

COMMERCIAL STREET
PAVED - PUBLIC

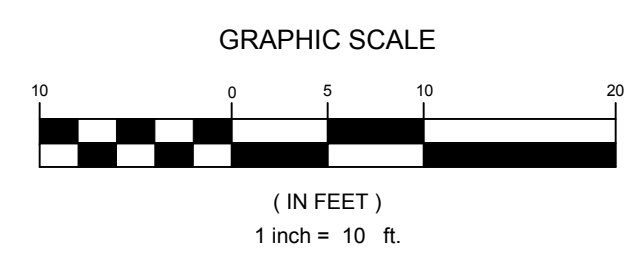
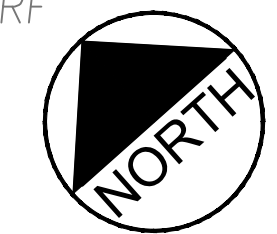
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PRELIMINARY - NOT FOR CONSTRUCTION

TM 30-D LOT 5
N/F
84 Commercial Street LLC
33057/006

OWNER OF RECORD:
84 COMMERCIAL STREET LLC
P.O. BOX 535
BUXTON, MAINE 04093

PLAN REFERENCE:
"PLAN OF LAND AT MAINE WHARF, 84 COMMERCIAL STREET, PORTLAND, MAINE, MADE FOR RECORD OWNER, 84 COMMERCIAL STREET, LLC", BY OWEN HASKELL, INC., DATE NOV. 15, 2018, JOB NO. 2012-197P.



SITE NOTES

- THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT DIMENSIONS OF THE BUILDING AND EXACT BUILDING UTILITY ENTRANCE POINTS.
- ALL REQUIRED AND NECESSARY INSPECTIONS AND OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, AT ITS SOLE COST.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS THROUGHOUT THE PROJECT AND PROVIDING THE OWNER WITH A SET OF ELECTRONIC FINAL RECORD DRAWINGS WHEN THE PROJECT IS COMPLETE.

UTILITY NOTES

- ALL SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE MAINE STATE PLUMBING CODE AND CITY OF PORTLAND.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRIC SERVICE WITH CENTRAL MAINE POWER.
- THE LOCATIONS OF THE NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE SERVING UTILITY COMPANY, PROJECT ARCHITECTS AND MEP DESIGNERS.
- THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL, AT NO EXTRA EXPENSE TO THE OWNER.

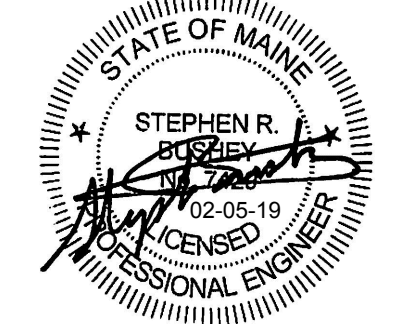
EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL INSTALL ALL NECESSARY EROSION CONTROL MEASURES IN ACCORDANCE WITH THE 'MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, OCTOBER 2016'.

17.02.05	SRB	SRB	18.11.16
19.01.10	CDD	CHKO	DATE
1	REVISION	BY	DATE
2	REVISION	BY	DATE

File Name: 84_commercial_base CDD SRB SRB 18.11.16
DWN. CHKO. DSGN. DATE

Permit-Seal



Client/Project
84 COMMERCIAL STREET LLC

BUILDING ADDITION
84 COMMERCIAL STREET
PORTLAND, MAINE

Title
EXISTING CONDITIONS &
REMOVALS PLAN

Project No. Scale
210801663 1" = 10'

Sheet
C-1.0