

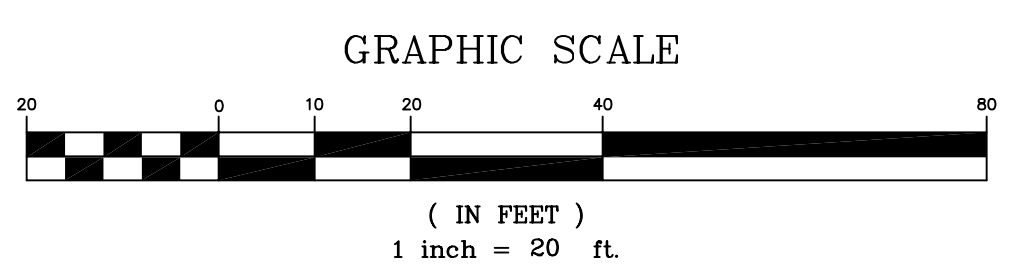
LOCATION MAP N.T.S.

GENERAL NOTES:

- OWNER: FORE RIVER REALTY
P.O. BOX 1660
PORTLAND, MAINE 04101-1260
- ASSESSORS REFERENCE: TAX MAP 190 - D - T, 8, 14-16 / E - 1-5, 13, 14 / H - 1-6 / G - 7, 8, 14
- PLAN REFERENCES:
A. BOUNDARY: BASED ON PLAN OF LAND/STANDARD BOUNDARY SURVEY ON SEWALL STREET, PORTLAND, MAINE FOR ORTHOPAEDIC ASSOCIATES, P.A. BY OWEN HASKELL, INC. DATED MAY 21, 1989 REVISED 4-21-88.
B. SITE LAYOUT: BASED ON SITE PLAN BY TERRIEN ARCHITECTS DATED JULY 29, 1988.
C. AS-BUILT SURVEY OF SOUTHERN PORTION OF SITE BY SEBAGO TECHNICS, INC. DECEMBER 2002.
- TOTAL LOT AREA: 3.38 AC.
- ZONING DISTRICT: RESIDENTIAL PROFESSIONAL
- SPACE & BULK REQUIREMENTS:
MIN. YARD DIMENSIONS: FRONT: 20 FEET
REAR: 20 FEET
SIDE - 1 STORY: 10 FEET
2 STORY: 12 FEET
3 STORY: 18 FEET
- IMPERVIOUS SURFACE RATIO CALCULATION
EXISTING: 75%
PROPOSED: 75%
MAX. ALLOWED ABUTTING R-5 ZONE: 80%
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE BASED UPON DESIGN DOCUMENTS NOTED IN NOTE 3.
- BUILDING SUMMARY:
EXISTING BUILDING 42,000 SF.
PROPOSED BUILDING 14,312 SF.
TOTAL 56,312 SF.
- PARKING SUMMARY:
EXISTING: 188 SPACES
REMOVED: 7 SPACES
TOTAL: 181 SPACES
TOTAL REQUIRED: 56,312 SF. / 11 SPACES/100 SF. = 141 SPACES
- 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.
- WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION, MUST BE EMPLOYED TO REGULATE TRAFFIC.
- 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.
- CONTRACTORS SHALL CONTACT DIG SAFE AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTORS SHALL BE RESPONSIBLE OF COMPLIANCE W/ THE REQUIREMENT OF 23 MRSA 3360-A.
- 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, PEAT, 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 18" LOOSE DEPTH AND COMPACTED BY HEAVY COMPACTION EQUIPMENT. MINIMUM COMPACTION SHALL BE 95% OF MAXIMUM DENSITY ASTM 1557, MODIFIED AND 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 CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
○	IRON PIPE/ROD	○
▨	BUILDING	▨
+	SIGN	+
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	CONTOURS	---
6" G	GAS	6" G
8" W	WATER	8" W
8" S	SEWER	8" S
12" SD	STORM DRAIN	12" SD
4" FD	FOUNDATION DRAIN	4" FD
OHE	OVERHEAD ELEC. & TEL.	OHE
UG	UNDERGROUND ELEC. & TEL.	UG
+	GATE VALVE	+
○	LIGHT POLE	○
○	UTILITY POLE	○
○	CATCH BASIN	○
○	MANHOLE	○
○	STOCKADE FENCE	○
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○



OVERALL SITE PLAN - PHASE 1	
OF: ORTHOPAEDIC ASSO. OF PORTLAND P.A.	
30 SEWALL STREET PORTLAND, MAINE	
FOR: ORTHOPAEDIC ASSO. OF PORTLAND P.A.	
P.O. BOX 1260 PORTLAND, MAINE 04104-1260	
DATE	SCALE
01-20-03	1"=20'
SHEET 1 OF 4	

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
00207		SGD	SGD	BRF

SGD	05-05-03	ISSUED FOR 85% PHASE 1 CONSTRUCTION
SGD	04-11-03	ISSUED FOR PHASE 1 REVIEW
SGD	03-03-03	ISSUED FOR FINAL SITE PLAN APPROVAL
SGD	01-21-03	ISSUED FOR CITY REVIEW
REV:	DATE:	STATUS:

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.

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