Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/22/16

## NOTES:

1. STREET LIGHTS ON MARGINAL WAY SHALL BE:
   BAYSIDE DISTRICT LARGE SCALE LIGHT
   LUMINAIRE : HOLOPHANE MODEL ESU175MH12A4-R-RAL 6012
   COLOR : TIGER DRYLAC OLD NAVY SILVER Y003U
   POLE: TAPERED 24'-3" NOMINAL HEIGHT RAL #6012 (DARK GREEN)
   SEE DETAIL X-2B PORTLAND TECHNICAL MANUAL
   STREET LIGHT FIXTURES SHALL BE LED.
2. STREET LIGHTS ON KENNEBEC STREET SHALL BE:
   BAYSIDE DISTRICT MEDIUM SCALE LIGHT
   LUMINAIRE : HOLOPHANE MODEL ESU175MH12A4-PR
   POLE: TAPERED 19'-3" NOMINAL HEIGHT
   SEE DETAIL X-2C PORTLAND TECHNICAL MANUAL
   STREET LIGHT FIXTURES SHALL BE LED.
3. BOLLARDS FOR BICYCLE LANE DELINEATION SHALL BE:
   PEKCO CITY POST, 42 INCH HIGH, GREEN, INSTALLED AT 15 FT ON CENTER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. CYCLE LANE MARKINGS SHALL BE:
   PREMARK PREFORMED THERMOPLASTIC MARKINGS BY ENNIS-FLINT.
   ALL MARKINGS SHALL BE STANDARD FHWA DESIGNS
5. GREEN BIKE LANE PAINT SHALL BE:
   RIDE-A-WAY BY ENNIS-FLINT INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

## SIGN LEGEND

| CENTURY TIRE SEWER SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| STRUCTURE | RIM | INV IN | DIR | INV OUT | SUMP | SIZE |
| GREASE TR | 10.70 | 5.43 | E | 5.10 | N/A | 1500 |
| SMH 1 | 10.65 | 5.06 | S | 5.00 | N/A | 4' ID |
| | | 5.05 | E | | | |
| | | | | | | |
| PIPE FROM | PIPE TO | LENGTH | SLOPE | US INV | DS INV | SIZE |
| BLDG B | GREASE | 16 | 0.017 | 5.70 | 5.43 | 4"PVC |
| GREASE | SMH1 | 5 | 0.01 | 5.10 | 5.05 | 4"PVC |
| BLDG A | SMH 1 | 52 | 0.018 | 6.00 | 5.06 | 6"PVC |
| SMH 1 | WYE | 10 | 0.01 | 5.00 | 4.90 | 6"PVC |
| BLDG B | WYE | 35 | 0.022 | 5.70 | 4.93 | 6"PVC |

## PLAN REFERENCES

1. 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.
2. BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATES NAD 83.
3. OWNERS OF RECORD:
   TAX MAP 34-C-9
   ATLANTIC BAYSIDE INVESTMENTS, LLC
   DEED BOOK 31304 PAGE 031
4. PROPOSED BUILDING PLANS ARE PROVIDED BY ARCHETYPE ARCHITECTS DATED 03.06.2015:

| | |
|---|---|
| BUILDING A: | 4,950 SF TOTAL |
| BUILDING B: | 8,239 SF TOTAL GLA |
| UNIT 1: | 2,500 SF |
| UNIT 2: | 1,500 SF |
| UNIT 3: | 4,239 SF |

5. PROPOSED TOTAL PARKING SPACES: 62
   (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 138, WHICH BEARS AN EFFECTIVE DATE OF JULY 17,1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

GRAPHIC SCALE
20 0 10 20 40
( IN FEET )
1 inch = 20 ft.

| REV | DATE | DESCRIPTION |
|---|---|---|
| 10 | 06.10.15 | REVISED TENANT AREAS - BUILDING B |
| 9 | 06.01.15 | REVISED FOR FINAL TRAFFIC COMMENTS |
| 8 | 05.18.15 | REVISED FOR FINAL CITY COMMENTS |
| 7 | 04.24.15 | ISSUED FOR CONSTRUCTION |
| 6 | 04.10.15 | REVISED PER CITY COMMENTS |
| 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 | 12.31.14 | ISSUED FOR CLIENT REVIEW |
| 1 | 11.26.14 | RELEASED FOR CLIENT REVIEW |

REVISIONS

STATE OF MAINE ANDREW D. JOHNSTON NO 9994 6/10/15 LICENSED PROFESSIONAL ENGINEER
P.E. ANDREW D. JOHNSTON
LIC. #9994

PROJECT
CENTURY TIRE PLAZA
195 KENNEBEC STREET, PORTLAND, ME

SHEET TITLE
SITE LAYOUT AND UTILITY PLAN

CLIENT
NORTHLAND ENTERPRISES, LLC

FAY, SPOFFORD & THORNDIKE
ENGINEERS • PLANNERS • SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

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

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