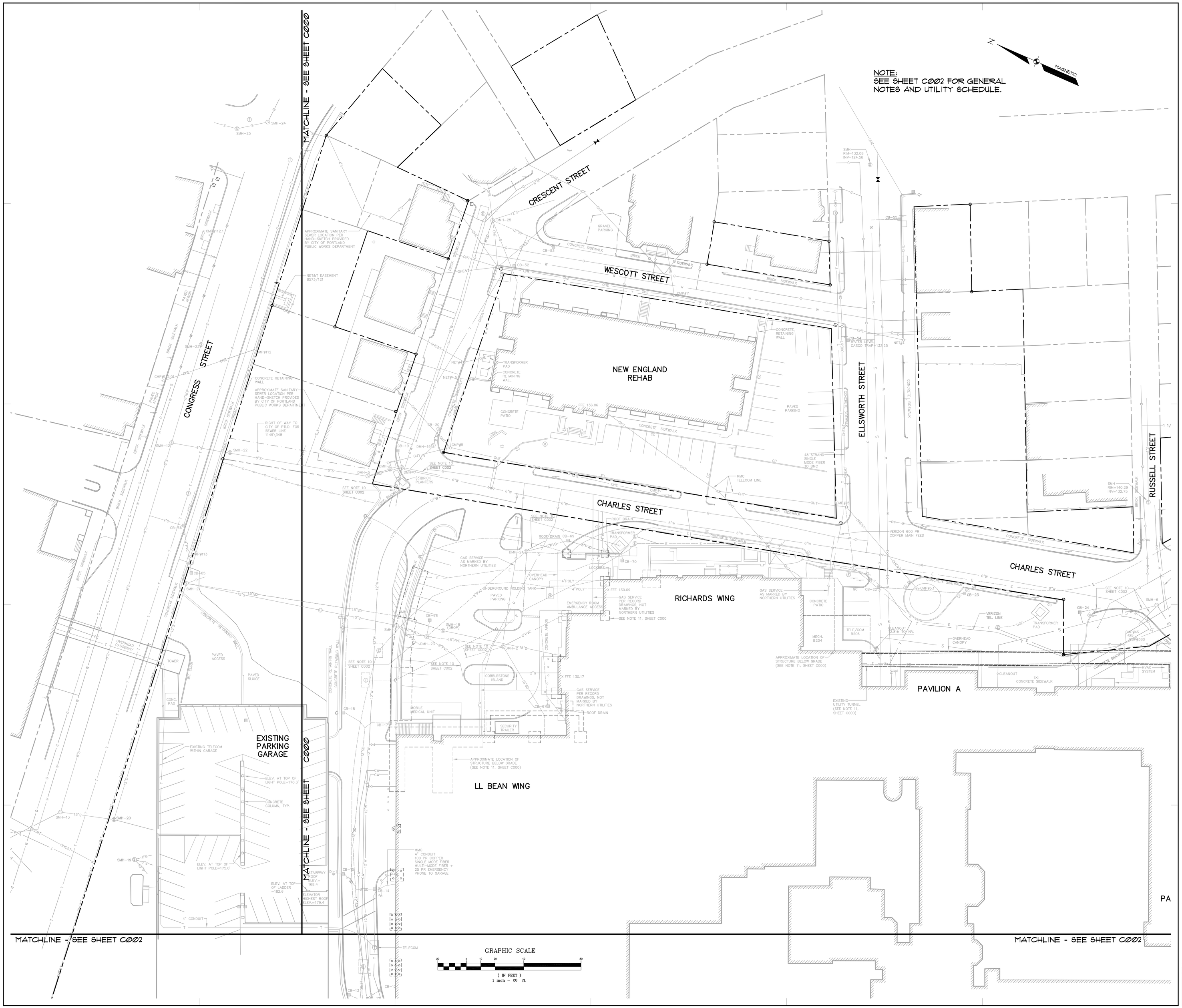


General Notes:

1. RECORD OWNERS OF THE PROPERTY ARE MAINE MEDICAL CENTER AND MMC REALTY CORPORATION AS DESCRIBED IN DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, PORTLAND, MAINE IN THE FOLLOWING BOOKS AND PAGES: 18032/68; 13115/229; 1311/237; 13504/86; 16145/275; 9722/45; 3097/244; 3187/234; 2951/927; 3183/576; 8309/5; 6177/319; 3108/396; 3085/34; 1290/192; 2901/326; 2349/229; 1296/351;1296/352; 2308/161; 1285/450; 1282/323; 1250/470; 2149/190; 3995/53; 2127/443; 2127/320; 2127/269; 2147/110; 2133/317; 2133/311; 2133/324; 2133/310; 2143/330; 3075/669; 2819/499; 2685/369; 3278/209; 377/296; 377/297; 388/92; 382/450; 408/457; 384/37; 381/260; 10488/19; AND 10488/22.

2. THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND PROPERTY MAP 53, SHOWN AS BLOCKS C THROUGH G; MAP 54, BLOCK H; AND MAP 64, BLOCK C.

3. PROPERTY IS LOCATED IN THE R6 ZONE.

4. PLAN REFERENCES:

A. SITE PLAN, MAINE MEDICAL CENTER, BRAMHALL STREET MADE FOR MAINE MEDICAL CENTER, PORTLAND, MAINE DATED NOVEMBER 14, 2000 BY TITCOMB ASSOCIATES, FALMOUTH, MAINE; JOB NO. 96033.

B. STANDARD BOUNDARY SURVEY ON CONGRESS AND ELLSWORTH STREETS IN PORTLAND, MAINE; PREPARED FOR TIMOTHY S. KOTER, ESQ., PORTLAND, MAINE BY DeSAUBIERS & ASSOCIATES, INC., SCARBOROUGH, MAINE; JOB NO. 18342.

C. STANDARD BOUNDARY SURVEY AT 25–27 ELLSWORTH STREET, PORTLAND, MAINE; MADE FOR MAINE MEDICAL CENTER, PORTLAND, MAINE BY OWEN HASKELL, INC., PORTLAND, MAINE DATED OCTOBER 14, 2002; JOB NO. 2002–228F.

D. STANDARD BOUNDARY SURVEY AT 26–28 ELLSWORTH STREET, PORTLAND, MAINE; MADE FOR MAINE MEDICAL CENTER BY OWEN HASKELL, INC., PORTLAND, MAINE; DATED OCTOBER 14, 2002; JOB NO. 2002–228P; DRAWING 1B.

E. STANDARD BOUNDARY SURVEY OF PORTLAND GLASS PROPERTY BY SEBAGO TECHNICS, INC.; DATED JUNE 15, 1987; JOB NO. B6165.

F. NUMEROUS STREET PLANS AND FIELD BOOK NOTES SUPPLIED TO STI BY PORTLAND ENGINEERING DEPARTMENT.

G. STANDARD BOUNDARY SURVEY AT 15 & 25 CRESENT STREET, PORTLAND MAINE, MADE FOR MAINE MEDICAL CENTER BY OWEN HASKELL, INC. PORTLAND, ME, DATED NOV. 14, 2002 JOB#2002–261P.

5. THE PERIMETER BOUNDARIES SHOWN HEREON ARE BASED ON FOUND MONUMENTATION IN CONJUNCTION WITH THE PLANS REFERENCED IN NOTE 4 AND RECORD DEEDS.

6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE CITY OF PORTLAND DATUM. THE BENCHMARK USED IS A GRANITE MONUMENT LOCATED AT THE INTERSECTION OF CONGRESS AND FOREST STREET TAKEN FROM THE PLAN REFERENCED IN NOTE 4A.

7. BEARINGS SHOWN HEREON ARE MAGNETIC NORTH OF 1996 AS REFERENCED TO THE PLAN IN NOTE 4A.

8. SUBJECT TO;
- A) EASEMENT GRANTED TO NET&T, AS DESCRIBED IN A DEED RECORDED IN BOOK 13027, PAGE 207.
- B) SEWER LINE EASEMENT GRANTED TO THE CITY OF PORTLAND AS DESCRIBED IN A DEED RECORDED IN BOOK 1149, PAGE 348.
- C) SEWER AND DRAIN PIPE EASEMENT RESERVED IN A DEED RECORDED IN BOOK 6266, PAGE 251.
- D) THE PARCEL IS SUBJECT TO, BENEFITED BY, BUT NOT LIMITED TO AND AND ALL EASEMENTS OR APPURTENANCES OF RECORD, INSOFAR AS THE SAME ARE IN FORCE AND APPLICABLE.

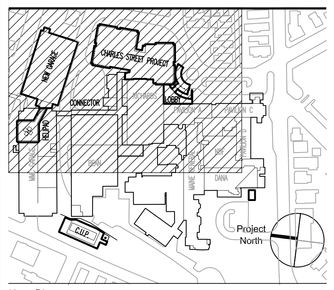
9. ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SMH'S, CB'S, HYDRANTS, ETC. IN CONJUNCTION WITH DESIGN AND OR AS–BUILT PLANS SUPPLIED TO SEBAGO TECHNICS, INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC. DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.

10. DESIGNATION OF UNDERGROUND UTILITY LINES IS UNKNOWN. FIELD VERIFICATION WAS NOT POSSIBLE DUE TO LINES BEING INACTIVE AT THE TIME OF INSPECTION. GENERAL DIRECTION OF PIPE RUNS SHOWN HEREON ARE BASED UPON EITHER FIELD OBSERVATION OR DESIGN PLANS SUPPLIED TO SEBAGO TECHNICS, INC. BY OTHERS. SUCH PLANS MAY NOT ACCURATELY REFLECT AS–BUILT CONDITIONS.

11. APPROXIMATE LOCATION AND DIMENSIONS OF BELOW GRADE STRUCTURES, FOOTINGS AND FOUNDATIONS ARE APPROXIMATE AND ARE BASED SOLELY ON DESIGN PLANS BY OTHERS. THESE STRUCTURES, THEIR DIMENSIONS AND ELEVATIONS HAVE NOT BEEN VERIFIED AND SHALL NOT BE CONSIDERED COMPLETE OR ACCURATE AND MAY NOT REPRESENT AS–BUILT CONDITIONS.

MARK	ISSUE DATE	DESCRIPTION
PERMIT	09/16/04	PERMIT SET
BID	08/31/04	BID SET

Issue Log



Key Plan

TRO
Architecture
Planning
Engineering
Interior Design
The Ritchie Organization
80 Bridge Street
Newton, MA 02458-1134
617-969-9400

Maine Medical Center

Pkg C - Site Utitlities

Portland, Maine

MMC Project No. 21846

Drawing Title

EXISTING CONDITIONS PLAN

0 10 20 40 80

Commission No.	4677	Date Issued	08/31/04
Scale	1"=20'	Sheet Number	PKG-C
Drawn By	MAL		C001
Approved By	DRL		
Filename	01046EC		

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