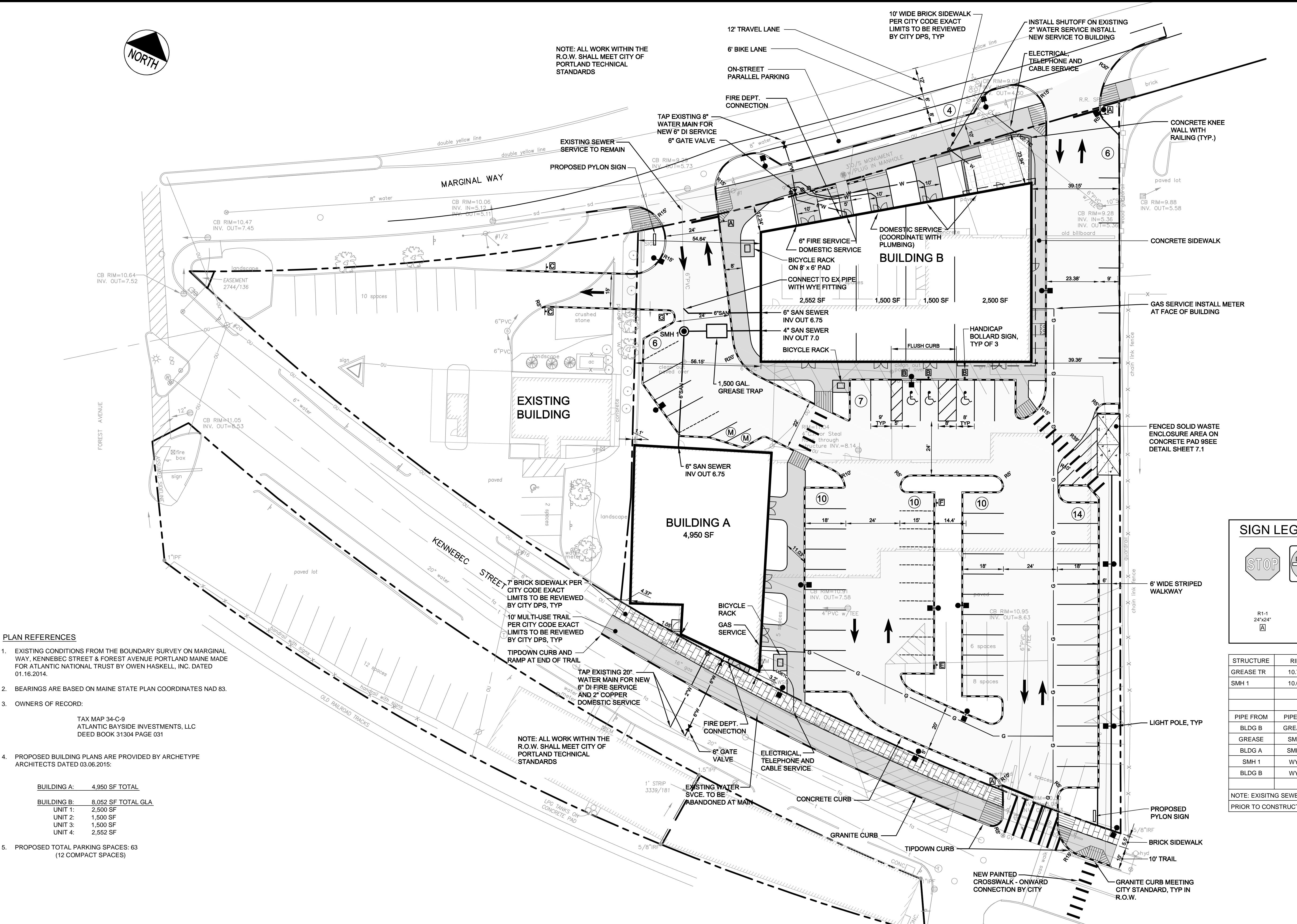
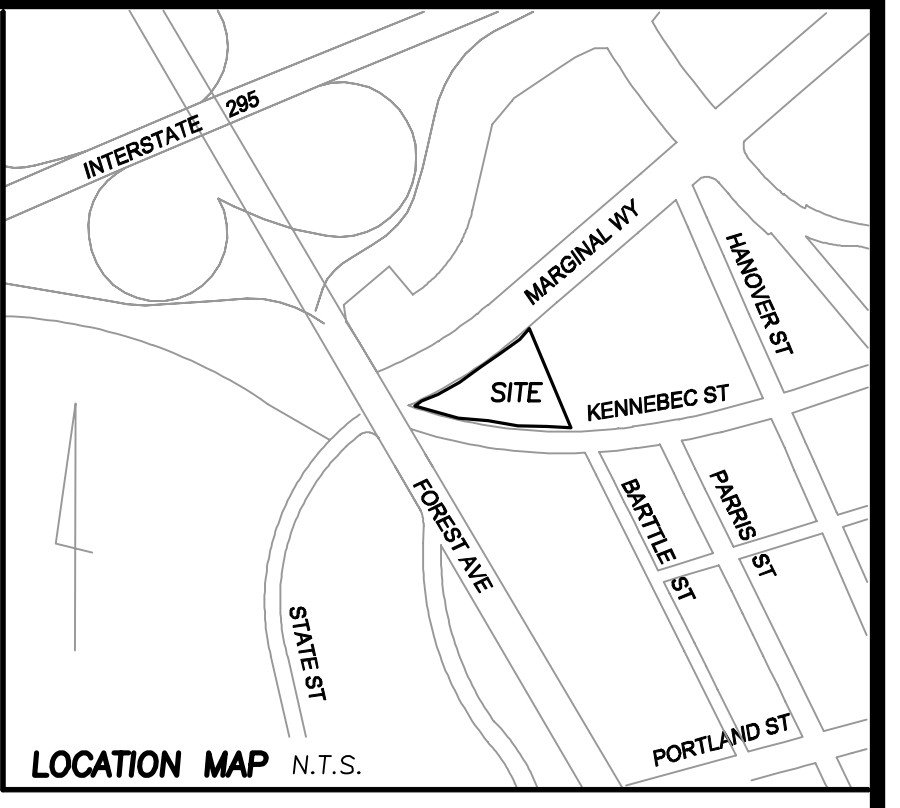


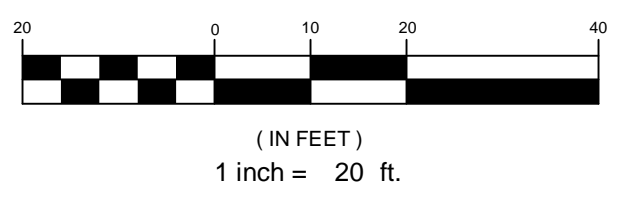


NOTE: ALL WORK WITHIN THE R.O.W. SHALL MEET CITY OF PORTLAND TECHNICAL STANDARDS



- PLAN REFERENCES**
- EXISTING CONDITIONS FROM THE BOUNDARY SURVEY ON MARGINAL WAY, KENNEBEC STREET & FOREST AVENUE PORTLAND MAINE DATED FOR ATLANTIC NATIONAL TRUST BY OWEN HASKELL, INC. DATED 01.16.2014.
 - BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATES NAD 83.
 - OWNERS OF RECORD:
TAX MAP 34-C-9
ATLANTIC BAYSIDE INVESTMENTS, LLC
DEED BOOK 31304 PAGE 031
 - PROPOSED BUILDING PLANS ARE PROVIDED BY ARCHETYPE ARCHITECTS DATED 03.06.2015.
- BUILDING A:** 4,950 SF TOTAL
- BUILDING B:** 8,052 SF TOTAL GLA
- UNIT 1: 2,500 SF
 - UNIT 2: 1,500 SF
 - UNIT 3: 1,500 SF
 - UNIT 4: 2,552 SF
5. PROPOSED TOTAL PARKING SPACES: 63
(12 COMPACT SPACES)

FLOOD ZONE NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 13B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



SIGN LEGEND

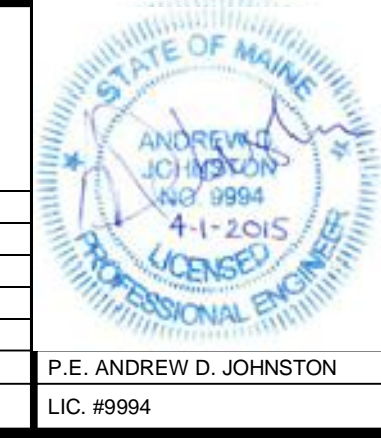
STRUCTURE	RIM	INV IN	DIR	INV OUT	SUMP	SIZE
GREASE TR	10.70	6.73	E	6.40	N/A	1500
SMH 1	10.65	6.35	S	6.25	N/A	4' ID
		6.35	E			

PIPE FROM	PIPE TO	LENGTH	SLOPE	US INV	DS INV	SIZE
BLDG B	GREASE	16	0.017	7.00	6.73	4" PVC
GREASE	SMH1	5	0.01	6.40	6.35	4" PVC
BLDG A	SMH 1	52	0.012	7.00	6.38	6" PVC
SMH 1	WYE	10	0.01	6.25	6.15	6" PVC
BLDG B	WYE	35	0.014	6.75	6.26	6" PVC

NOTE: EXISTING SEWER ELEVATIONS TO BE CONFIRMED BY TEST PIT PRIOR TO CONSTRUCTION OF NEW WORK

PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
5	04.01.15	REVISED PER CITY COMMENTS
4	03.03.15	MINOR REVISIONS TO PARKING AND RAMPS
3	02.13.15	ISSUED FOR CITY PERMIT
2	02.01.15	REVISIONS PER CITY COMMENTS
1	12.28.14	RELEASE FOR CITY REVIEW



PROJECT: **CENTURY TIRE PLAZA**
195 KENNEBEC STREET, PORTLAND, ME

SHEET TITLE: **SITE LAYOUT AND UTILITY PLAN**

CLIENT: **NORTHLAND ENTERPRISES, LLC**

FST 100 YEARS
FAY, SPOFFORD & THORNDIKE
ENGINEERS · PLANNERS · SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: DED DATE: 11.25.14
DESIGNED: ADJ SCALE: 1" = 20'
CHECKED: ADJ JOB NO.: SP-M160
FILE NAME: SP-M160 BASE
SHEET: **C-3.0**