LOCATION MAP N.T.S.

GENERAL NOTES:

1. OWNER: FORE RIVER REALTY
P.O. BOX 1260
PORTLAND, MAINE 04101-1260

2. ASSESSORS REFERENCE: TAX MAP 130 - D - 7, 8, 14-16 / E - 1-5, 13, 14 / H - 1-6 / G - 7, 8, 14

3. PLAN REFERENCES:

A. BOUNDARY: BASED ON PLAN OF LAND/STANDARD BOUNDARY SURVEY ON SEWALL STREET, PORTLAND, MAINE FOR ORTHOPAEDIC ASSOCIATES, P.A. BY OLEN HASKELL, INC. DATED MAY 21, 1985 REVISED 4-27-88.

B. SITE LAYOUT: BASED ON SITE PLAN BY TERRIEN ARCHITECTS DATED JULY 25, 1988.

C. AS-BUILT SURVEY OF SOUTHERN PORTION OF SITE BY SEBAGO TECHNICS, INC., DECEMBER 2002.

D. SITE PLANS OF ORTHOPAEDIC ASSOCIATES BY SEBAGO TECHNICS DATED MARCH 3, 2003.

E. AS-BUILT SURVEY OF THE FRONT OF THE SITE BY SEBAGO TECHNICS, JANUARY 2013.

4. TOTAL LOT AREA: 3.38 Ac.

5. ZONING DISTRICT: RESIDENTIAL PROFESSIONAL.

6. SPACE & BULK REQUIREMENTS:

MIN. YARD DIMENSIONS:
FRONT.....20 FEET
REAR.....20 FEET
SIDE- 1 STORY.....10 FEET
2 STORY.....12 FEET
3 STORY.....15 FEET

IMPERVIOUS SURFACE RATIO CALCULATION
EXISTING.....71.5%
PROPOSED.....72.1%
MAX. ALLOWED ABUTTING R-5 ZONE.....80%

7. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE BASED UPON DESIGN DOCUMENTS NOTED IN NOTE 3.

8. BUILDING SUMMARY:
EXISTING BUILDING.....56,312 S.F.
PROPOSED BUILDING.....336 S.F.
TOTAL.....56,648 S.F.

9. PARKING SUMMARY:
EXISTING.....181 SPACES
TOTAL REQUIRED: 56,648 S.F. / 1 SPACE/400 S.F. = 142 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. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION, MUST BE EMPLOYED TO REGULATE TRAFFIC.

12. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.

13. 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.

14. 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.

15. CONTRACTORS SHALL CONTACT DIG SAFE AT LEAST THREE (3) BUT NOT MORE THAT 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.

16. FILL AREAS UNDER SIDEWALKS AND 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.

17. ALL FILL SHALL BE PLACED IN LAYERS NOT MORE THAN 12" 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).

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/16/13
Planner: Benjamin Wallace Jr

STATE OF MAINE DANIEL L RILEY No. 9967 LICENSED PROFESSIONAL ENGINEER
5-17-13

REV.	BY:	DATE:	STATUS:
B	DLR	03/04/13	PRICING SET
A	DLR	02/28/13	PROGRESS PRINT

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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Lewiston, ME 04240
Tel. 207-784-6088

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
00207	-	SGD	DLR	MAL

AMENDED OVERALL SITE PLAN

OF:
MRI ADDITION - ORTHOPAEDIC ASSOC.
33 SEWALL STREET
PORTLAND, MAINE
FOR:
ORTHOPAEDIC ASSOC. OF PORTLAND, P.A.
33 SEWALL STREET
PORTLAND, MAINE 04102

DATE	SCALE
02-04-13	1" = 20'

SHEET 1 OF 5

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