

- 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 10.08.2014:
- BUILDING A:** 4,950 SF TOTAL  
**BUILDING B:** 8,320 SF TOTAL  
 UNIT 1: 2,550 SF  
 UNIT 2: 1,500 SF  
 UNIT 3: 1,340 SF  
 UNIT 4: 2,930 SF
- PROPOSED TOTAL PARKING SPACES: 63  
(12 COMPACT SPACES)

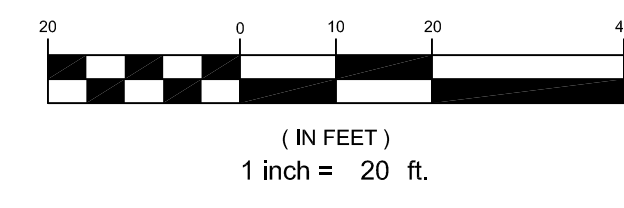
**SIGN LEGEND**

R1-1 24"x24" A  
 R5-1 30"x30" B  
 R7-8 12"x18" R7-8P 12"x8" C  
 12" x 18" D  
 12" x 18" E  
 R5-1a 36"x24" 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

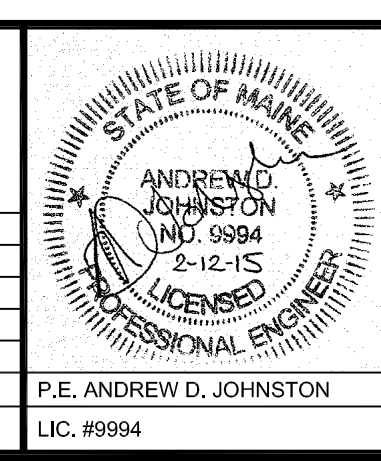
NOTE: EXISTING SEWER ELEVATIONS TO BE CONFIRMED BY TEST PIT PRIOR TO CONSTRUCTION OF NEW WORK

**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	REVISIONS
5	03.27.15	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	



PROJECT: CENTURY TIRE PLAZA  
 195 KENNEBEC STREET, PORTLAND, ME  
 SHEET TITLE: SITE LAYOUT AND UTILITY 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: C-3.0