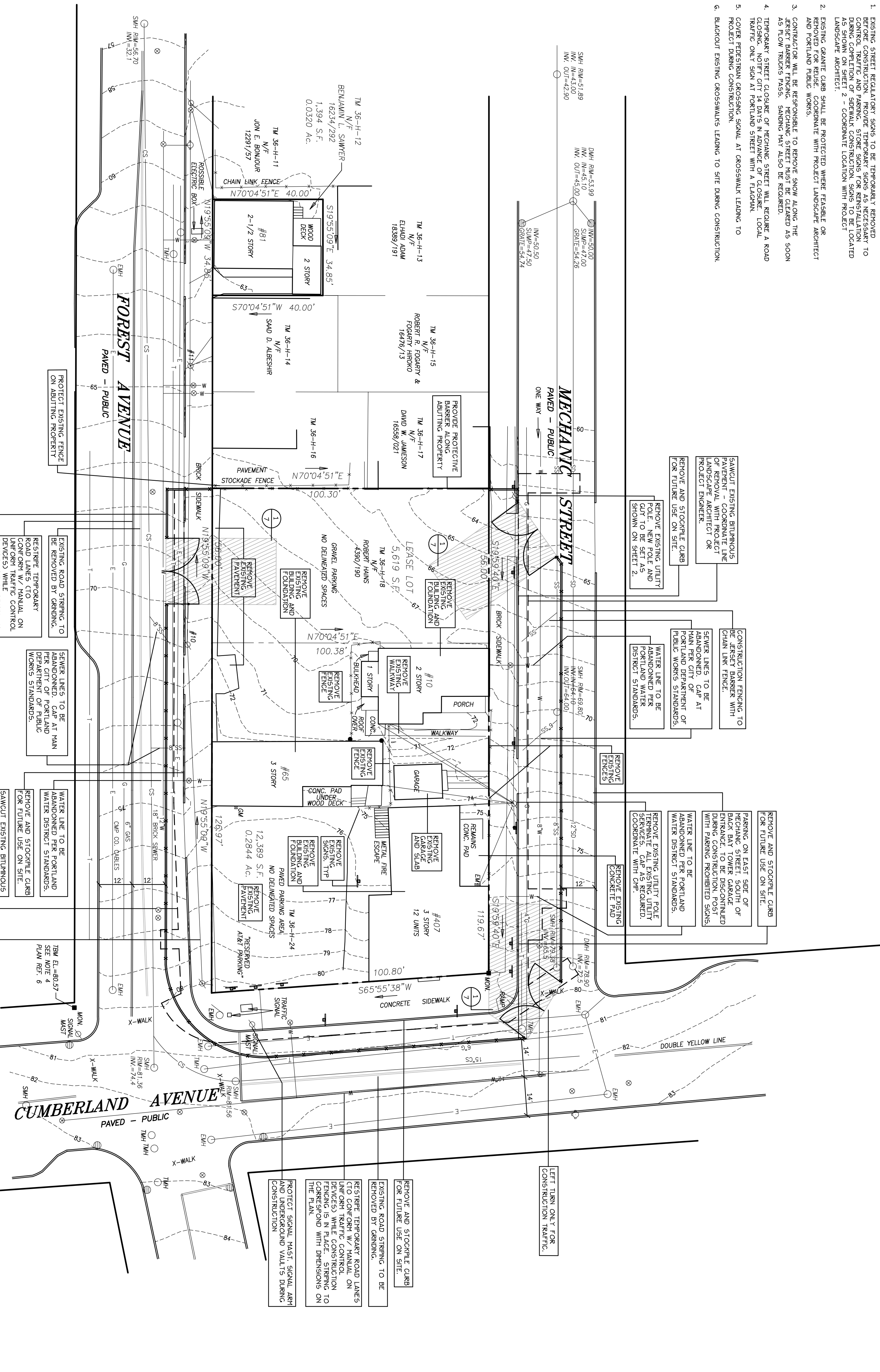


GENERAL CONSTRUCTION NOTES:

1. EXISTING STREET REGULATORY SIGNS TO BE TEMPORARILY REMOVED BEFORE CONSTRUCTION. PROVIDE TEMPORARY SIGNS AS NECESSARY TO MAINTAIN TRAFFIC FLOW THROUGHOUT CONSTRUCTION. SIGNS TO BE LOCATED AS SHOWN ON SHEET 2 - COORDINATE LOCATION WITH PROJECT LANDSCAPE ARCHITECT.
2. EXISTING GRANITE CURB SHALL BE PROTECTED WHERE FEASIBLE OR AND PORTLAND PUBLIC WORKS.
3. CONTRACTORS SHALL BE RESPONSIBLE TO REMOVE SIGN AND THE JERSEY BARRIER FROM MECHANIC STREET MUST BE CLEARED AS SOON AS FLOW TRUCKS PASS. SANDING MAY ALSO BE REQUIRED.
4. TEMPORARY STREET CLOSURE OF MECHANIC STREET WILL REQUIRE A ROAD CLOSING. NOTIFY CITY 14 DAYS IN ADVANCE OF CLOSURE. LOCAL TRAFFIC ONLY AT PORTLAND STREET WITH A FLAGMAN.
5. COVER PEDESTRIAN CROSSING SIGNAL AT CROSSWALK LEADING TO PROJECT DURING CONSTRUCTION.
6. BLACKOUT EXISTING CROSSWALKS LEADING TO SITE DURING CONSTRUCTION.



PLAN REFERENCES

1. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR NEW ENGLAND ARCHITECTURE AND ENGINEERING, INC. DATED JANUARY 14, 1986 BY H.L. + E.C. JORDAN.
2. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR NEW ENGLAND ARCHITECTURE AND ENGINEERING, INC. DATED JANUARY 14, 1986 BY H.L. + E.C. JORDAN.
3. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR THOMAS F. AND MARY W. ROSSER STANDARD BOUNDARY SURVEY DATED 8 AUG. 1986 BY H.L. + E.C. JORDAN.
4. RECORDING STREET RECONSTRUCTION AS-BUILT THIRD CITY ENGINEERING.
5. PORTLAND WATER BERRYPORT-PORTLAND SEWER SYSTEM RELATIONSHIP ANALYSIS 1981 BY HUNTER-BALLIEM ASSOCIATES.
6. THE CATERPILLAR A CONDOMINIUM ON HIGH STREET PORTLAND, MAINE MADE FOR GARAGE ASSOCIATES OR PORTLAND DATED MAY 14, 1986 BY OWEN HASSELL, INC.

NOTES

1. OWNER OF RECORD: WATerview DEVELOPMENT LLC, BOOK 17262/242 CTM 36-H LOT 5 19 + 203, BOOK 17747 PAGE 263 CTM 36-H LOT 23.
2. BEARINGS ARE BASED ON PLAN REFERENCE 1.
3. THE PROJECT BENCHMARK IS TOP OF GRANITE MONUMENT AT AVENUE WITH AN ELEVATION OF 80.57.

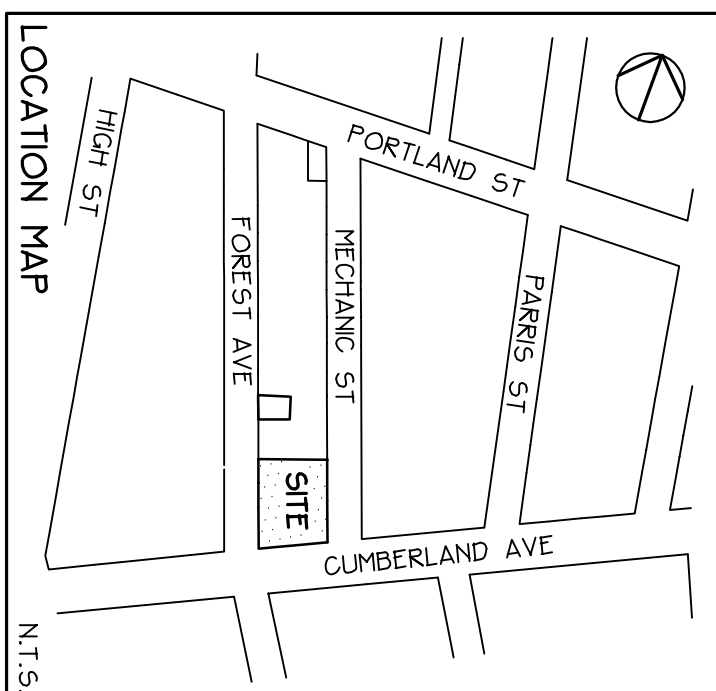
UTILITY NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. THE LOCATION OF UTILITIES SHOWN IS APPROXIMATE. NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. UTILITIES SHOWN ARE IN THE FACT LOCATION INDICATED. ALTHOUGH THE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED OR IDENTIFIED UTILITIES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED OR IDENTIFIED UTILITIES.
2. SEWER LINES TO BE ABANDONED PER PORTLAND DEPARTMENT OF PUBLIC WORKS STANDARDS.
3. WATER LINES TO BE ABANDONED PER PORTLAND DEPARTMENT OF PUBLIC WORKS STANDARDS.
4. REMOVE EXISTING UTILITY POLE AND UNDERGROUND UTILITIES DURING CONSTRUCTION.
5. REMOVE EXISTING UTILITY POLE AND UNDERGROUND UTILITIES DURING CONSTRUCTION.
6. REMOVE EXISTING UTILITY POLE AND UNDERGROUND UTILITIES DURING CONSTRUCTION.

CERTIFICATION:

OWEN HASSELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON A FIELD SURVEY OF THE PROPERTY AND THE INFORMATION THEREON IS TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF. IT CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS.

DATE: _____ WILLIAM C. SHIFFEN, L.S. #2316



LEGEND

EXISTING	PROPERTY LINE
NON	MONUMENT FOUND
CATCHBASIN	MANHOLE
HYDRANT	WATER VALVE
UTILITY POLE	WATER SERVICE
SEWER SERVICE	SEWER DRAIN
COMBINED SEWER	ELECTRIC SERVICE
GAS SERVICE	TELEPHONE SERVICE
OVERHEAD WIRES	OTW

THE WATERVIEW AT BAYSIDE CONDOMINIUM
 409 Cumberland Avenue
 Portland, Maine

Prepared For:
 Owner/Applicant:
WATERVIEW DEVELOPMENT LLC
 70 Center Street
 Portland, Maine 04101
 Tel: (207) 779-9477

Prepared By:
MITCHELL & ASSOCIATES
 111 The Staples School
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 Tel: (207) 779-4429

Date:
 FEBRUARY 28, 2005

Revisions:
 04/01/2005

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Title:
 EXISTING CONDITIONS AND DEMOLITION PLAN

