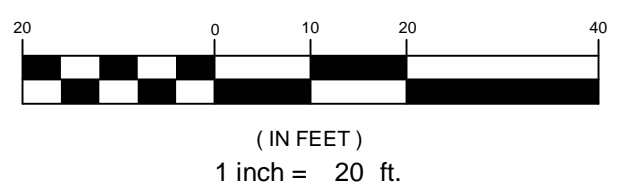


- PLAN REFERENCES**
- EXISTING CONDITIONS FROM THE BOUNDARY SURVEY ON MARGINAL WAY, KENNEBEC STREET & FOREST AVENUE PORTLAND MAINE MADE FOR ATLANTIC NATIONAL TRUST BY OWEN HASKELL, INC. DATED 01.16.2014.
 - BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATES NAD 83.
 - OWNERS OF RECORD:
TAX MAP 34-C-9
ATLANTIC BAYSIDE INVESTMENTS, LLC
DEED BOOK 31304 PAGE 031
 - 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
- 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

R1-1 24"x24" (A)
R5-1 30"x30" (B)
R7-8 12"x18" R7-8P 12"x18" (C)
12' x 18" (D)
12' x 18" (E)
12' x 18" (F)
R5-1a 30' x 24" (G)

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	12.31.14	ISSUED FOR CLIENT REVIEW
1	11.26.14	RELEASED FOR CLIENT REVIEW

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

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