

**PLAN REFERENCES**

- EXISTING CONDITIONS FROM THE BOUNDARY SURVEY ON MARGINAL WAY, KENNEBEC STREET & FOREST AVENUE PORTLAND MAINE MADE 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

TM 34-A-10  
N/F  
STATE OF MAINE  
16707/206

TM 34-C-1  
N/F  
BAYSIDE VENTURES LLC  
22975/99

TM 34-C-5  
N/F  
ATLANTIC BAYSIDE SQUARE LLC  
16893/300

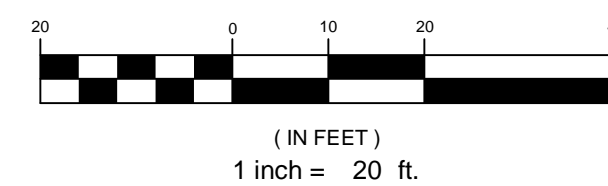
TM 34-C-10  
N/F  
ATLANTIC BAYSIDE HOLDINGS LLC  
16894/69

STRUCTURE	RIM	INV IN	DIR	INV OUT	SUMP	SIZE
NEW CB A	11.00	N/A	N/A	7.32	4.32	4"ID
NEW CB 1	11.10	N/A	N/A	7.82	4.82	4"ID
NEW CB 2	11.10	7.40	W	7.30	4.30	4"ID
		7.40	S			
NEW CB 3	10.20	6.38	W	6.20	3.50	4"ID
		6.30	S			
EX CB C	9.90	6.00	W	5.50	EX	EX
		5.60	S			
NEW CB 4	9.20	4.48	SE	4.30	1.3	4"ID
PIPE FROM	PIPE TO	LENGTH	SLOPE	US INV	DS INV	SIZE
NEW CB 1	NEW CB 2	53	0.008	7.82	7.40	6"PVC
RD A	NEW CB 2	40	0.01	7.80	7.40	6"PVC
NEW CB 2	NEW CB 3	115	0.008	7.30	6.38	10"HDPE
NEW CB A	NEW CB 3	128	0.008	7.32	6.30	8"HDPE
NEW CB 3	EX CB C	60	0.01	6.20	5.60	12"HDPE
RD B	EX CB C	30	0.02	6.60	6.00	8"PVC
EX CB C	NEW CB 4	68	0.015	5.50	4.48	12"HDPE

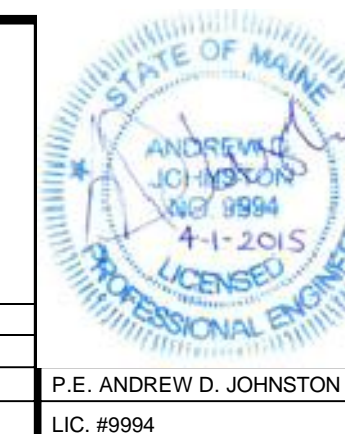
**FLOOD ZONE NOTE**

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.

**PRELIMINARY - NOT FOR CONSTRUCTION**



REV	DATE	DESCRIPTION
2	04.01.15	REVISED PER CITY COMMENTS
1	02.13.15	ISSUED FOR CITY PERMIT



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

SHEET TITLE  
**GRADING AND DRAINAGE PLAN**

CLIENT  
**NORTHLAND ENTERPRISES, LLC**

**FST** **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	<b>C-4.0</b>