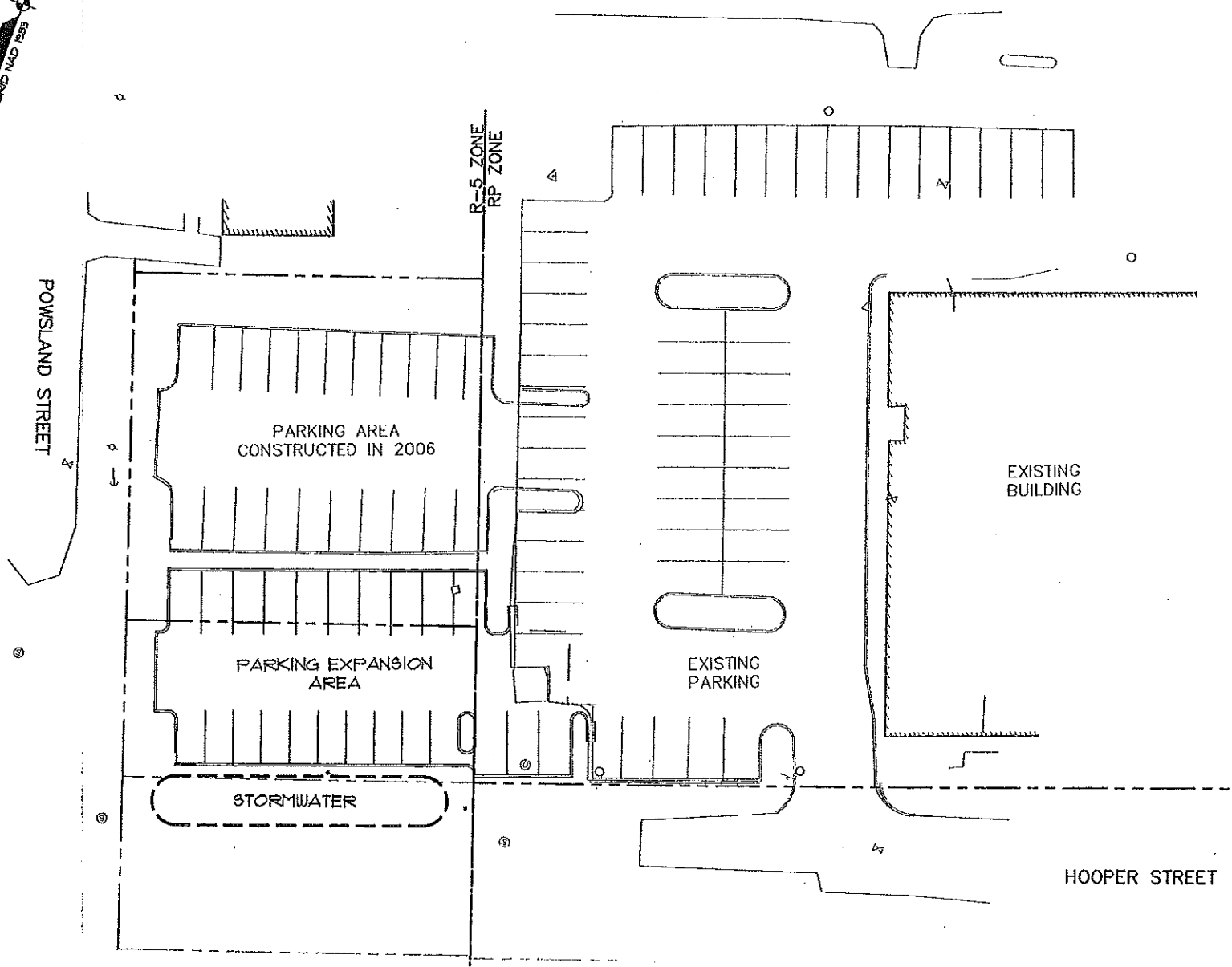
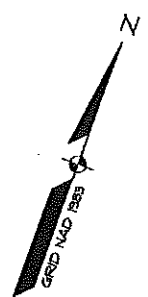


PARKING LOT EXPANSION

53 SEWALL STREET
 PORTLAND, MAINE 04102



OWNER:
EYECARE MEDICAL GROUP
 53 SEWALL STREET
 PORTLAND, MAINE 04102

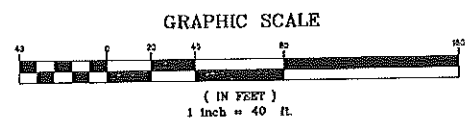
**ENGINEER / SURVEYOR/
 LANDSCAPE ARCHITECT:**

SEBAGO
 TECHNICS

WWW.SEAGOTECHNICS.COM
 76 John Fisher Rd. - Suite 1A South Portland, ME 04106 Tel. 207-200-2100
 250 Goddard Rd. - Suite 9 Lewiston, ME 04243 Tel. 207-783-5558

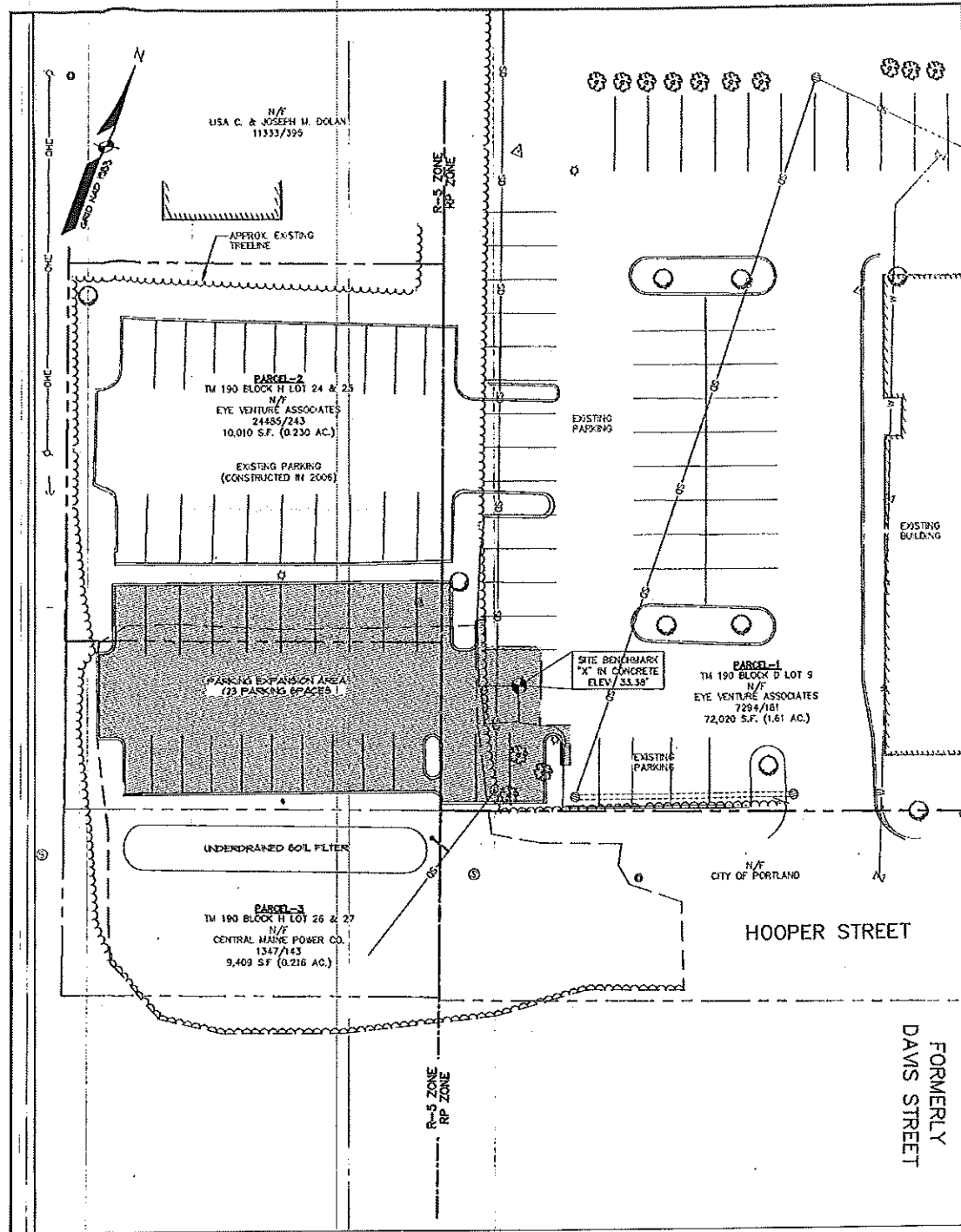
SHEET INDEX:

SHEET	DESCRIPTION
1	COVER SHEET
2	SITE & GRADING PLAN
3	EROSION CONTROL NOTES & DETAILS
4	SITE DETAILS



REVISED THROUGH 11-14-14

06267C1.dwg, TAB: Layout



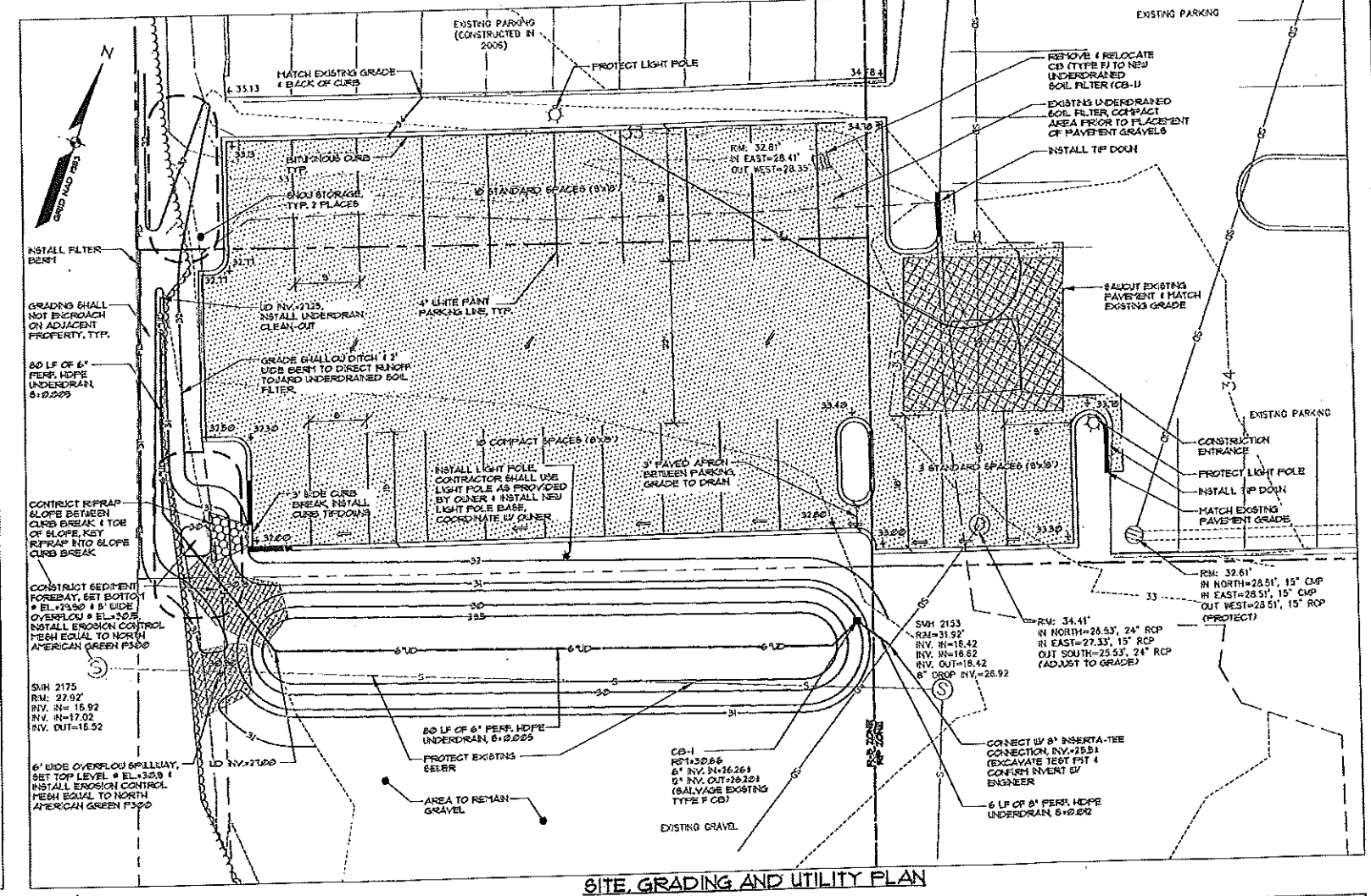
OVERALL SITE PLAN
SCALE: 1"=20'

GENERAL NOTES:

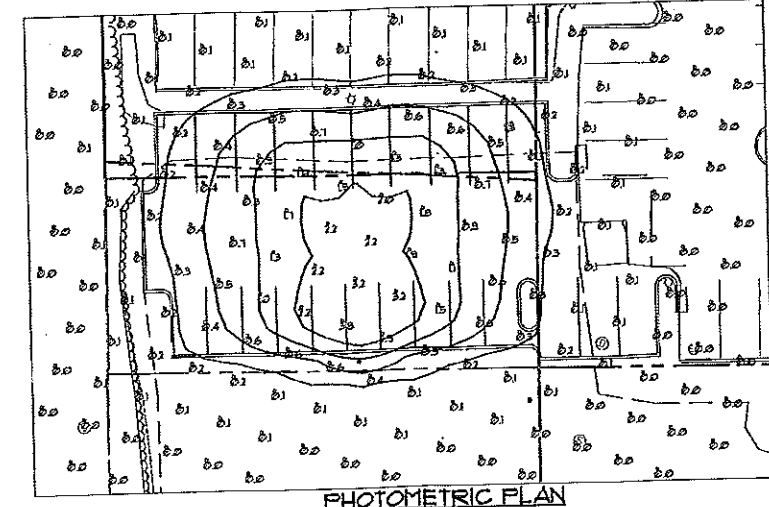
- THE RECORD OWNER OF THE SUBJECT PARCELS ARE EYE VENTURE ASSOCIATES, LLC AND CENTRAL MAINE POWER AS SHOWN ON THIS PLAN.
- THE PROPERTIES ARE LOCATED IN THE RP (RESIDENTIAL PROFESSIONAL) & R-B ZONE.
- SPACE AND BULK CRITERIA**
 RP ZONE:
 MIN. LOT SIZE: 6,000 SF.
 MIN. STREET FRONTAGE: 17'
 MIN. FRONT YARD: 20 FEET
 MIN. SIDE YARD: 10 FEET - 10 FEET
 2 STORY - 12 FEET
 3 STORY - 10 FEET
 MIN. REAR YARD: 20 FEET
 MAX. BUILDING HEIGHT: 40 FEET
 MAX. PREFERRED SURFACE RATIO: 80%
 MAX. FLOOR AREA RATIO: 65%
 R-B ZONE:
 MIN. LOT SIZE: 6,000 SF.
 MIN. FRONTAGE: 50 FEET
 MIN. FRONT YARD: 20 FEET
 1 TO 1.5 STORIES - 8 FEET
 MIN. SIDE YARD: 10 FEET
 2 STORY - 10 FEET
 2.5 STORY - 14 FEET
 3' ACCESSORY STRUCTURE
 SURFACE RATIO: 40%
 MIN. 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.

LEGEND

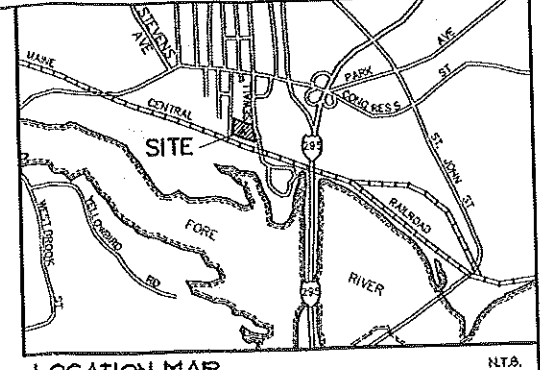
EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---	W	WATER	---
---	ADJUTER LINE/ROW	---	SV	GATE VALVE	---
---	SEWER	---	S	SEWER	---
---	EASEMENT	---	SD	STORM DRAIN	---
---	CENTERLINE	---	UD	UNDERDRAIN	---
---	MONUMENT	---	UB	CATCH BASIN	---
---	IRON PIPE/ROD	---	UDR	DRAINAGE 14"	---
---	CURVILINE NO.	---	OC	OVERHEAD ELEC. 4 TEL.	---
---	BENCHMARK	---	UC	UNDERGROUND ELEC. 4 TEL.	---
---	EDGE PAVEMENT	---	UL	LIGHT POLE/SMALL	---
---	PAVEMENT PAINT	---	U	UTILITY POLE	---
---	CURBLINE	---	G	GUY	---
---	TREELINE	---	R	RIPRAP	---
---	CONTOURS	---			
○	DECIDUOUS TREE				
●	CONIFEROUS TREE				



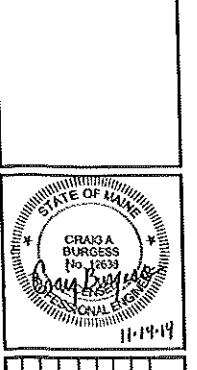
SITE, GRADING AND UTILITY PLAN
SCALE: 1"=10'



PHOTOMETRIC PLAN
SCALE: 1"=20'



LOCATION MAP



STATE OF MAINE
CRAIG A. BURGESS
No. 12633
LICENSED PROFESSIONAL ENGINEER
11-14-14

SEBAGO TECHNICS, INC.
75 John Robinson Rd., Suite B
Portland, Maine 04103
Tel: 207-762-2103

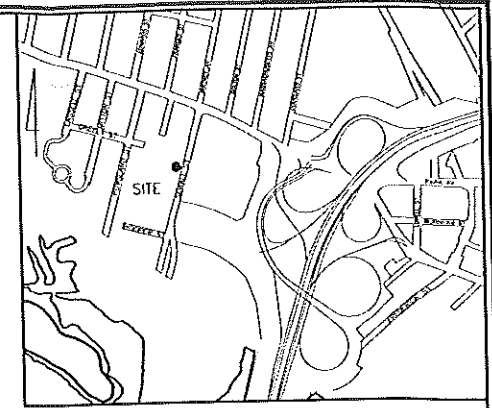
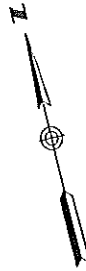
PROJECT NO.: 08257
FIELD BOOK: DESIGN / CHRD
DRAWN: ACH
SCALE: 1"=20'

SITE & GRADING PLAN
OF: **PARKING LOT EXPANSION**
33 SEWALL STREET
PORTLAND, MAINE 04102

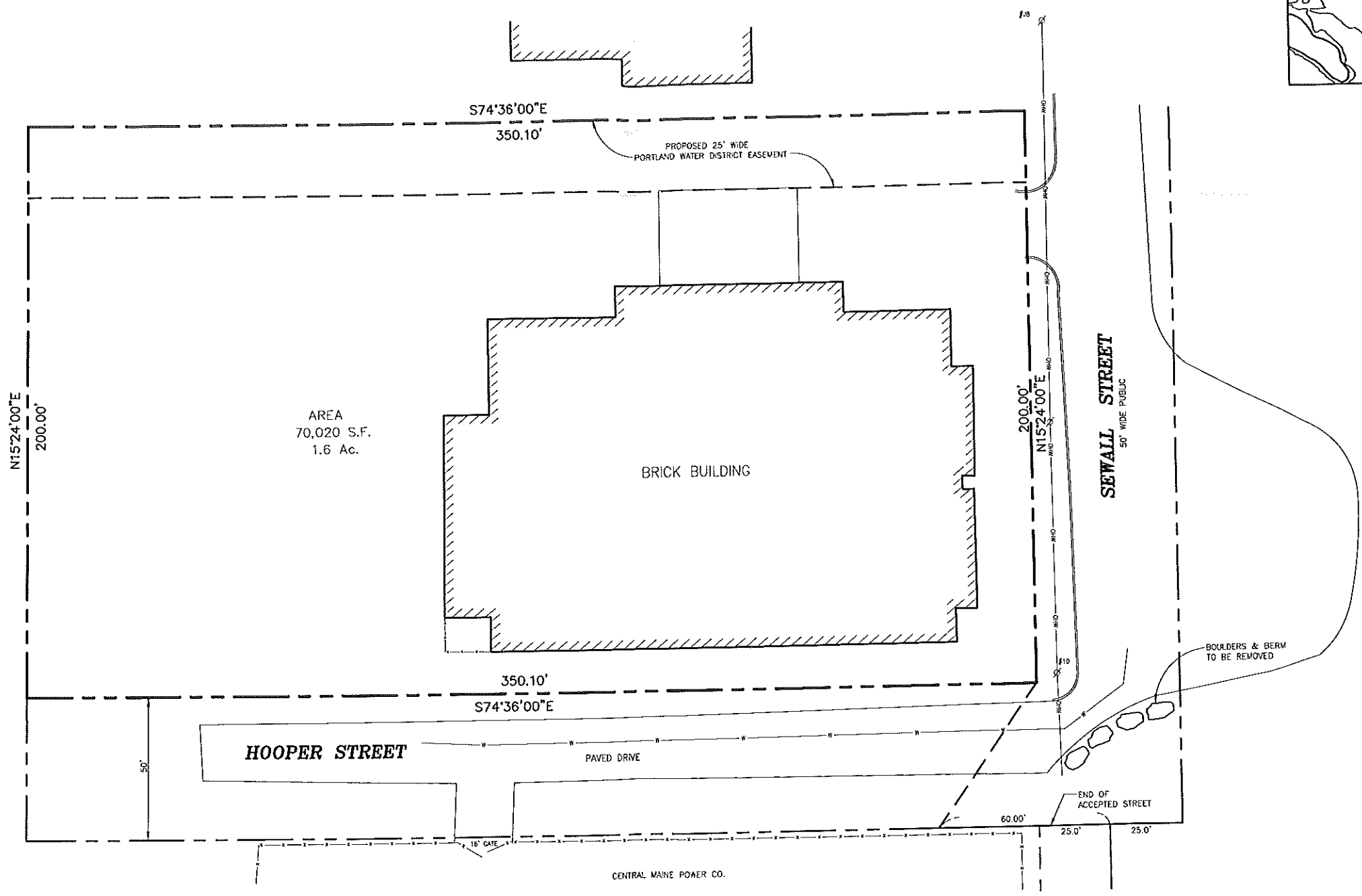
FOR: **EYE VENTURE ASSOCIATES, LLC**
32 SEWALL STREET
PORTLAND, MAINE 04102

DATE: 11-13-14
SCALE: AS SHOWN

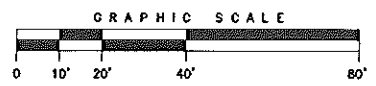
SHEET 2 OF 4



LOCATION MAP N.T.S.



- LEGEND:**
- UTILITY POLE
 - FENCE
 - CURB
 - OVERHEAD UTILITIES
 - WATER LINE



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

CERTIFICATION:

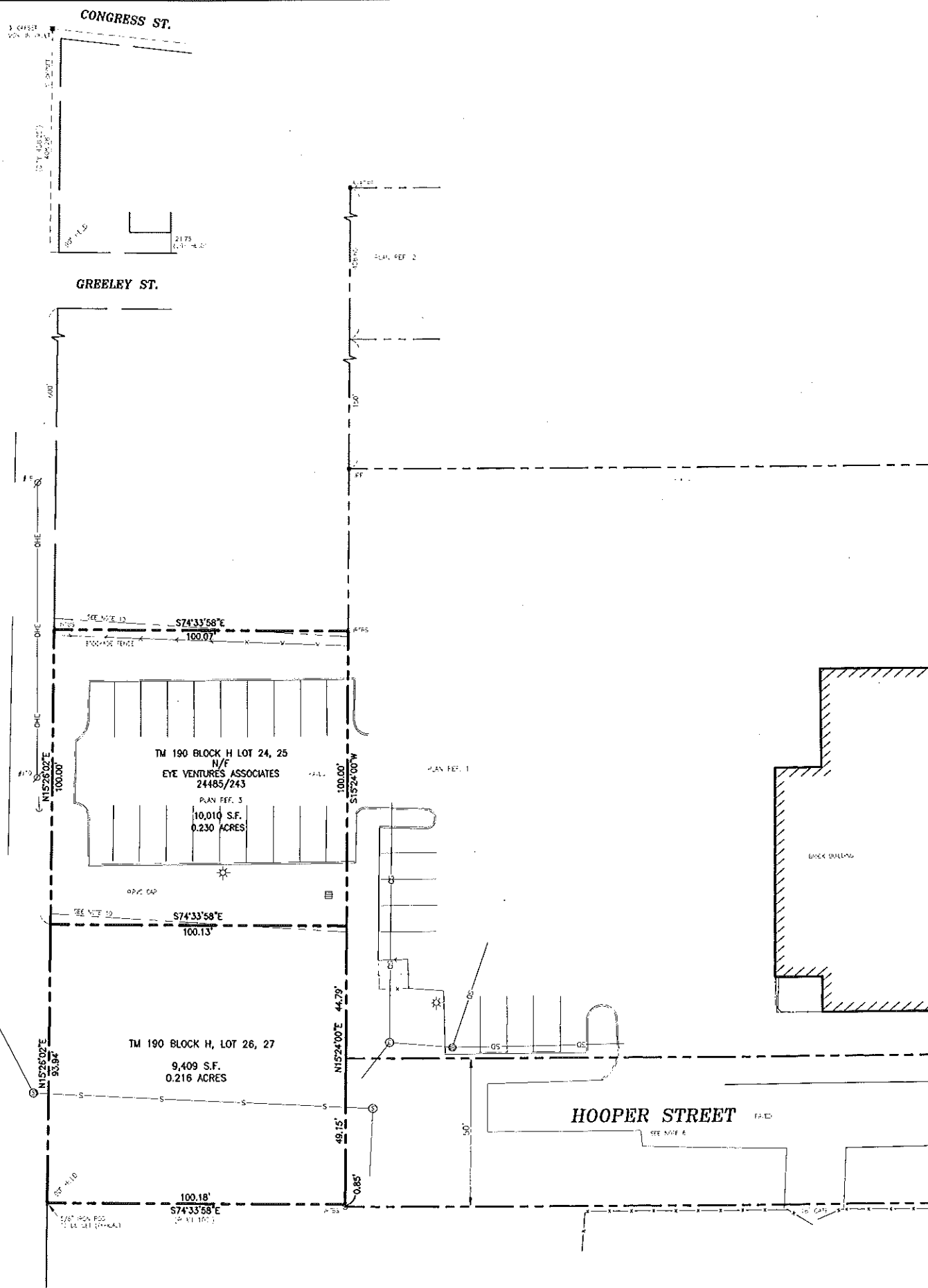
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE _____ JOHN W. SWAN, PLS NO. 1038

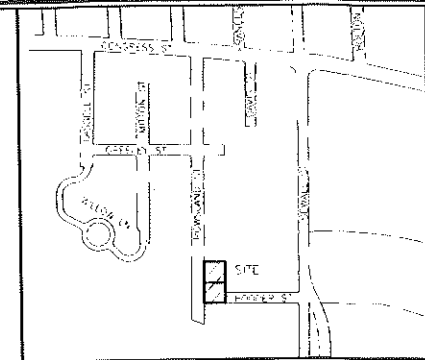
PLAN OF LAND
ON
SEWALL STREET, PORTLAND, MAINE
MADE FOR
EYECARE MEDICAL GROUP
53 SEWALL STREET, PORTLAND, MAINE

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0124
PROFESSIONAL LAND SURVEYORS

Drawn By	RES	Date	Job No.
Trace By	RAC	FEBRUARY 17, 2005	2005-007 P
Check By	JAS	Scale	Drwg. No.
Book No.	1007A	1" = 20'	C-1.2



UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION LOCATED ALTHOUGH THE LINES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-485-4848 AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.



LOCATION MAP

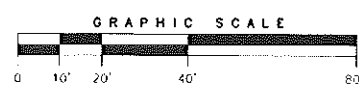
- LEGEND**
- IRON PIPE OR ROD FOUND
 - UTILITY POLE
 - ⊙ LIGHT POLE
 - MANHOLE
 - ⊕ CATCH BASIN
 - FENCE
 - CLPB

PLAN REFERENCES:

1. "PLAN OF LAND ON SEWELL STREET PORTLAND, MAINE MADE FOR ORTHOPEDIC ASSOCIATES, P.A. MAY 21, 1955 OWEN HASKELL, INC. JOB NO. 8530 P" REVISED 3/2/83 RECORDED IN PLAN BOOK 177 PAGE 43
2. "PLAN OF LAND ON SEWELL STREET, PORTLAND, MAINE MADE FOR EYECARE MEDICAL GROUP FEBRUARY 17, 2005 BY OWEN HASKELL, INC.
3. "AMENDED SITE PLAN OF: REAR PARKING LOT 52 SEWELL STREET PORTLAND, ME FOR: EYE VENTURE ASSOCIATES, LLC 10-4-06 SEBAGO TECHNICS"
4. "PLAN OF PROPERTY BELONGING TO MARTIN CURRAN JR APRIL 1902 FERCY H. RICHARDSON, CE" RECORDED IN PLAN BOOK 9 PAGE 121.
5. "PLAN SHOWING LAND AND HOUSE LOTS BELONGING TO THE WEST END LAND CO. AND P.H. AND J.M. BROWN SURVEYED IN 1837 E.C. JORDAN C.E." RECORDED IN PLAN BOOK 10 PAGE 65.

NOTES:

1. OWNER OF RECORD: CENTRAL MAINE POWER COMPANY, FORMERLY CUMBERLAND COUNTY POWER AND LIGHT COMPANY, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 1347 PAGE 143.
2. LOCUS IS SHOWN AS CITY OF PORTLAND PROPERTY MAP 190 BLOCK H LOTS 26 AND 27.
3. LINES OF AND PERPENDICULAR TO POWSLAND STREET TAKEN FROM PLAN REFERENCE 4 AND LINES OF POWSLAND AND GREELEY STREETS AS PER CITY OF PORTLAND ENGINEERING DEPARTMENT BLUE BOOK SHEETS AND CITY PLAN 546/11.
4. REAR LINE OF LOCUS TAKEN FROM PLAN REFERENCE 1 AND 2, WHICH WERE BASED ON PLAN REFERENCE 5 AND STREET LINE RECORDS FOR SEWELL STREET, DAVIS STREET AND GREELEY STREET.
5. BEARINGS ARE BASED ON WEST END LAND CO. RECORDS AS PER MARKERS FOUND AS SHOWN ON PLAN REFERENCE 1.
6. STATUS OF HOOPER STREET IS UNKNOWN.
7. NO EASEMENT DEED WAS FOUND FOR SEWER LINE CROSSING LOCUS.
8. SEWER LINE CROSSING LOCUS FROM POWSLAND STREET TO HOOPER STREET WAS NOT OBSERVED AS AREA IS VERY OVERGROWN.
9. UNDERGROUND UTILITIES TAKEN FROM PLAN REFERENCE 3 AND HAVE NOT BEEN VERIFIED.
10. LIGHT LINES NEAR CORNERS OF LOTS 24 AND 25 TAKEN FROM PLAN REFERENCE 3. SAID PLAN SHOWS NO MARKERS FOUND OR SET AND NO EXPLANATION OF DETERMINATION OF THOSE LINES. IT APPEARS THAT THE LINES WERE TAKEN FROM PLAN REFERENCE 5 WHICH IS NOT REFERRED TO IN THE DEEDS OF THE LOTS ON POWSLAND STREET. SAID DEEDS REFER TO PLAN REFERENCE 4.



CERTIFICATE
 OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON-THE-GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSEE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE: _____ JERRY C. SCHWANDA, PLS #1252

BOUNDARY SURVEY
 AT
 88-92 POWSLAND STREET
 PORTLAND, MAINE
 MADE FOR
DELUCA HOFFMAN ASSOCIATES

OWEN HASKELL, INC.
 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207)774-0424
 PROFESSIONAL LAND SURVEYORS

Drawn By: JCS	Date: JUNE 11, 2013	Job No.: 2013-077P
Trace By: RAC/LLP	Scale: 1" = 20'	Drawn No.: C-1.2A
Check By: JCS	Book No.: 995	