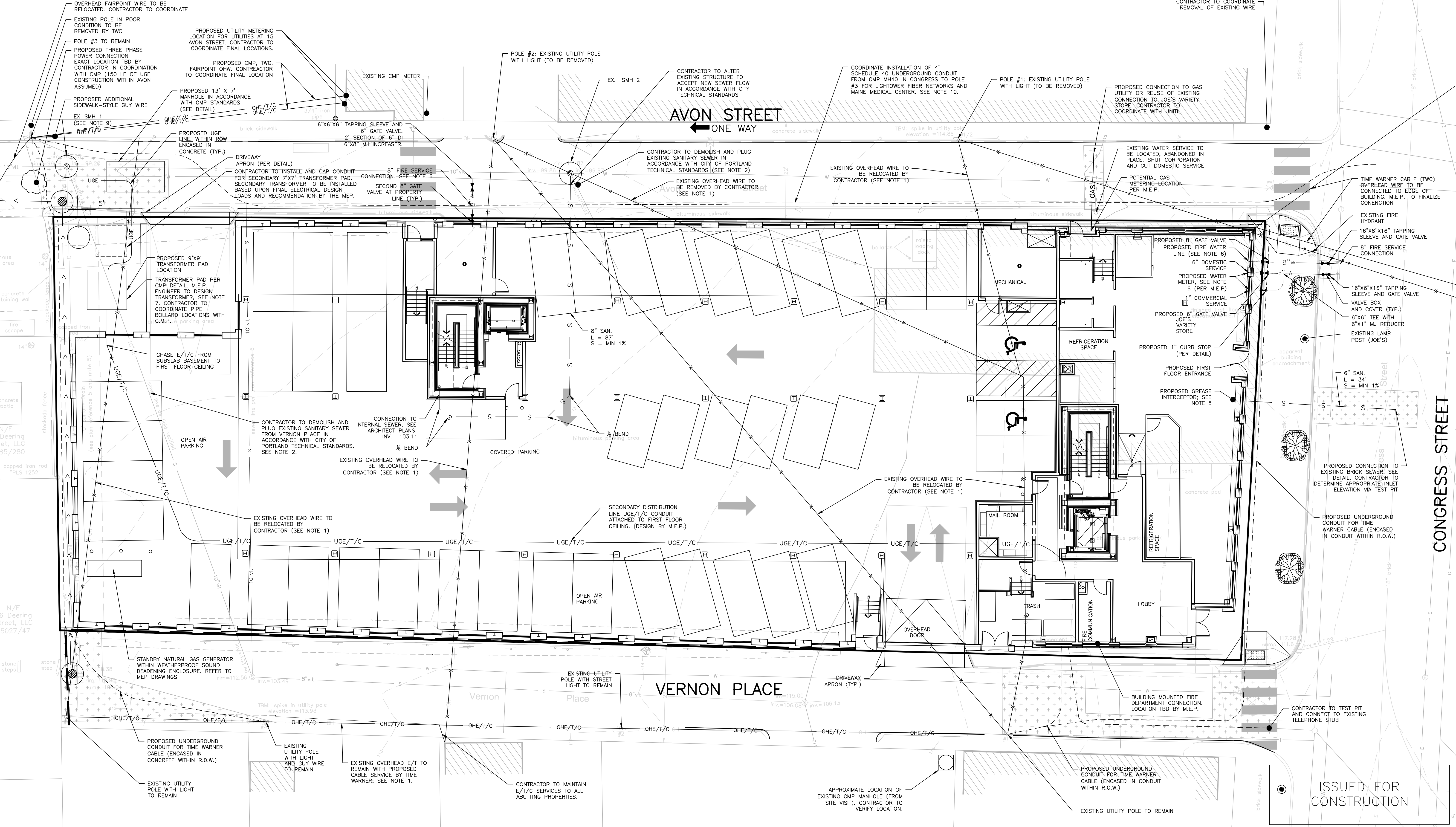
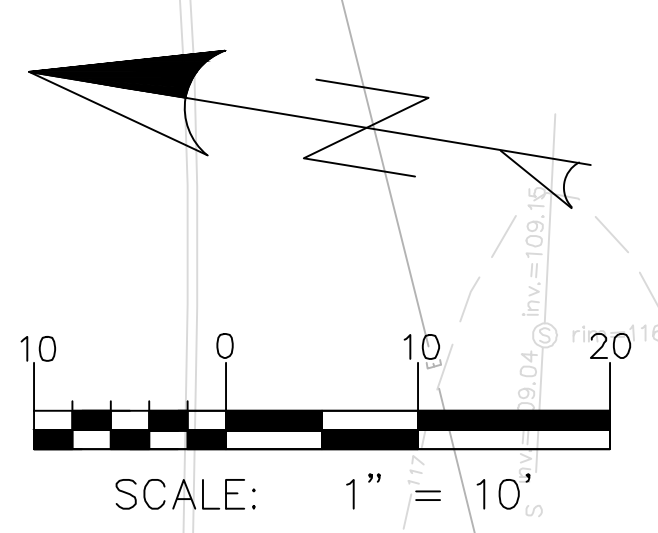


- GENERAL NOTES:
- CONTRACTOR SHALL COORDINATE WITH TIME WARNER TO PROVIDE CABLE TO RESIDENCES ON VERNON PLACE IN PLACE OF OVERHEAD SERVICE WIRES CROSSING THE PROPOSED DEVELOPMENT. OVERHEAD WIRES SHALL BE ROUTED SUBSURFACE TO THE NORTH END OF THE PROPERTY TO THE EXISTING POLE AND THEN RUN OVERHEAD ON EXISTING POLES ALONG VERNON PLACE. ADDITIONAL GUY WIRING WITH EASEMENTS SHALL BE REQUIRED.
 - CONTRACTOR SHALL EITHER FILL ABANDONED SEWER WITHIN THE SITE AND VERNON STREET WITH FLOWABLE FILL OR EXCAVATE AND DISPOSE OF OFFSITE OR COMBINATION.
 - CONTRACTOR IS TO BE CAUTIONED THAT CERTAIN LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES HAVE BEEN PROVIDED THROUGH UTILITY COORDINATION OR OTHER OBSERVATIONS. INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH UTILITY COMPANY AND DIG SAFE NO LESS THAN 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENTIATIONS FROM EXISTING CONDITIONS, INCLUDING UTILITY SURVEY, PRIOR TO ANY CHANGES.
 - FOR ALL UTILITIES, ACORN ENGINEERING DESIGN LIMITS EXTEND TO OUTSIDE WALL OF BUILDING. METERING OF UTILITIES TO BE COMPLETED BY M.E.P. UNLESS SPECIFIED OTHERWISE.
 - SEWER, SEWER UTILITIES WITHIN CITY STREET RIGHT OF WAY TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL STANDARDS. WASTE FROM KITCHEN OF PROPOSED JOE'S VARIETY STORE SHALL CONVEY WASTE TO A GREASE TRAP. M.E.P. TO PLACE VALVE FOR BACKFLOW PREVENTION INSIDE

- OVERHEAD FAIRPOINT WIRE TO BE RELOCATED. CONTRACTOR TO COORDINATE.
- EXISTING POLE IN POOR CONDITION TO BE REMOVED BY TWC.
- POLE #3 TO REMAIN.
- PROPOSED THREE PHASE POWER CONNECTION TO EXACT LOCATION TBD BY CONTRACTOR IN COORDINATION WITH CMP (150 LF OF UGE CONSTRUCTION WITHIN AVON ASSUMED).
- PROPOSED ADDITIONAL SIDEWALK-STYLE GUY WIRE.
- EX. SMH 1 (SEE NOTE 9).
- PROPOSED UGE LINE WITHIN ROW ENCASED IN CONCRETE (TYP.).
- DRIVEWAY APRON (PER DETAIL).
- CONTRACTOR TO INSTALL AND CAP CONDUIT FOR SECONDARY 7X7" TRANSFORMER PAD. SECONDARY TRANSFORMER TO BE INSTALLED BASED UPON FINAL ELECTRICAL DESIGN LOADS AND RECOMMENDATION BY THE M.E.P.
- PROPOSED 9'X9' TRANSFORMER PAD LOCATION.
- TRANSFORMER PAD PER CMP DETAIL. M.E.P. ENGINEER TO DESIGN TRANSFORMER. SEE NOTE 7. CONTRACTOR TO COORDINATE PIPE BOLLARD LOCATIONS WITH C.M.P.
- CHASE E/T/C FROM SUBSLAB BASEMENT TO FIRST FLOOR CEILING.
- CONTRACTOR TO DEMOLISH AND PLUG EXISTING SANITARY SEWER FROM VERNON PLACE IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL STANDARDS. SEE NOTE 2.
- OPEN AIR PARKING.
- STANDBY NATURAL GAS GENERATOR WITHIN WEATHERPROOF SOUND DEADENING ENCLOSURE. REFER TO MEP DRAWINGS.
- PROPOSED UNDERGROUND CONDUIT FOR TIME WARNER CABLE (ENCASED IN CONCRETE WITHIN R.O.W.).
- EXISTING UTILITY POLE WITH LIGHT TO REMAIN.
- EXISTING OVERHEAD E/T TO REMAIN WITH PROPOSED CABLE SERVICE BY TIME WARNER. SEE NOTE 1.
- CONTRACTOR TO MAINTAIN E/T/C SERVICES TO ALL ADJUTING PROPERTIES.

- WATER UTILITIES: ALL 6" AND 8" WATER PIPE SHALL BE DUCTILE IRON PIPE UNLESS OTHERWISE APPROVED. FINAL PIPE SIZING TO BE PROVIDED BY MEP ENGINEER. INTERNAL METERING, BACKFLOW PREVENTION (PER PWD). A TESTABLE DOUBLE CHECK VALVE ASSEMBLY WILL BE REQUIRED AT THE BUILDING ENTRANCE, AND PRESSURE REDUCERS, IF REQUIRED, TO BE COMPLETED BY M.E.P. ENGINEER. DOMESTIC WATER PIPE SIZES WILL DETERMINE THE FINAL WATER METERING OPTIONS. METER MAY BE SMALLER THAN THE DIAMETER OF THE WATER MAIN. WATER METERING, PRESSURE REDUCER AND BACKFLOW PREVENTION TO BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARDS. CONTRACTOR TO FOLLOW SUB-METERING GUIDELINES OF THE CITY OF PORTLAND. CURB STOPS AND GATE VALVES SERVING AS CURB STOPS SHALL BE LOCATED WITHIN THE R.O.W. AND WITHIN 6" OF PROPERTY LINE.
- ELECTRIC, TELEPHONE, AND COMMUNICATIONS UTILITIES: DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. ELECTRICAL LOAD TO BE DETERMINED BY M.E.P. ENGINEER. METER LOCATION BY M.E.P. ALL ELECTRIC CONSTRUCTION SHALL CONFORM TO CMP GUIDEBOOK OF STANDARD REQUIREMENTS, MOST RECENT EDITION. UGE/T/C AND UGE WITHIN CITY OF PORTLAND R.O.W. SHALL BE ENCASED IN CONCRETE. PULL BOXES AND PEDESTAL LOCATIONS TO BE DETERMINED BY FAIRPOINT AND TIME WARNER PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE.
- GAS UTILITIES: PROJECT GAS LOAD AND INTERNAL GAS UTILITY DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. GAS METERS TO BE LOCATED BY M.E.P.
- CONTRACTOR TO CONFIRM THAT THE FINAL MANHOLE ELEVATIONS MATCH THOSE SUPPLIED BY WOODARD & CURRAN'S PLANS BEFORE CONSTRUCTION.
- CONTACTS:
 - 10.1. LIGHTOWER FIBER NETWORKS, MARK BONANNO (508) 616-7818
 - 10.2. MAINE MEDICAL CENTER, JOHN FOLEY (207) 662-6938

SEWER STRUCTURE SCHEDULE				
STRUCTURE	INTERIOR DIAMETER	RIM	INV. IN	INV. OUT
SMH-1	4'	109.7'	99.28'	99.18'
SMH-2	4'	111.87'	6" EX. 99.87' 6" PROP. 102.21'	99.86'



ISSUED FOR	BY	DATE
PRELIM. APPLICATION	WHS	7/22/16
PRICING	WHS	7/24/16
PC DD SET	WHS	8/7/16
PC PROGRESS SET	WHS	9/21/16
COMMENT/RESPONSE	WHS	9/21/16
FINAL APPLICATION	WHS	10/13/16
BIDDING	WHS	10/13/16
COA	WHS	10/30/16
FOR CONSTRUCTION	WHS	11/2/16
REVISION	REV.	DATE

UTILITY PLAN
 PROJECT NAME: 667 CONGRESS STREET REDEVELOPMENT
 CLIENT: REDFERN PROPERTIES, LLC.
 P.O. BOX 8616 PORTLAND, MAINE, 04104

DRAWING NAME: 667 CONGRESS STREET REDEVELOPMENT
 PROJECT NAME: 667 CONGRESS STREET REDEVELOPMENT
 CLIENT: REDFERN PROPERTIES, LLC.
 P.O. BOX 8616 PORTLAND, MAINE, 04104

ACORN ENGINEERING, INC. MAINE 04102
 158 DANFORTH (207) 779-2665

FILE:	1060_CONGRESS
DATE:	4/6/2015
JN:	1060
SCALE:	1"=10'
DESIGNED BY:	MAG
DRAWN BY:	MAG
CHECKED BY:	WHS

DRAWING NO. C-20