



**GENERAL NOTES:**

1. OWNER: FORE INVESTMENT PORTLAND PLANE 04/01/06
2. ADDRESS: 33 SEWALL STREET, PORTLAND, MAINE 04104-1260
3. PLAN REFERENCES:
  - A. BOUNDARY BASED ON PLAN OF LANDSTANDARD BOUNDARY SURVEY ON MAPSHEET DECEMBER 14, 1988 NUMBER 47148
  - B. SITE LAYOUT BASED ON SITE PLAN BY TERRILL ARCHITECTS DATED JULY 29, 1988
  - C. AS-BUILT SURVEY OF SOUTHERN PORTION OF SITE BY SEBAGO TECHNICS, INC. DECEMBER 2007.
4. TOTAL LOT AREA: 338 AC.
5. ZONING DISTRICT: RESIDENTIAL PROFESSIONAL
6. SPACE & SLACK REQUIREMENTS:
  - FRONT: 10 FEET
  - REAR: 10 FEET
  - SIDE: 10 FEET
  - 3 STORY: 8 FEET
7. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE BASED UPON DESIGN DOCUMENTS NOTED IN NOTE 3.
8. BUILDING APPLICANT: 42000 SF PROPOSED BUILDING, 14331 SF PROPOSED BUILDING, 86314 SF TOTAL
9. PARKING SPACES:
  - REMOVED: 3 SPACES
  - ADDED: 18 SPACES
  - TOTAL REQUIRED: 86314 SF / 1 SP/42000 SF = 41 SPACES
10. 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.
11. DURING ROAD WORKERS BARRETTED OR BARRIERS APPROPRIATE FOR THE TYPE OF WORK SHALL BE PROVIDED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
12. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
13. PROPERTY MARKERS AND STREET LINE MARKERS SHALL BE PROPERLY MAINTAINED. IF ANY MARKERS OR MARKERS ARE DAMAGED OR MISSING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING THEM AT THE CONSTRUCTION/OWNER'S EXPENSE.
14. THE CONTRACTOR SHALL PROVIDE ADEQUATE HEAD OF CLEANING TUB FROM THE CONSTRUCTION SITE TO CLEAN STREET, ALLEY, DRIVE, AND PARKING AREAS. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE CONDITION AT ALL TIMES.
15. CONTRACTORS SHALL CONTACT DISA AT LEAST THREE (3) BUT NOT MORE THAN THREE (3) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO OBTAIN A PERMIT TO EXCAVATE UNDER THE REQUIREMENT OF 23 MRS.A 3386-A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENT OF 23 MRS.A 3386-A.
16. FILL AREAS UNDER PAVEMENT SHALL BE GRANULAR BORROW. ALL OTHER FILL AREAS SHALL BE A COMMON BORROW MATERIAL SUITABLE FOR BEHAVIOR AS MATERIAL. BORROW LARGER THAN 8" IN DIAMETER VEGETATION AND OTHER MATERIAL UNDESIRABLE FOR ROAD CONSTRUCTION EXCAVATED ON SITE SHALL BE REMOVED FROM THE SITE AND DISPOSED AT AN APPROVED LOCATION. UNDESIRABLE MATERIAL DISPOSED IN THIS NOTE AND UPON APPROVAL OF THE SPECIFICATIONS.
17. ALL FILL SHALL BE PLACED IN LAYERS NOT MORE THAN 12" LOOSE DENSITY AND COMPACTED BY HEAVY CONSTRUCTION EQUIPMENT MINIMUM COMPACTOR SHALL BE 95 (NUTCRACKER) WITH 185" TROUSER AND FIELD DENSITY WITH 5532 (NUTCRACKER).
18. PRIOR TO CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPER, TERRILL ARCHITECTS, RELIANT CONSULTANTS AND THE CITY OF PORTLAND. THE MEETING SHALL BE HELD AT THE OFFICE OF THE CITY ENGINEER AT THE CITY OF PORTLAND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ATTENDING AND REPRESENTATIVE SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO AVOID A VIRTUALLY ADEQUATE FOR THE PRE-CONSTRUCTION MEETING.

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY ROW	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE ROD	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	CONTOURS	---
---	GAS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	FOUNDATION DRAIN	---
---	OVERHEAD	---
---	ELEC. TIE	---
---	UNDERGROUND	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	CATCH BASIN	---
---	STOCKADE FENCE	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---

**OVERALL SITE PLAN**  
 OF:  
**ORTHOPAEDIC ASSOCIATES, PA**  
 33 SEWALL STREET  
 PORTLAND, MAINE  
 FOR:  
**ORTHOPAEDIC ASSOCIATES, PA**

**Sebago Technics**  
 Engineering Expertise You Can Build On  
 One Chobol Street  
 Westbrook, Me 04098-1339  
 Tel (207) 856-0277

REV:	BY:	DATE:	ISSUED FOR PHASE II CONSTRUCTION	STATUS:
A	SGD	01-26-05		

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.

DATE: 01-13-05  
 SCALE: 1"=10'  
 PROJ. NO.: 00207  
 DWG. NAME: 00207251  
 FIELD BOOK: DESIGN BY  
 DRAWN BY: SGD  
 CHECKED BY: ALB