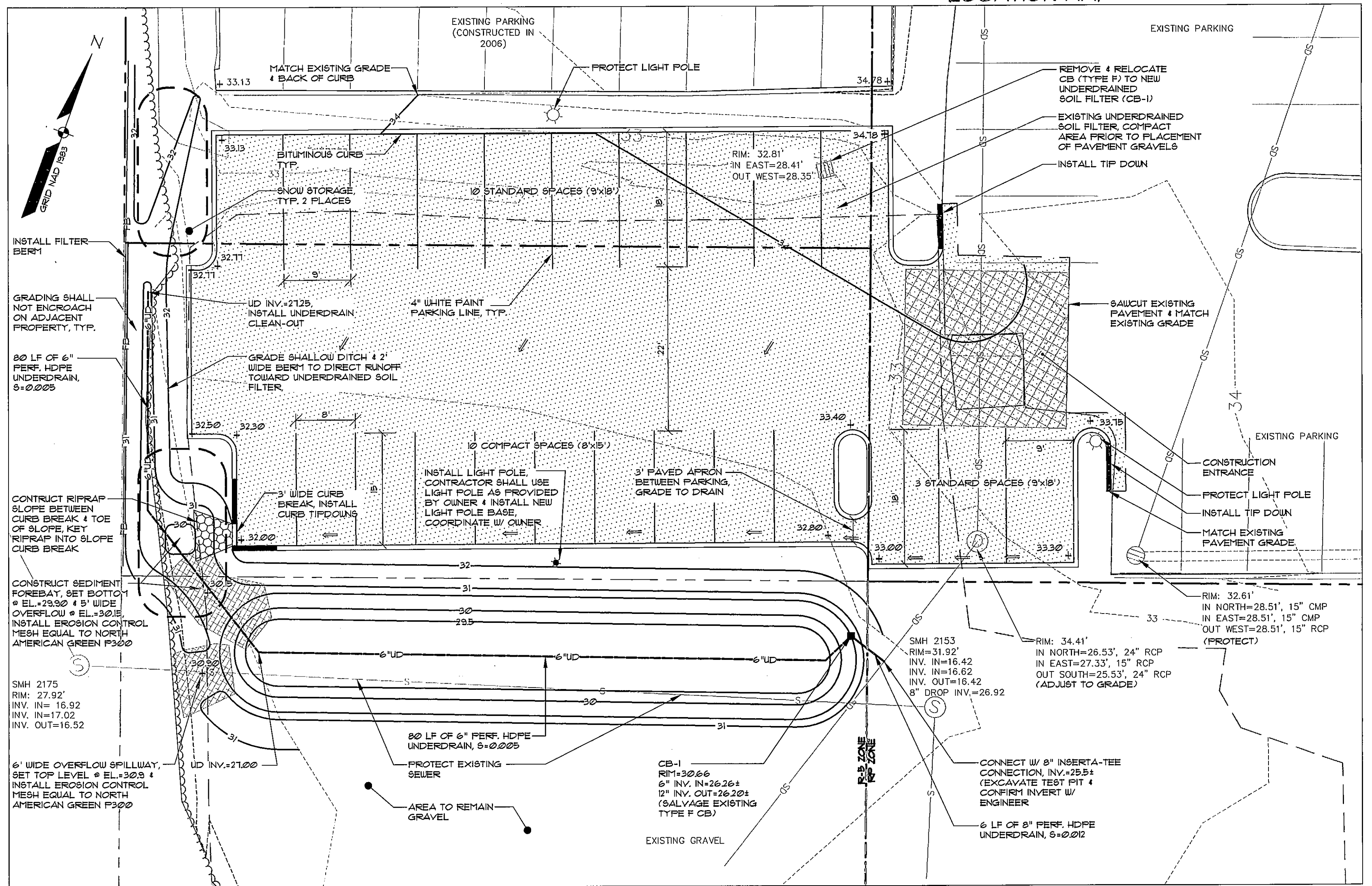


LEGEND

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---	W	WATER	---
---	SETBACK	---	WV	GATE VALVE	---
---	EASEMENT	---	S	SEWER	---
---	CENTERLINE	---	SD	STORM DRAIN	---
---	MONUMENT	---	UD	UNDERDRAIN	---
---	IRON PIPE/ROD	---	CB	CATCH BASIN	---
---	CURVE/LINE NO.	---	DM	DRAINAGE MH	---
---	BENCHMARK	---	OH	OVERHEAD ELEC. 4 TEL.	---
---	BUILDING	---	UG	UNDERGROUND ELEC. 4 TEL.	---
---	EDGE PAVEMENT	---	UF	UTILITY FOLE	---
---	PAVEMENT PAINT	---	G	GUY	---
---	CURVELINE	---	R	RIFRAP	---
---	TREELINE	---			
---	CONTOURS	---			
○	DECIDUOUS TREE				
●	CONIFEROUS TREE				



OVERALL SITE PLAN
SCALE: 1"=20'

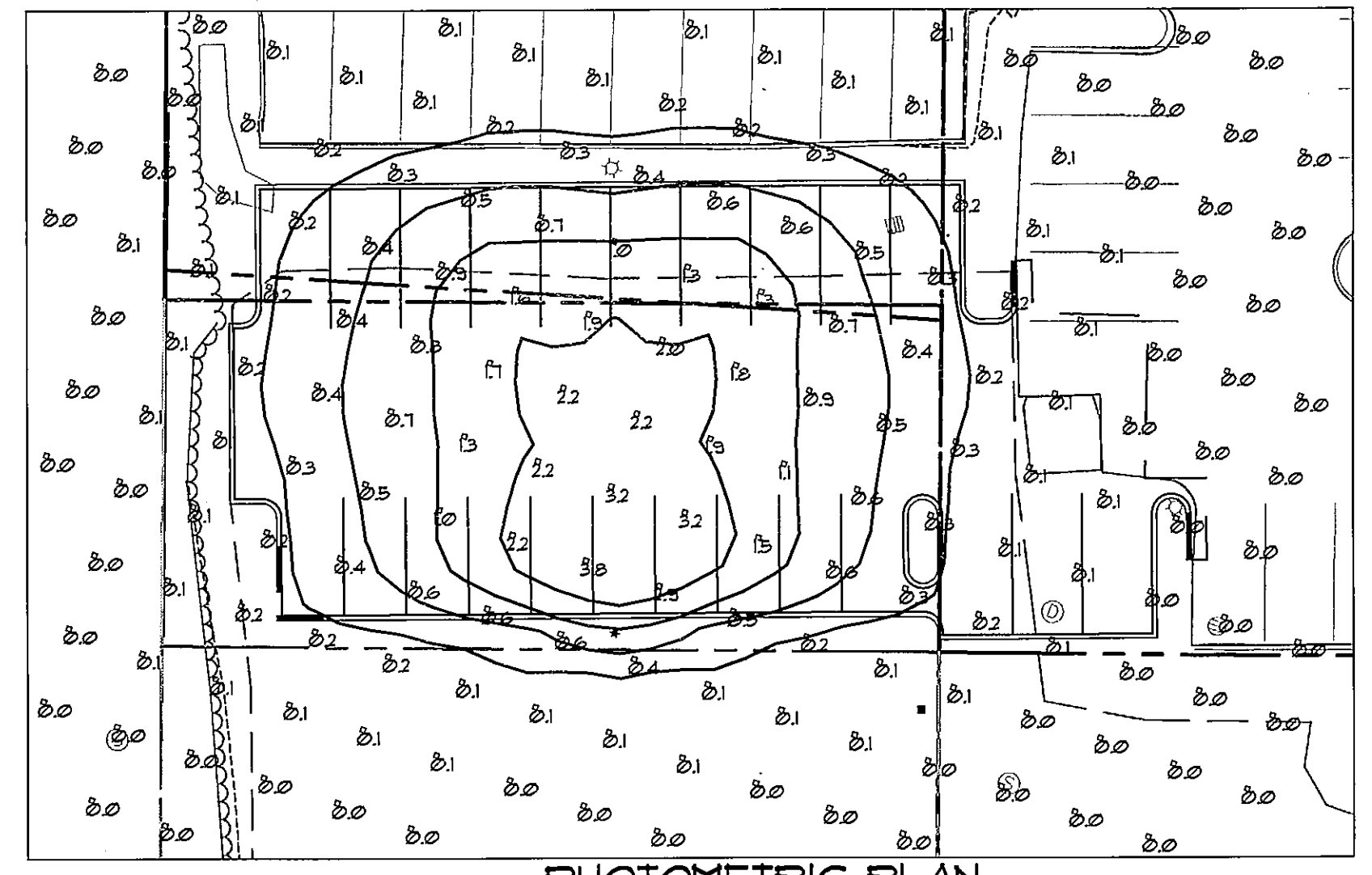


SITE GRADING AND UTILITY PLAN
SCALE: 1"=10'

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. STREET FRONTAGE: 60'
MIN. FRONT YARD: 20 FEET
MIN. SIDE YARD: 1 STORY - 10 FEET
2 STORY - 12 FEET
3 STORY - 10 FEET
MIN. REAR YARD: 20 FEET
MAX. BUILDING HEIGHT: 45 FEET
MAX. IMPERVIOUS SURFACE RATIO: 80%
MAX. FLOOR AREA RATIO: 65%
R-5 ZONE
MIN. LOT SIZE: 6,000 SF.
MIN. FRONTAGE: 50 FEET
MIN. FRONT YARD: 20 FEET
MIN. SIDE YARD: 1 TO 15 STORIES - 8 FEET
2 STORY - 12 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 CE. CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 350 PAGE 4.
B. PLAN SHOWING LAND OF FORE RIVER REALTY SUB LLC BY SEBAGO TECHNICS, DATED NOVEMBER 2002 BEING PROJECT NUMBER 00201.
C. AMENDED SITE PLAN SHOWING REAR PARKING LOT FOR EYE VENTURE ASSOCIATES, LLC. BY SEBAGO TECHNICS, LATEST REVISION 10-29-06.
D. BOUNDARY SURVEY AT 89-92 FOWLERLAND 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, 2005.
- 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%
- AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, AND/OR AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
- 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 RUBBLE 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 COMPACTION EQUIPMENT. MINIMUM COMPACTION SHALL BE 95% OF MAXIMUM DENSITY ASTM 1591, 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.



PHOTOMETRIC PLAN
SCALE: 1"=20'

NO.	REV.	DATE	BY	DESCRIPTION
A	1	11-14-14	CAB	SUBMITTED FOR SITE PLAN & CONDITIONAL USE APPROVAL

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 South Portland Ave., Suite 100
South Portland, ME 04106
Tel. 207-768-5656

PROJECT NO. 200-2100
DESIGN CHKO
DRAWN CAB
CHECK ACH
DATE 06/27

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

DATE 11-13-14
SCALE AS SHOWN

SHEET 2 OF 4