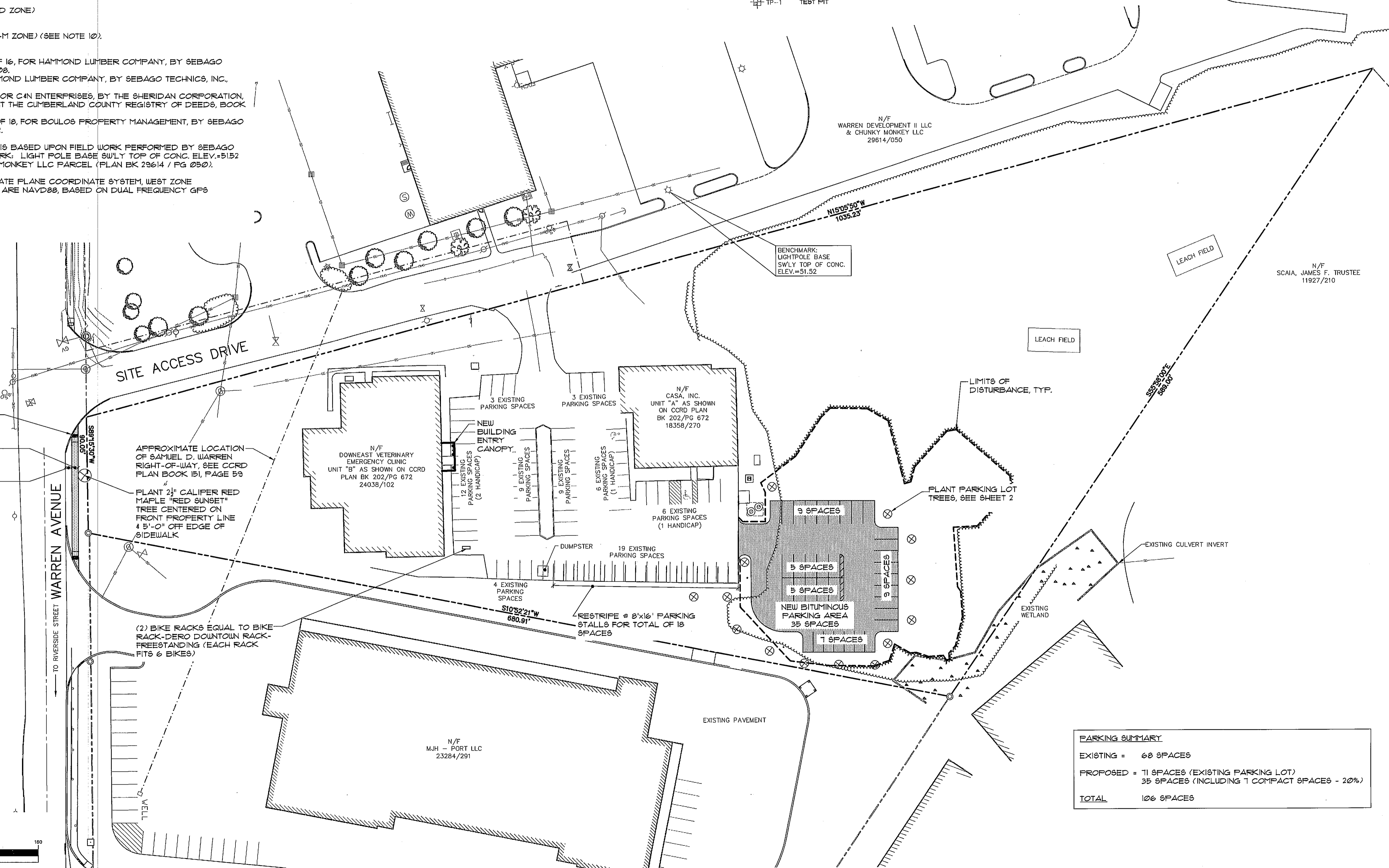
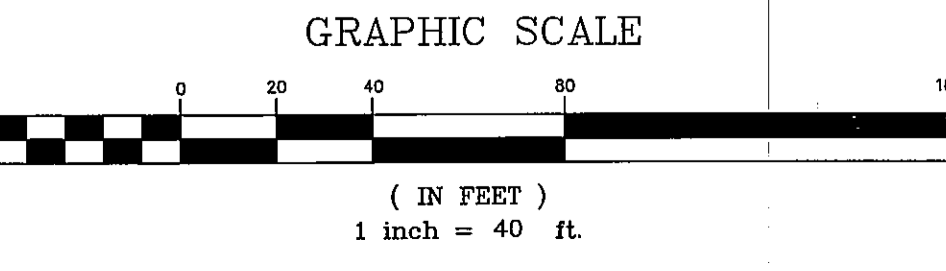
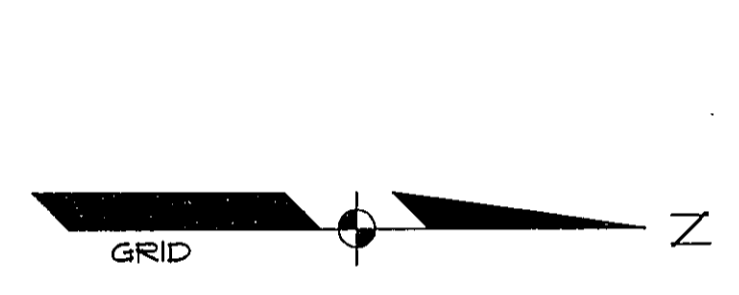
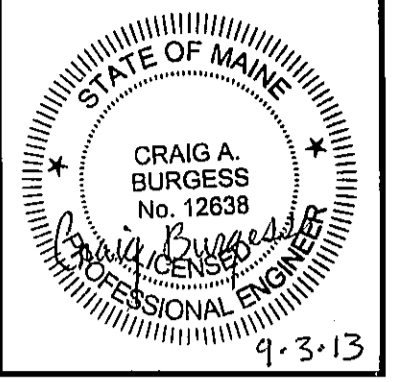
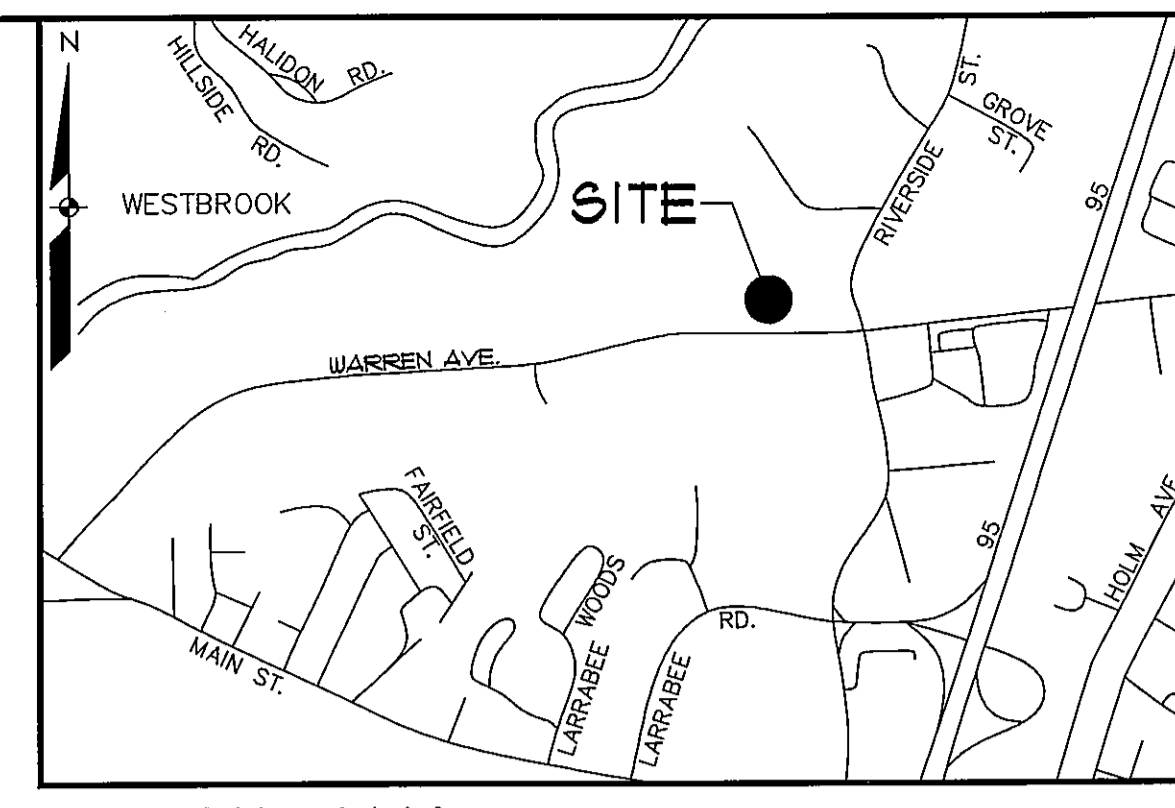


**GENERAL NOTES**

- THE RECORD OWNER OF THE PARCEL IS DOWNEAST VETERINARY EMERGENCY CLINIC, 739 WARREN AVENUE, PORTLAND, MAINE 04103, BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN IN BOOK 202, PG. 612.
- THE PROPERTY IS SHOWN AS CHART 318 BLOCK A LOT 005 ON THE CITY OF PORTLAND TAX MAP AND IS LOCATED IN THE I-M MODERATE IMPACT INDUSTRIAL ZONE.  
  
AREAS WITHIN 250 FT OF THE PRESUMPSCOT RIVER ARE SUBJECT TO SHORELAND ZONING. SHORELAND ZONING REQUIREMENTS INCLUDE VARIOUS DEVELOPMENT LIMITATIONS FOR STRUCTURES, CLEARING AND IMPERVIOUS AREAS. STATE AND LOCAL REGULATIONS SHOULD BE REVIEWED FOR FURTHER INFORMATION.  
  
SPACE AND BULK REQUIREMENTS: (I-M ZONE)  
MIN. LOT SIZE: 10,000 SF.  
MIN. FRONTAGE: 60 FT.  
  
FRONT SETBACK: EACH STRUCTURE SHALL BE SETBACK 1 FOOT FROM THE FRONT PROPERTY LINE FOR EACH FOOT OF BUILDING HEIGHT.  
  
SIDE SETBACK: EACH STRUCTURE SHALL BE SET BACK 1 FOOT FROM EACH SIDE PROPERTY LINE FOR EACH FOOT OF BUILDING HEIGHT UP TO 25 FEET, EXCEPT THAT THE MINIMUM SIDE YARD SHALL BE 35 FEET WHEN THE SIDE PROPERTY LINE ABUTS A RESIDENTIAL ZONE.  
  
REAR SETBACK: EACH STRUCTURE SHALL BE SET BACK 1 FOOT FROM EACH REAR PROPERTY LINE FOR EACH FOOT OF BUILDING HEIGHT UP TO 25 FEET, EXCEPT THAT THE MINIMUM SIDE YARD SHALL BE 35 FEET WHEN THE SIDE PROPERTY LINE ABUTS A RESIDENTIAL ZONE.  
  
RESOURCE SETBACK: 15 FT (IN SHORELAND ZONE)  
MAX. BUILDING HEIGHT: 15 FT.  
  
MAX. IMPERVIOUS SURFACE RATIO: 15% (I-M ZONE) (SEE NOTE 10).
- SURVEY AND PLAN REFERENCES:  
A. EXISTING CONDITIONS PLAN, SHEET 2 OF 16, FOR HAMMOND LUMBER COMPANY, BY SEBAGO TECHNICS, INC. LATEST REVISION 3-10-08.  
B. UTILITY PLAN, SHEET 6 OF 16, FOR HAMMOND LUMBER COMPANY, BY SEBAGO TECHNICS, INC. LATEST REVISION 4/23/03.  
C. FINAL SUBDIVISION RECORDING PLAT, FOR C4N ENTERPRISES, BY THE SHERIDAN CORPORATION, LATEST REVISION 9-26-01. RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK 165, PAGE 61.  
D. GRADING AND UTILITY PLAN, SHEET 8 OF 18, FOR BOULOS PROPERTY MANAGEMENT, BY SEBAGO TECHNICS, INC. LATEST REVISION 11/15/12.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN DECEMBER 2012. BENCHMARK: LIGHT POLE BASE SW'LY TOP OF CONC. ELEV. 51.52 ON WARREN DEVELOPMENT II LLC 4 CHUNNY MONKEY LLC PARCEL (PLAN BK 23614 / PG 050).
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- NATURAL RESOURCES INVENTORY: A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN DECEMBER 2012 BY GARY FULLERTON, C98, LSE OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1981 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION. WETLAND LIMITS SHALL BE CLEARLY MARKED PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- 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.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMP'S" MANUAL PUBLISHED BY BUREAU OF LAND AND WATER QUALITY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- SNOW STORAGE AREAS ARE PROVIDED AS SHOWN ON SHEET 2. SNOW SHALL NOT BE STORED ALONG THE NORTH SIDE OF THE PARKING LOT AND AREAS ADJACENT TO UNDERDRAINED SOIL FILTER #1.
- THE TOTAL PROPOSED IMPERVIOUS AREA IS 13,201 SF, AND THE EXISTING IMPERVIOUS AREA IS APPROXIMATELY 50,350 SF, RESULTING IN A 21.80% IMPERVIOUS SURFACE RATIO OVER THE 5.27 ACRE PROJECT PARCEL.

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	EASEMENT	---
---	ABUTTER LINE/ROW	---
○	IRON PIPE/ROD	---
□	BENCHMARK	---
▭	BUILDING	▭
▨	WETLANDS	▨
▨	EDGE WETLAND	▨
▨	EDGE PAVEMENT	▨
▨	PAVEMENT PAINT	▨
▨	TREELINE	▨
---	LIMITS OF DISTURBANCE	---
○	CULVERTY STORMDRAIN	○
○	CATCH BASIN	○
○	DRAINAGE #1	○
○	LIGHT POLE/WALL	○
○	UTILITY POLE	○
○	SEWER #1	○
○	ELECTRICAL MANHOLE	○
○	TRANSFORMER PAD	○
○	WATER SHUT OFF	○
○	HYDRANT	○
○	POTABLE WELL	○
○	GAS GATE VALVE	○
○	TEST PIT	○



**PARKING SUMMARY**

EXISTING =	68 SPACES
PROPOSED =	11 SPACES (EXISTING PARKING LOT) 35 SPACES (INCLUDING 7 COMPACT SPACES - 20%)
TOTAL	106 SPACES

REV.	DATE	BY	STATUS
D	06-05-13	CAB	ADDED BUILDING ENTRY CANOPY & RESUBMITTED
C	06-07-13	CAB	REVISED PER CITY COMMENTS
B	06-18-13	CAB	SUBMITTED FOR CITY REVIEW
A	02-21-13	CAB	SUBMITTED FOR CITY REVIEW & APPROVAL

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.SEAGOTECHNICS.COM  
 75 John Roberts Rd., Suite 1A  
 South Portland, ME 04106  
 License No. 12501  
 License No. 12502

PROJECT NO.	12376
FIELD BOOK	DESIGN CHKD DRAWN
ELECTRONIC	0AM/CAB CAB

**SITE PLAN**  
 OF:  
**PARKING LOT EXPANSION**  
 739 WARREN AVENUE  
 PORTLAND, ME 04103  
 FOR:  
**DOWNEAST VETERINARY EMERGENCY CLINIC**  
 739 WARREN AVENUE  
 PORTLAND, ME 04103

DATE	SCALE
02-21-13	1"=40'

**SHEET 1 OF 6**