



April 13, 2015

Ms. Helen Donaldson
Planning and Development Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

**Subject: Century Tire Plaza – 195 Kennebec Street
Project ID# 2015-027
Review Comments Received April 8, 2015**

Dear Ms. Donaldson:

We have received and reviewed the City's review comments and offer our responses to these comments. For ease of reference we have repeated each comment in *italics* with our response following.

Department of Public Services – Mike Farmer

Comment 1:

Detail C on plan sheet C-7.0, detail D on sheet C-7.2, and detail E on sheet C-7.2 all should be corrected to show the City standard for depth of base gravel for a brick sidewalk on bituminous base. The depth of gravel should be 10 inches, not 4 inches as indicated in the above referenced details.

Response

The referenced details have been amended on the revised plan sheets to conform to City Standards.

Comment 2:

Detail A on plan sheet C-7.1 shows a curb reveal of 6 inches along Kennebec Street. The City standard for curb reveal is typically 7 inches. The curb reveal should be changed to match the City standard unless there are over-riding considerations that require a 6 inch curb reveal. A change to 6 inch curb reveal may require changing the specification for granite curb terminal pieces from 6 feet to 7 feet in length.

Response

The curb reveal dimensions have been amended on the revised plan sheets.

Woodard & Curran – David Senus, P.E.

Comment 1:

As requested, the plans have been revised to show a connection from existing Catch Basin A to new Catch Basin 3, which will discharge to Marginal Way. Additional notes are required regarding the abandonment of the pipe between Existing Catch Basin A and the existing catch basin in Kennebec Street.

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The pipe and catch basin penetrations should be capped at Catch Basin A and at the connection in Kennebec Street; and preferably the pipe is removed or infilled with a flowable fill.

Response

Notes have been added on the revised plans stating that the pipe penetrations into the referenced structures will be capped and sealed, as requested.

Comment 2:

The revised Sheet C-5.0 Erosion and Sediment Control Plan no longer includes the erosion and sediment control practices that were identified on the originally submitted plan. This plan should be revised to reflect the original submittal.

Response

The erosion and sediment control measures were shown on Plan Sheet 5.0, revised 04/01/15. This sheet has been reissued, dated 04/10/15 to reflect the layout changes requested in other comments.

Traffic Comments – Tom Errico Senus, P.E.

Comment 1:

Based upon further review and a desire to have a more substantial esplanade area, the sidewalk width shall be reduced to 8 feet and the esplanade expanded by 2 feet. This will match more closely with the Gorham Savings Bank frontage. I would also note that a curb extension west of the westerly driveway shall be provided that matches the east corner. Transitional pavement markings will be required for bicycles and vehicles from Forest Avenue. A plan shall be provided for review and approval by the City.

Response

No addition response required.

Comment 2:

Given improvements to existing conditions and the incorporation of a shared driveway with Enterprise Rental, I support a waiver from the City's Technical standards for exceeding the number of driveways from the site. I would note that a condition of approval shall be included that requires the westerly driveway on Marginal Way to be revisited during redevelopment of the Enterprise Rental site. I would further note that I find the pedestrian connection to be acceptable. The plans should include a provision that prevents parked vehicles from encroaching on the sidewalk

Response

No addition response required.

Comment 3:

I have reviewed the project parking supply calculation and it appears to be reasonable, although the actual parking generation needs will be a function of actual retail tenants. There will be opportunities for shared use reduction assumptions and thus in my professional opinion the site could absorb some reduction in parking given suggested site plan changes. I would also note that while the on-street parking supply is not permitted for use in parking demand calculations the benefit of providing Marginal Way on-street parking will provide project benefits. Status: I have no further comment.

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Response

No addition response required.

Comment 4:

I find the trip generation estimate associated with this application to be acceptable. Based upon the fact that actual retail tenants may impact the trip generation levels, the applicant shall provide revised trip generation information as tenant occupancy occurs. This revised information will be reviewed as it relates to triggering a Traffic Movement Permit.

Response

So noted.

Comment 5:

Projects in the Bayside area of the City have been required to make monetary contributions towards implementation of the Marginal Way Master Plan and Extension of Somerset Street. Given that this project will be implementing components of each of the projects along their frontages and that the net change in traffic is not estimated to be significant, I would not expect a requirement for a monetary contribution. Status: A monetary contribution is not required given the trip generation estimate and frontage improvements incorporated into the project site plan.

Response

No addition response required.

Comment 6:

I find the plan to be acceptable with the following notes:

- *On-street parking will be permitted on Kennebec Street. Changes to on-street parking regulations will need to be incorporated into the City's Traffic Schedule and therefore will require City Council approval. The applicant will be required to provide supporting documentation in support of the request.*
- *A curb extension shall be provided on Kennebec Street at the location of the sidewalk ramp/crosswalk such that the handicap ramp is not located within the 10-foot path area. The applicant shall submit plans for review and approval by the City.*
- *The applicant shall be required to install pavement markings, signage, and bollard treatment in conjunction with the transition from the 10-foot shared-use path to an at-grade cycle-track facility to Forest Avenue. The City will work with the applicant in the development of the plan for this work. It should be noted that this change will maximize on-street parking along Kennebec Street in front of the Enterprise Rental Site.*

Response

- The applicant will provide documentation to assist in support of the City's proposed Traffic Schedule changes, as requested.
- The curb line on Kennebec Street has been extended to remove the handicap ramp from the multi-use trail, as requested.

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- The applicant will work with the City to develop a suitable plan for the transition from the multi-use trail to an at-grade bicycle facility on Kennebec Street, as requested.

Comment 7:

The applicant should investigate the possibility of aligning the driveway on Kennebec Street with Brattle Street. Status: Based upon current traffic conditions on Kennebec Street the proposed alignment is acceptable. I would note that a condition of approval should be included that revisits the design and location of the subject driveway during the redevelopment of the Enterprise Rental site.

Response

No addition response required.

Comment 8:

Stop bar locations shall be placed prior to sidewalk at the driveways. Status: The plans have been revised and I have no further comment.

Response

No addition response required.

Comment 9:

Detectible warning panels are not required at driveways. Status: The plans have been revised and I have no further comment.

Response

No addition response required.

Comment 10:

The plans should incorporate a full ADA compliant crosswalk on Kennebec Street between the site and Brattle Street (this crosswalk currently exists). Status: The plans should also include the construction of a ADA compliant ramp on the south side of the crosswalk on Kennebec Street. Plans shall be provided to the City for review and approval.

Response

A ramp has been added on the south side of Kennebec Street.

Comment 11:

The configuration of the six parking spaces located along the Enterprise property boundary are non-standardized and dimensional standards are unclear and I would prefer a more traditional layout. Status: The applicant shall revise the configuration of these spaces to conform to standard parking space orientation. Plans shall be provided to the City for review and approval.

Response

The parking stalls in this area have been revised to further clarify the dimensions and ensure that they meet the city standards. We will continue to work with the City as necessary to ensure that the parking stalls will function as proposed within the site circulation.

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Additional Comments

It is unclear how ADA/pedestrian building access will be provided along the Marginal Way frontage. Details shall be provided that confirm ADA accessibility and reasonable pedestrian access provisions are to be provided.

Response

ADA accessible routes with a maximum grade of 5 percent are provided between the sidewalk on Marginal Way and each of the building entrances.

Planning & Urban Development Department – Caitlin Cameron

Comment 1:

A-7: Building Orientation – The primary facades and entrances of buildings shall be oriented to streets, major pedestrian routes, or open spaces in order to enhance the pedestrian-oriented environment. The primary facades and entrances of buildings shall not be oriented toward parking lots.

- *Building A – The street-facing façade and entry should be given equal treatment to the other building entrances. In this case, that includes a sign, light, and canopy.*

Response

Revised architectural plans will be provided under separate cover.

Comment 2:

E-6: Entrances – Buildings along public streets shall have the primary entrances oriented to the street. Primary entrances shall not be oriented to a parking lot or structure... Commercial and mixed use buildings shall be permeable and accessible on all sides from the public way, unless the building program precludes such design.

- *Building A – The street-facing façade and entry should be given equal treatment to the other building entrances. In this case, that includes a sign, light, and canopy.*

Response

Revised architectural plans will be provided under separate cover.

Planning Department – Nell Donaldson

Comment 1:

Please add notes to the plan denoting the street light specifications for both Marginal Way and Kennebec. This will help our inspectors during construction.

Response

A note has been added to the Site Layout and Utility Plan with the model numbers for the street lights and referencing the City Technical Manual Detail.

FAY, SPOFFORD & THORNDIKE

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Comment 2:

I need to look at the Marginal Way spacing on my way home and may request that the westward light be relocated to the other side of the Enterprise entrance. I'll let you know.

Response

We will wait to hear from your office for possible relocation of the light on Kennebec and adjust the plan as necessary.

Comment 3:

Likewise, per our development review meeting this morning, DPS has advised that note #18 on the landscape plan should be struck. DPS has also asked for an electrical plan for the streetlights. Apparently there are some considerations about tying in with the network east of here.

Response

Note 18 has been removed from the revised Landscape Plan. An electrical plan for the street lighting will be provided under separate cover.

Comment 4:

There are some concerns about continuing to plan to store snow along the pedestrian pathway along the eastern edge of the site. How will this work with curbing? It seems like all snow may need to be removed?

Response

The snow storage area will be eliminated at the eastern edge of the site. Snow will be eliminated at the eastern edge of the site. Snow will need to be removed.

If you have any questions with regards to the information provided, please contact our office.

Sincerely,

FAY, SPOFFORD & THORNDIKE



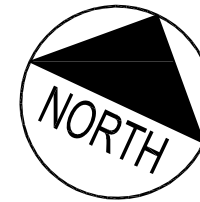
Andrew D. Johnston, P.E.
Principal Engineer

ADJ/cmd

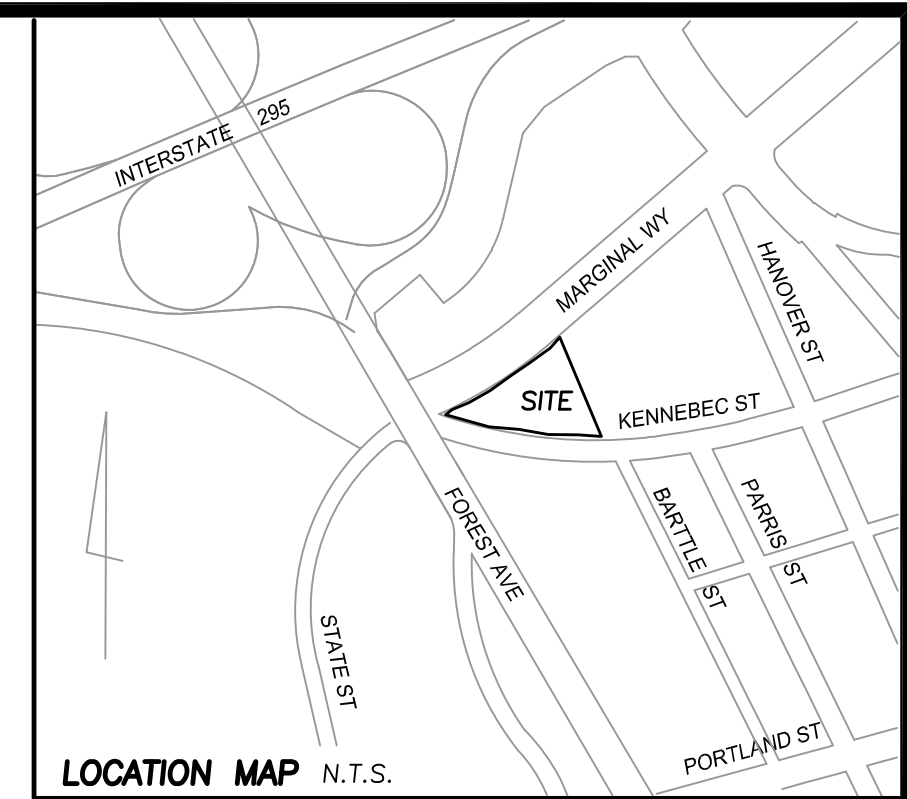
Enc: Sheet C-3.0 – Site Layout & Utility Plan
Sheet C-4.0 – Grading and Drainage Plan
Sheet C-5.0 – Erosion and Sediment Control Plan
Sheet C-6.0 – Landscape Plan
Sheets C-7.0, 7.1 & 7.2 – Details

c: Brad Fries

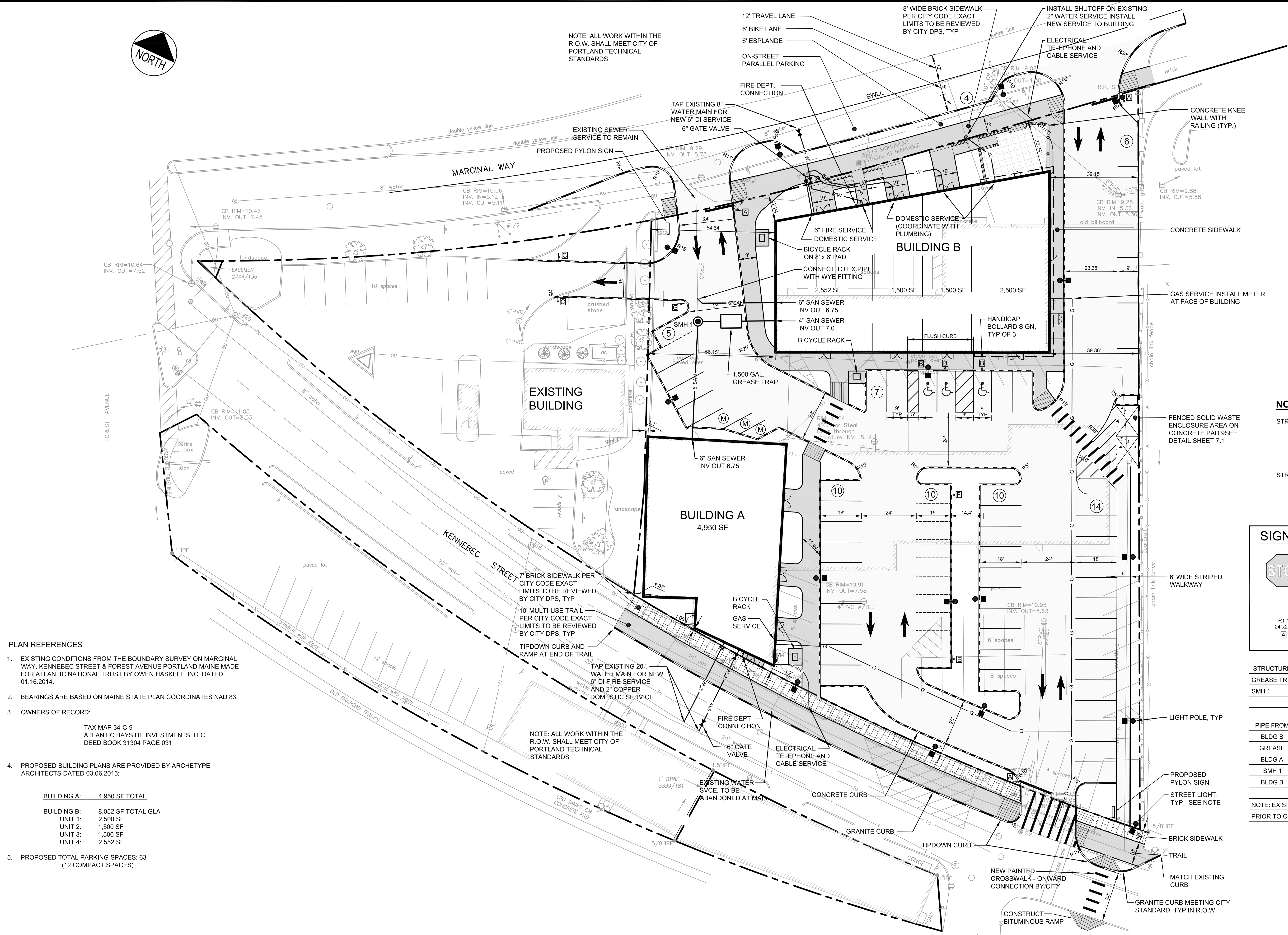
ATTACHMENTS



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



LOCATION MAP N.T.S.



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

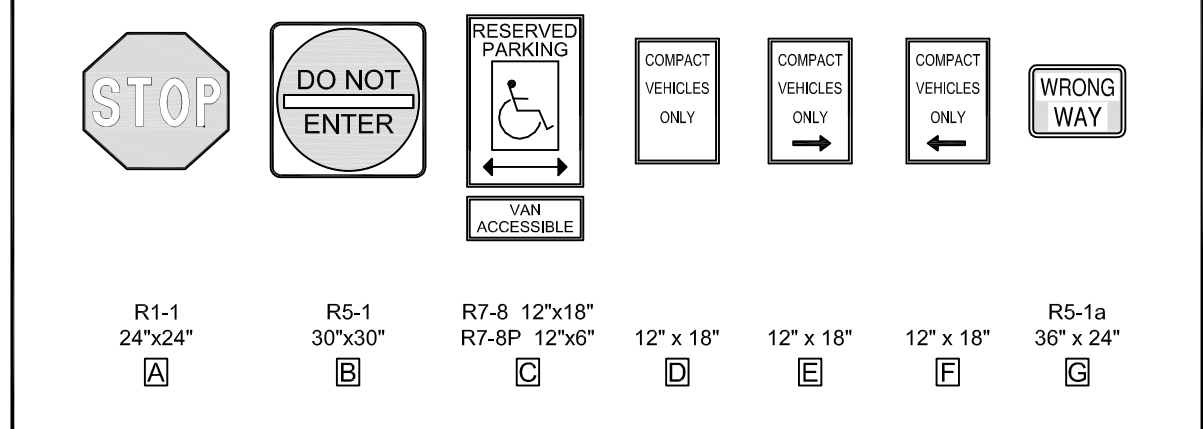
BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 13B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

NOTE:

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 Y003J
POLE: TAPERED 24'-3" NOMINAL HEIGHT RAL #6012 (DARK GREEN)
SEE DETAIL X-2B PORTLAND TECHNICAL MANUAL

STREET LIGHTS ON KENNEBEC STREET SHALL BE:
BAYSIDE DISTRICT LARGE SCALE LIGHT
LUMINAIRE : HOLOPHANE MODEL ESU175MH12A4-PR
POLE: TAPERED 19'-3" NOMINAL HEIGHT
SEE DETAIL X-2C PORTLAND TECHNICAL MANUAL

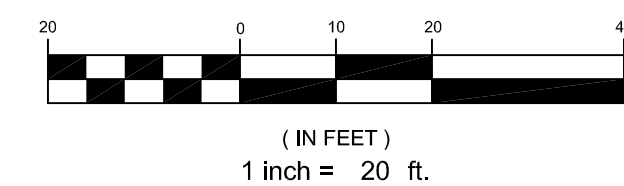
SIGN LEGEND



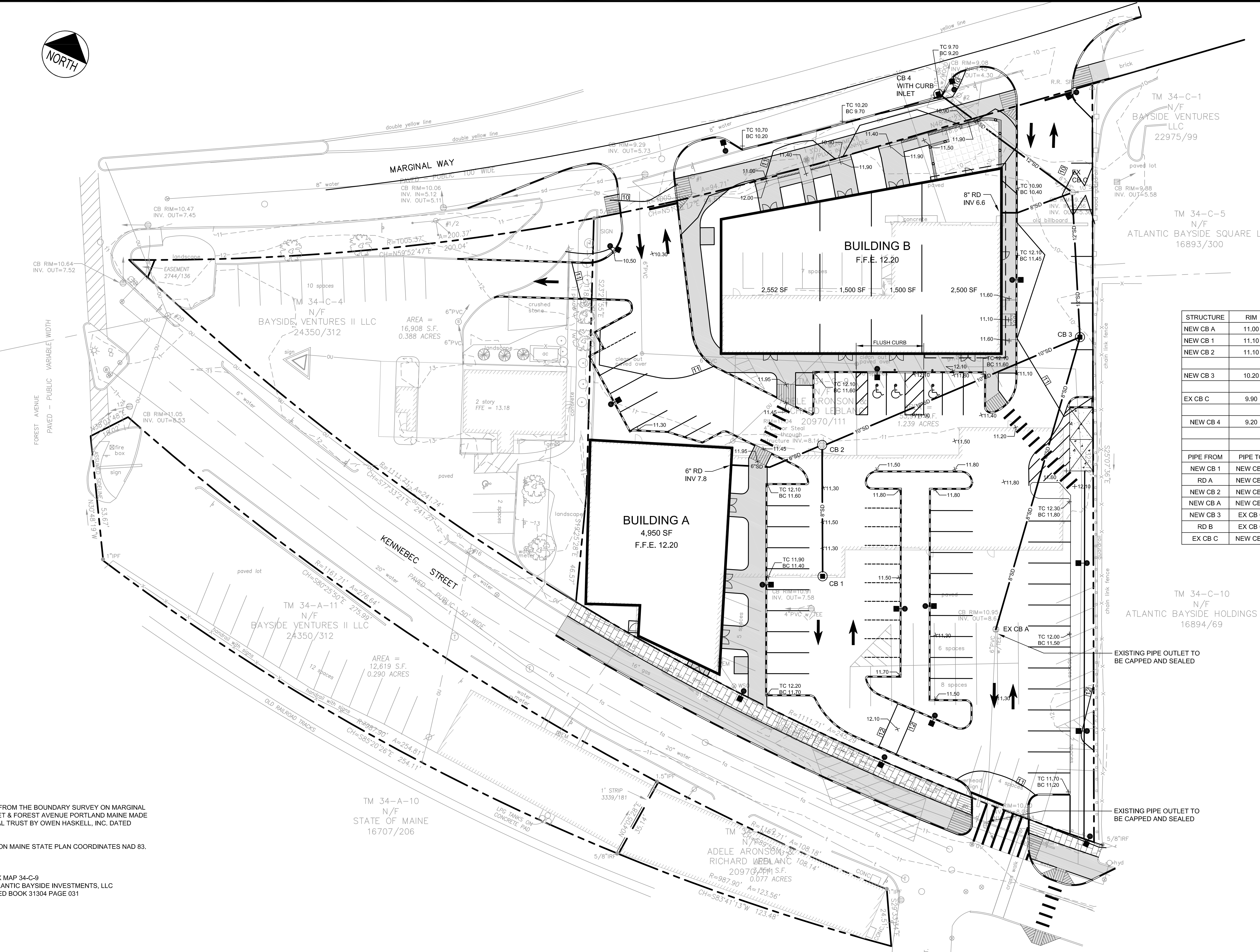
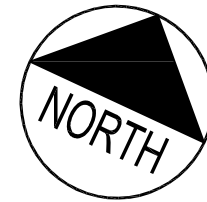
STRUCTURE	RIM	INV IN	DIR	INV OUT	SUMP	SIZE
GREASE TR	10.70	6.73	E	6.40	N/A	1500
SMH 1	10.65	6.35	S	6.25	N/A	4' ID
		6.35	E			
PIPE FROM	PIPE TO	LENGTH	SLOPE	US INV	DS INV	SIZE
BLDG B	GREASE	16	0.017	7.00	6.73	4"PVC
GREASE	SMH1	5	0.01	6.40	6.35	4"PVC
BLDG A	SMH 1	52	0.012	7.00	6.38	6"PVC
SMH 1	WYE	10	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



		PROJECT CENTURY TIRE PLAZA 195 KENNEBEC STREET, PORTLAND, ME	
SHEET TITLE SITE LAYOUT AND UTILITY PLAN		CLIENT NORTHLAND ENTERPRISES, LLC	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
REV DATE DESCRIPTION	REVISIONS		
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	



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

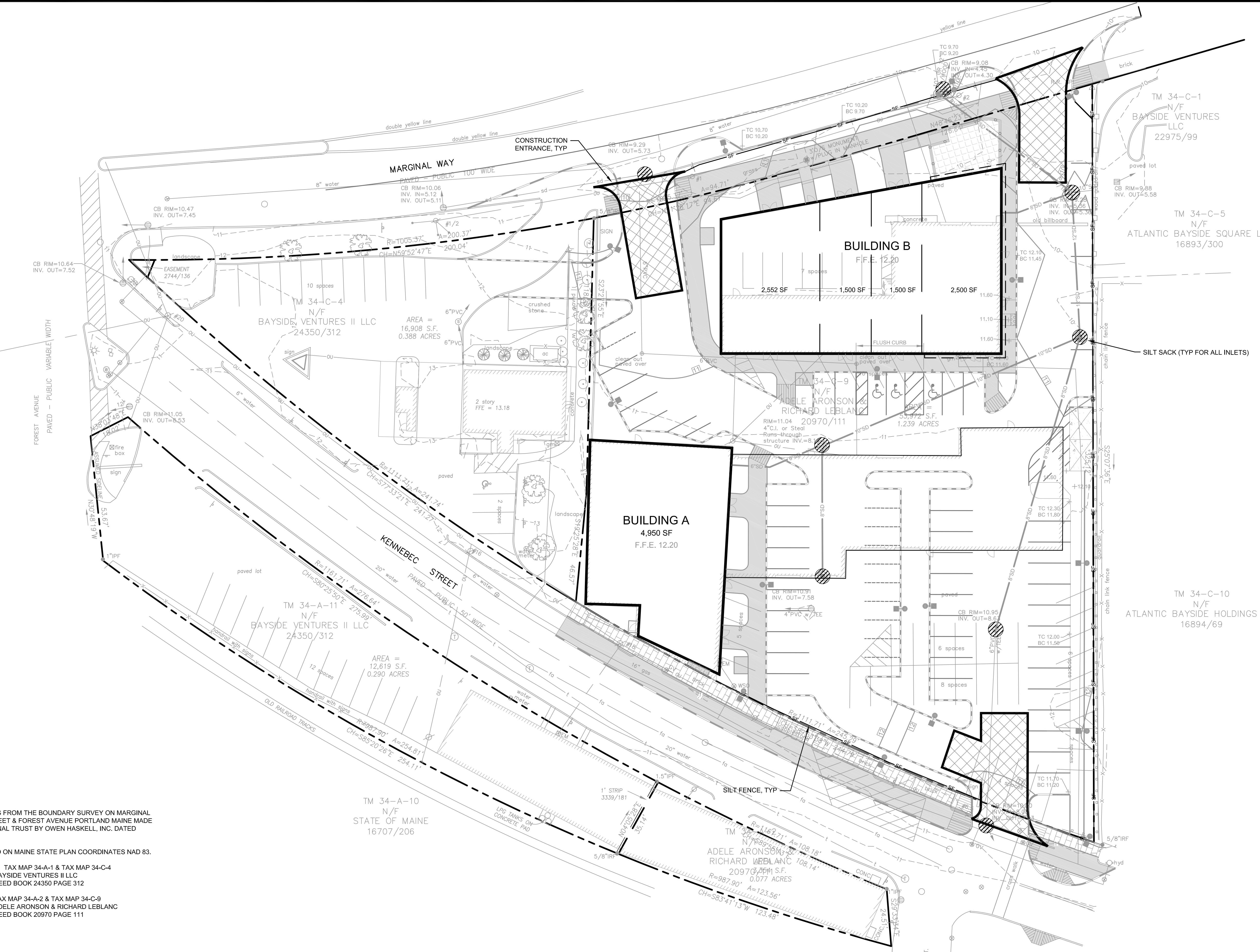
PLAN REFERENCES

- 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

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

		PROJECT: CENTURY TIRE PLAZA 195 KENNEBEC STREET, PORTLAND, ME SHEET TITLE: GRADING AND DRAINAGE PLAN CLIENT: NORTHLAND ENTERPRISES, LLC	
2 04.01.15 REVISED PER CITY COMMENTS 1 02.13.15 ISSUED FOR CITY PERMIT	REVISIONS	DRAWN: DED DESIGNED: ADJ CHECKED: ADJ	DATE: 11.25.14 SCALE: 1" = 20' JOB NO. SP-M160 FILE NAME: SP-M160 BASE
P.E. ANDREW D. JOHNSTON LIC. #9994		SHEET: C-4.0	



PLAN REFERENCES

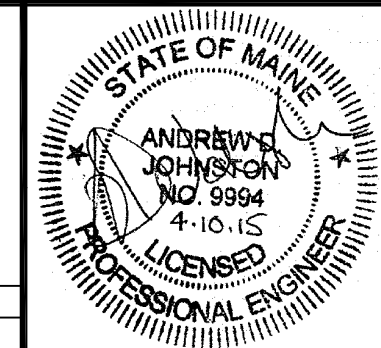
- EXISTING CONDITIONS FROM THE BOUNDARY SURVEY ON MARGINAL WAY, KENNEBEC STREET & FOREST AVENUE PORTLAND MAINE MADE FOR ATLANTIC NATIONAL TRUST BY OWEN HASKELL, INC. DATED 01.16.2014.
- BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATES NAD 83.
- OWNERS OF RECORD: TAX MAP 34-A-1 & TAX MAP 34-C-4 BAYSIDE VENTURES II LLC DEED BOOK 24350 PAGE 312
TAX MAP 34-A-2 & TAX MAP 34-C-9 ADELE ARONSON & RICHARD LEBLANC DEED BOOK 20970 PAGE 111

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
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	EROSION AND SEDIMENT CONTROL PLAN		
CLIENT	NORTHLAND ENTERPRISES, LLC		

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

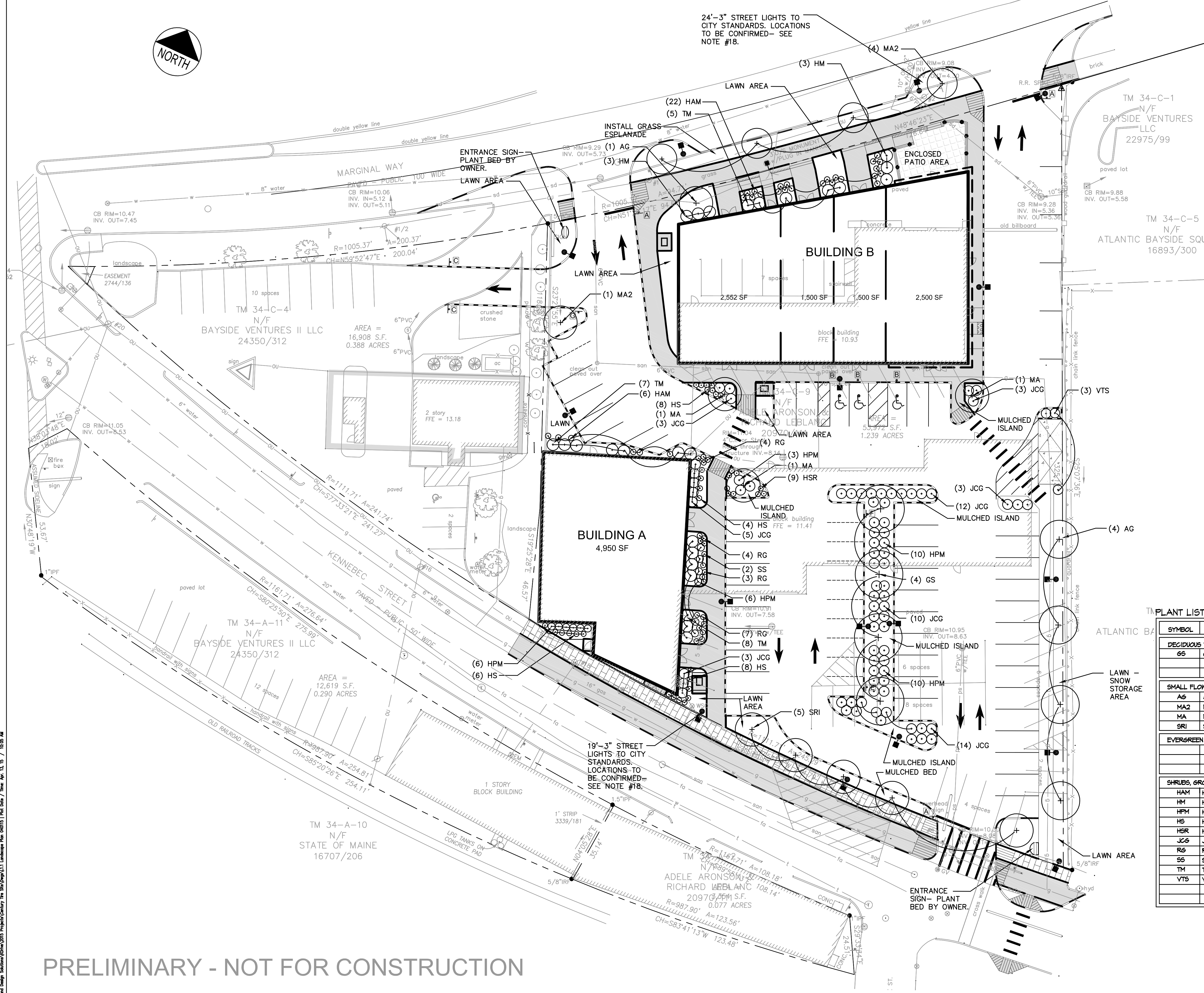
DRAWN:	DED	DATE:	11.25.14
DESIGNED:	ADJ	SCALE:	1" = 20'
CHECKED:	ADJ	JOB NO.:	SP-M160
FILE NAME:	SP-M160 BASE		
SHEET	C-5.0		



24'-3" STREET LIGHTS TO CITY STANDARDS. LOCATIONS TO BE CONFIRMED- SEE NOTE #18.

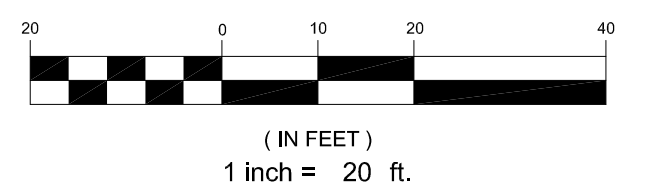
LANDSCAPE NOTES:

- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DISSAFE AND BE PROVIDED WITH A DISSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ADJUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
- ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
- ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL LOAMED DISTURBED AREAS AS FOLLOWS:
 - LAWN AREAS 6" DEPTH OF TOPSOIL
 - CURBED PARKING LOT ISLANDS 24" DEPTH OF TOPSOIL
 - NARROW PLANTING STRIPS 24" DEPTH OF TOPSOIL FOR 10' EITHER SIDE OF TREE
 - SHRUB BEDS 18" DEPTH TOPSOIL.
- LAWN AREAS SHALL BE SEEDED WITH (SEED TYPE & BY WEIGHT)
 - CREEPING RED FESCUE (MIN. 2 VARIETIES) 55%
 - KENTUCKY BLUEGRASS (MIN. 2 VARIETIES) 30%
 - PERENNIAL RYE GRASS 15%
 - SEEDING RATE PER 1000 SQ.FT. 4 LBS. MIN.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.



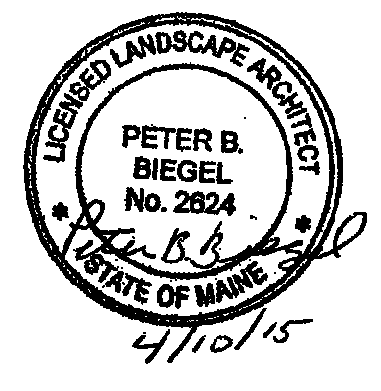
PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
DECIDUOUS TREES					
GS	GLETITZIA T. 'STREETKEEPER'	STREETKEEPER HONEYLOCUST	4	3' GAL.	SINGLE LEADER, B4B
SMALL FLOWERING ORNAMENTAL TREES					
AG	AMELANCHIER X 'G. ROBIN HILL'	ROBIN HILL AMELANCHIER	5	8'-10' HT.	SINGLE LEADER, B4B
MA2	MALUS ADIRONDACK	ADIRONDACK CRABAPPLE	5	2' GAL.	SPECIMEN, B4B
MA	MAACKIA AMURENSE	AMUR MAACKIA	3	2' GAL.	SINGLE LEADER, B4B, SPECIMEN
SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	5	2' GAL.	SINGLE LEADER, B4B, SPECIMEN
EVERGREEN TREES					
SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS					
HAM	HOSTA 'AUTUMN MOON'	AUTUMN MOON HOSTA	28	2 GAL.	FULL & BUSHY
HM	HYDRANGEA M. 'TWIST N SHOUT'	TWIST N SHOUT HYDRANGEA	6	5 GAL.	FULL & BUSHY
HPM	HYDRANGEA M. 'MINI PENNY'	MINI PENNY HYDRANGEA	95	5 GAL.	FULL & BUSHY
HS	HEMEROCALLIS 'STELLA D' ORO'	STELLA D' ORO DAYLILY	26	1 GAL.	-
HER	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILY	4	1 GAL.	-
JCG	JUNIPERUS CHINENSIS 'CASINO GOLD'	CASINO GOLD CHINESE JUNIPER	42	24" SPD.	FULL & BUSHY
RG	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	18	1 GAL.	-
SS	SEDUM SPECTABILE 'BRILLIANT'	BRILLIANT SEDUM	2	1 GAL.	-
TM	TAXUS M. 'BROWNI'	BROWNI YEW	20	24" HT.	FULL & BUSHY
VTS	VIBURNUM P. T. 'SNOWFLAKE'	SNOWFLAKE DOUBLEFILE VIBURNUM	3	30" HT.	FULL & BUSHY



PRELIMINARY - NOT FOR CONSTRUCTION

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
C	4/10/15	REVISED PER CITY STAFF COMMENTS AND RESUBMITTED	DEPT.	PBB	PBB						
B	4/1/15	REVISED PER CITY STAFF COMMENTS AND RESUBMITTED	DEPT.	PBB	PBB						
A	2/13/15	ISSUED TO THE CITY OF PORTLAND FOR SITE PLAN REVIEW	DEPT.	PBB	PBB						

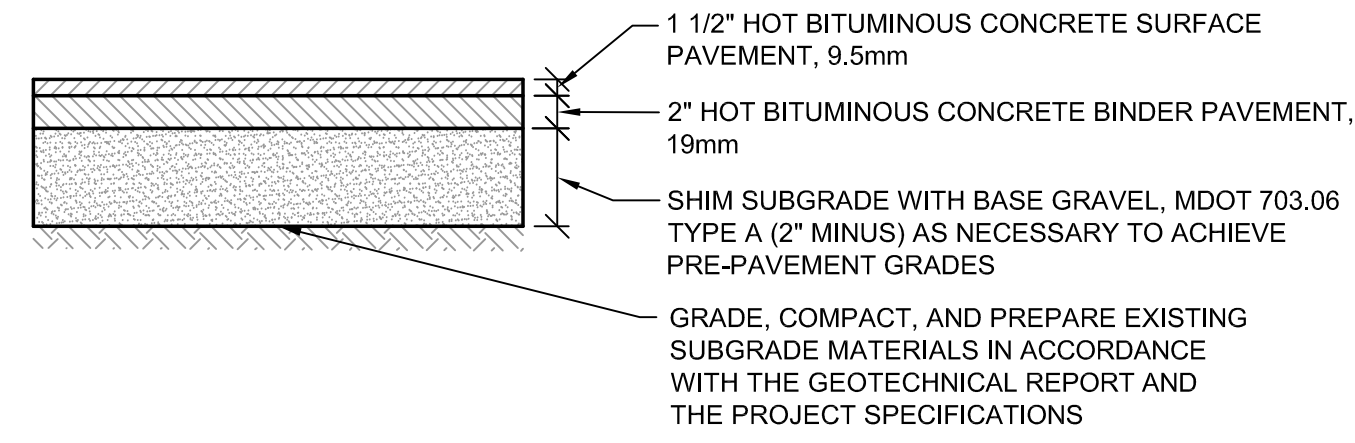


LAND DESIGN SOLUTIONS
 LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
 P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04081 tel:(207) 494-7171
 CLIENT: FAY, SPOFFORD & THORNDIKE
 778 MAIN STREET, SUITE 8, SOUTH PORTLAND, MAINE 04106

DESIGN: PBB
 DRAWN: DEPT.
 CHKD: PBB
 DATE: JAN 2015
 SCALE: 1"=20'
 CENTURY TIRE SITE RENOVATION
 MARGINAL WAY, PORTLAND, MAINE
 LANDSCAPE PLAN
 PROJ. NO. -
 DWG. NO. L1.1
 REV. C

Date: 04/10/15 11:58 AM
 User: P:\Projects\2015\Century Tire\Site Plan\Site Plan.dwg
 Plot Date: 04/10/15 11:58 AM
 Plot Scale: 1"=20'
 Plot Size: 11.5" x 17.5"

PRELIMINARY - NOT FOR CONSTRUCTION

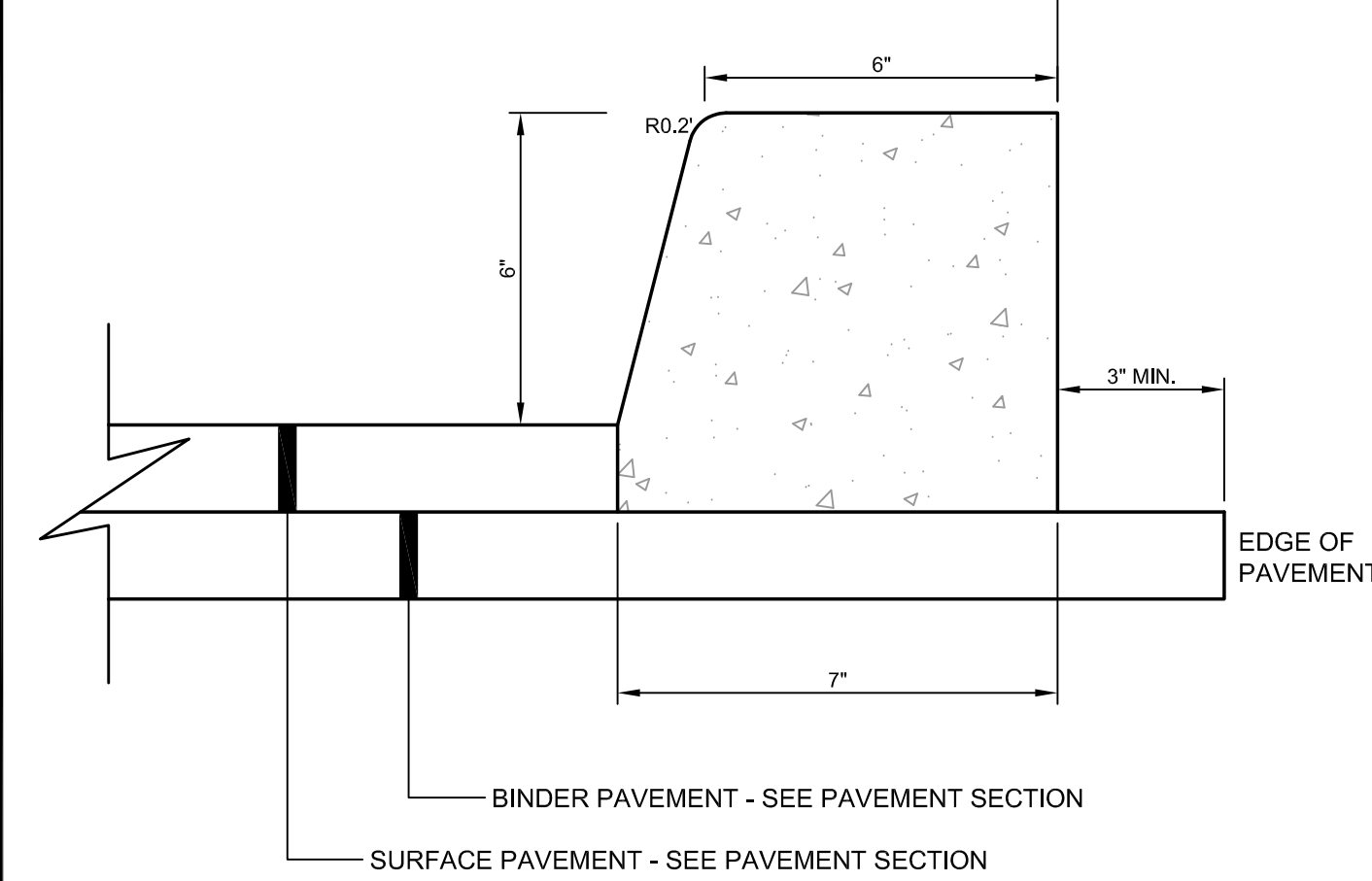


NOTES:

1. APPLY TACK COAT BETWEEN BINDER AND SURFACE COURSES.
2. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION.
3. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE GEOTECHNICAL REPORT.

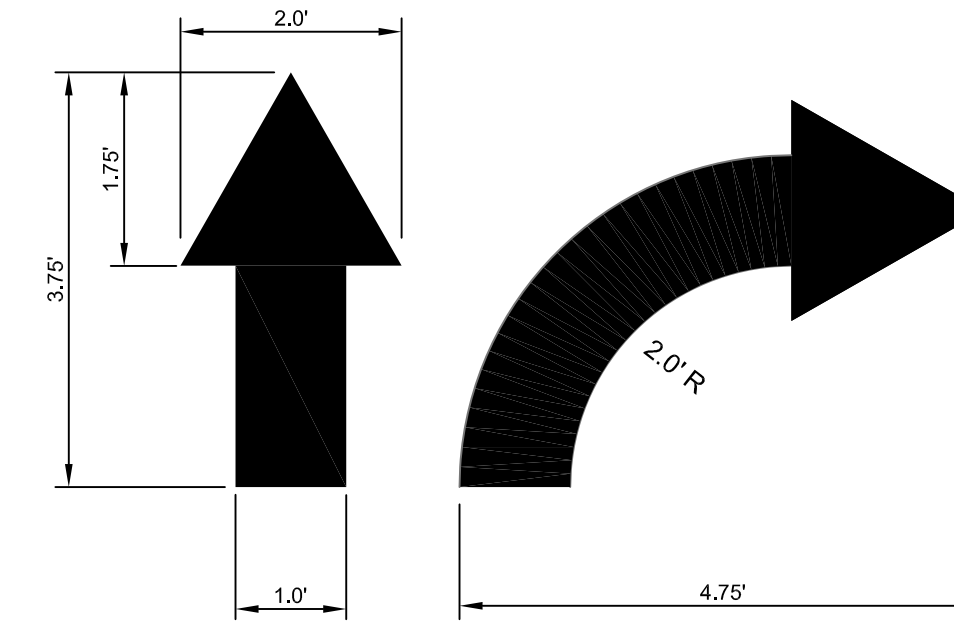
BITUMINOUS CONCRETE PAVEMENT SECTION OVER EXISTING BASE MATERIAL

(A) N.T.S.



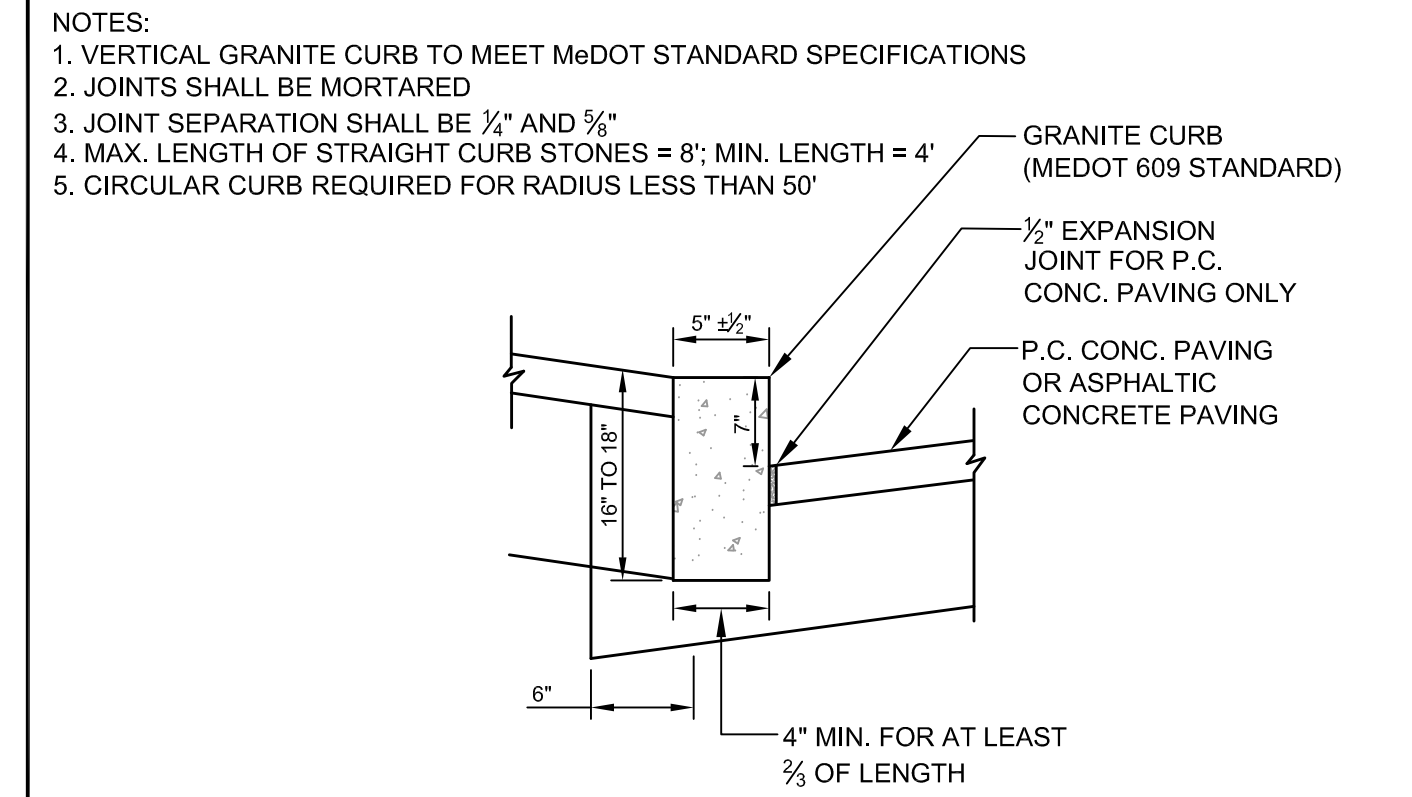
EXTRUDED SLIPFORM VERTICAL CONCRETE CURB DETAIL

(D) N.T.S.



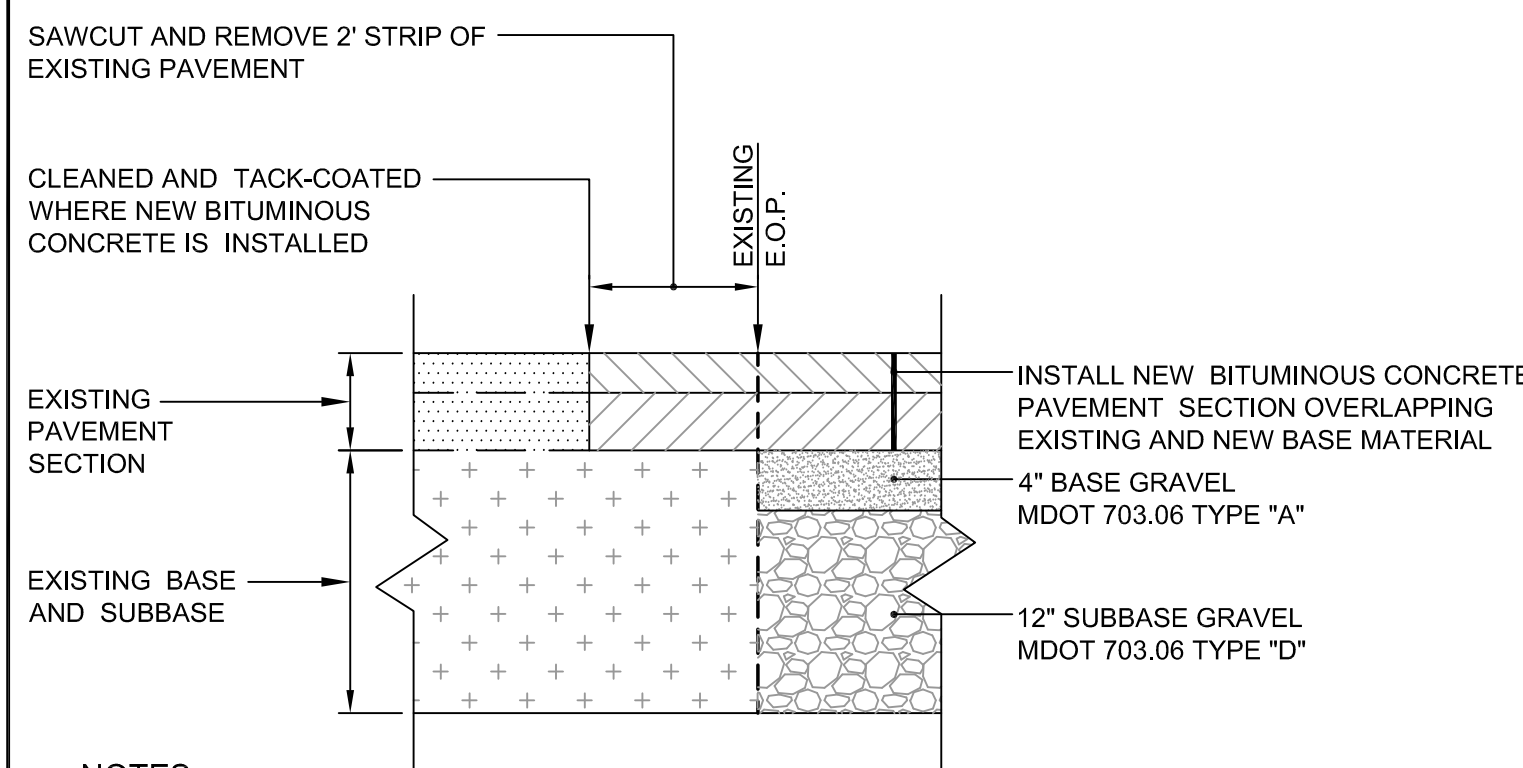
TRAFFIC FLOW ARROW DETAIL

(G) N.T.S.



VERTICAL GRANITE CURB DETAIL

(J) N.T.S.

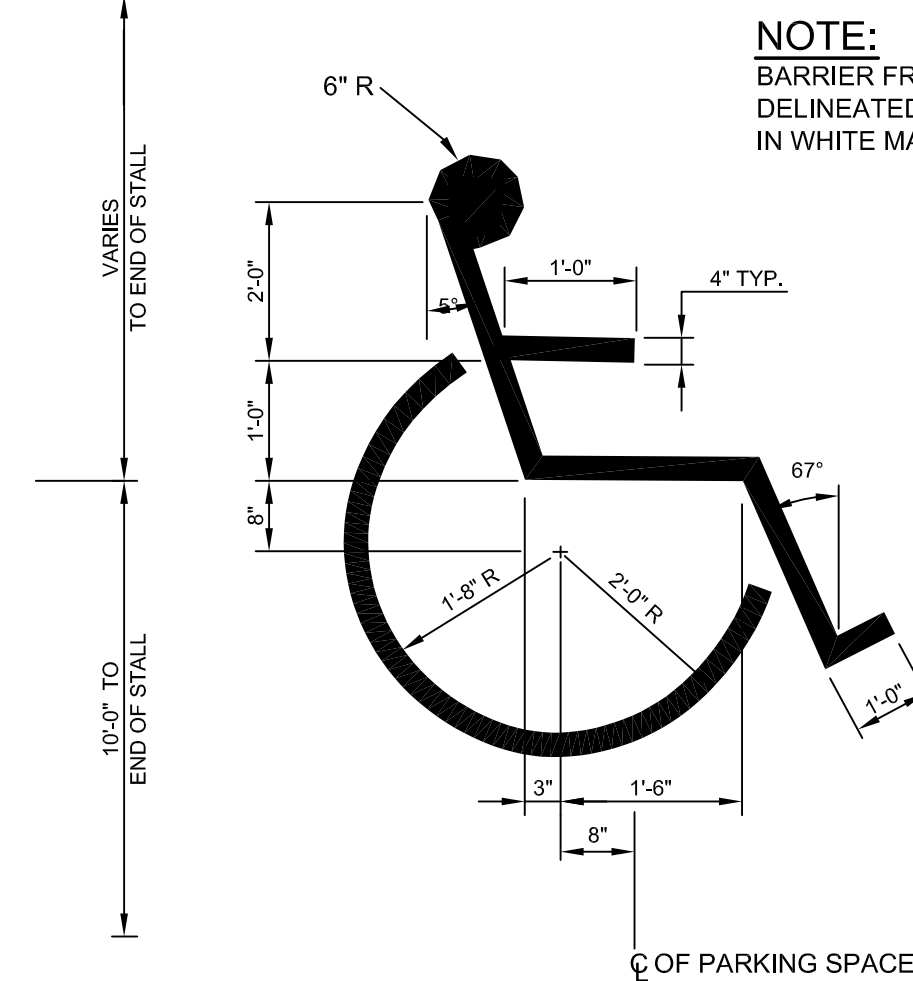


NOTES:

1. APPLY TACK COAT BETWEEN BINDER AND SURFACE COURSES.
2. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION.
3. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND GEOTECHNICAL REPORTS PREPARED BY THE GEOTECHNICAL ENGINEER.

TYPICAL PAVEMENT SECTION NEW PAVEMENT ADJACENT TO EXISTING PAVEMENT

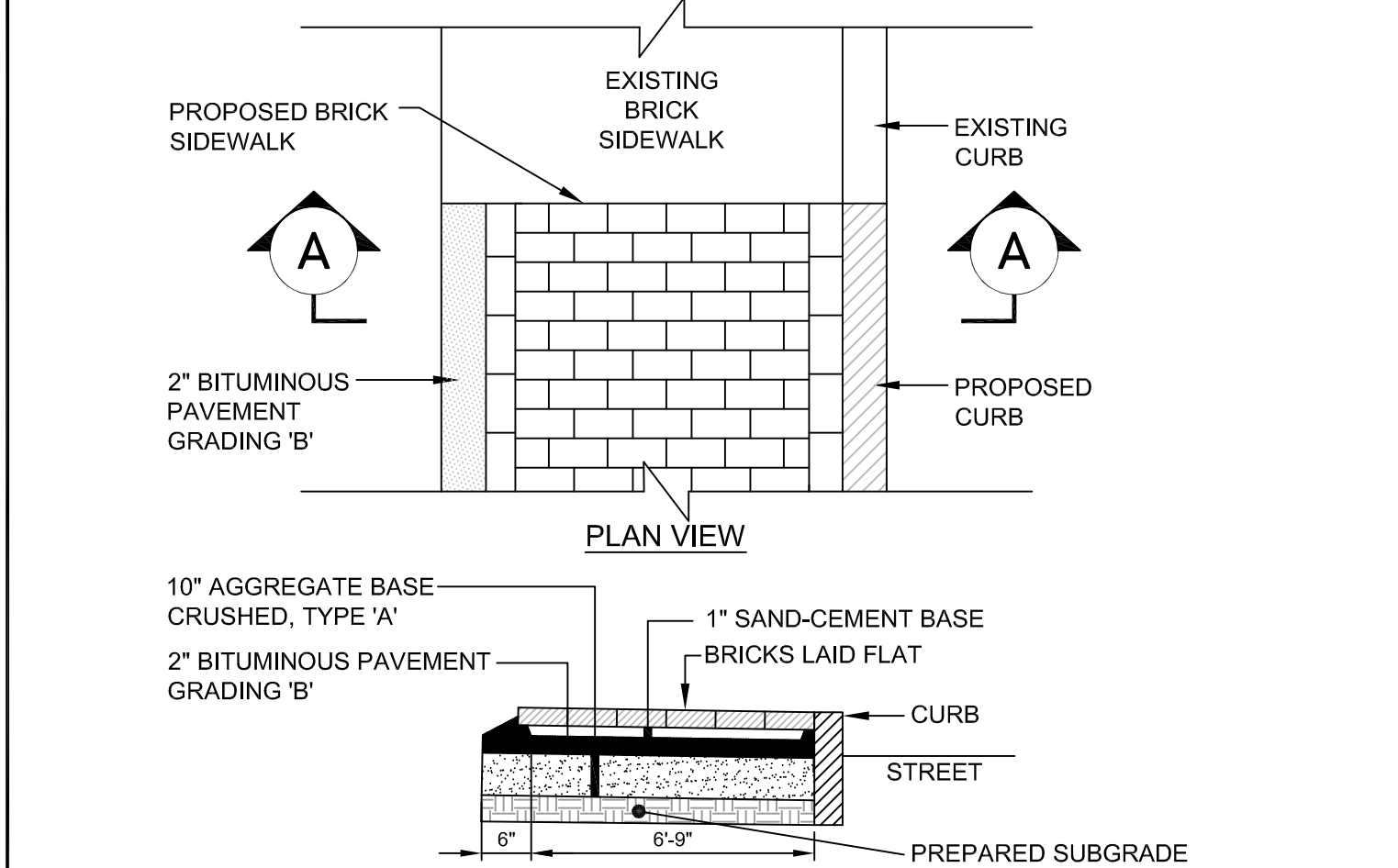
(B) N.T.S.



NOTE: BARRIER FREE STALLS SHALL BE DELINEATED WITH THIS SYMBOL IN WHITE MARKING.

INTERNATIONAL BARRIER FREE SYMBOL

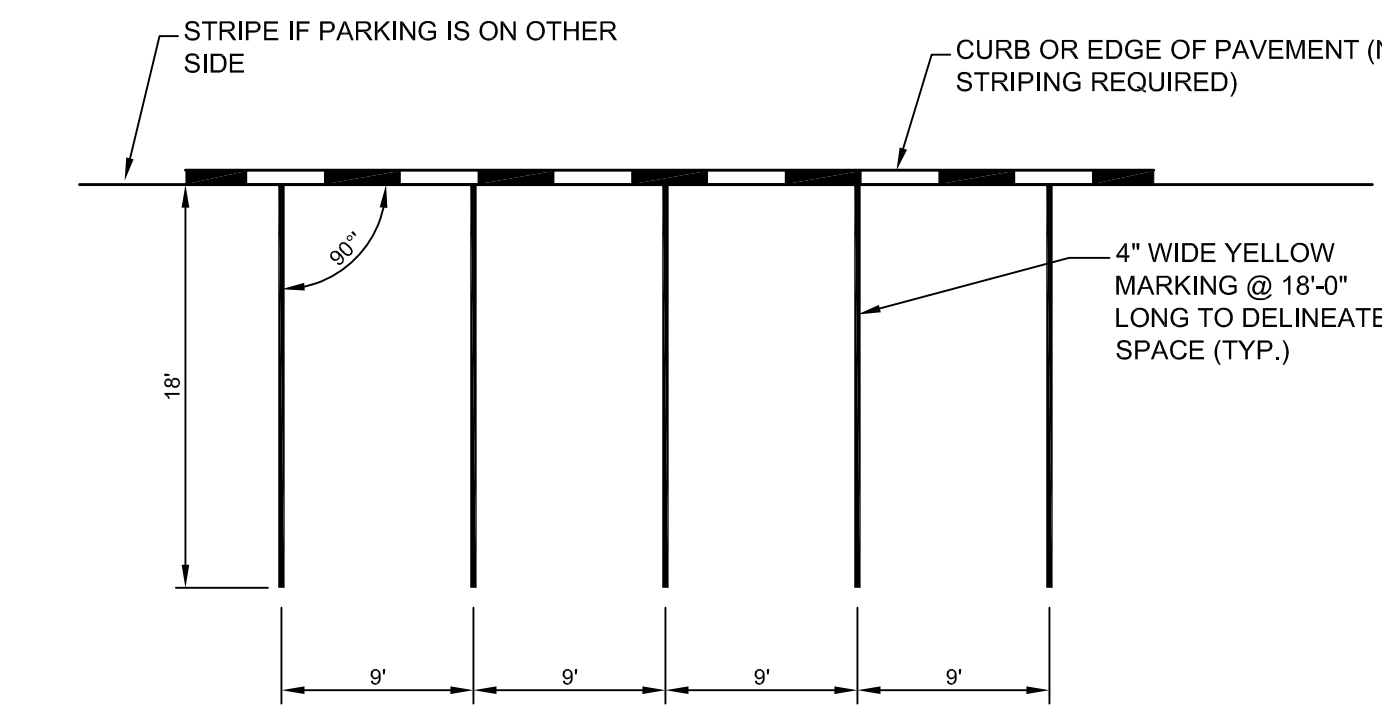
(E) N.T.S.



SECTION A-A

BRICK SIDEWALK WITH BITUMINOUS BASE

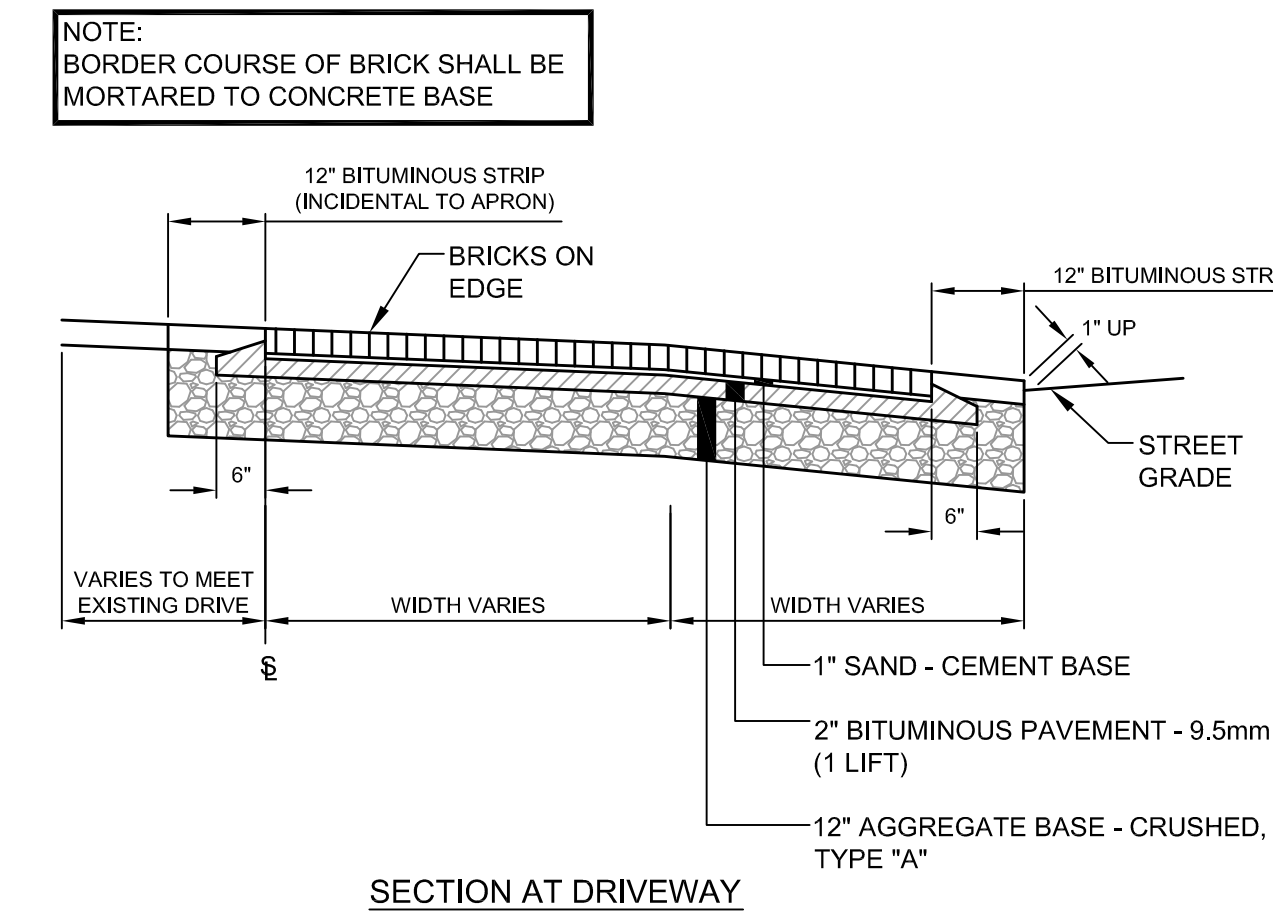
(C) N.T.S.



NOTE: WHEN PARKING IS ON A CURVE THE NARROWEST PORTION OF THE PARKING STALL SHALL MEET THE WIDTH SHOWN.

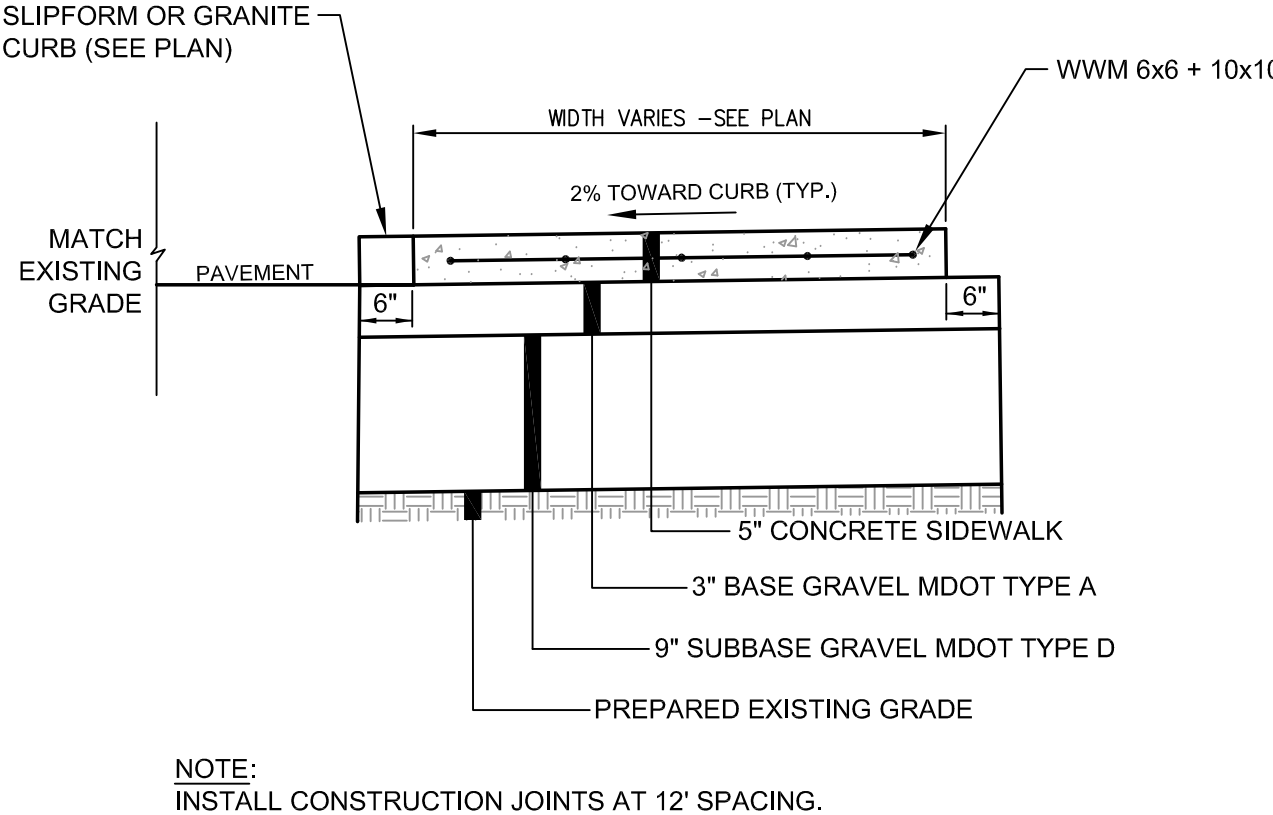
STANDARD PARKING STALL STRIPING

(F) N.T.S.



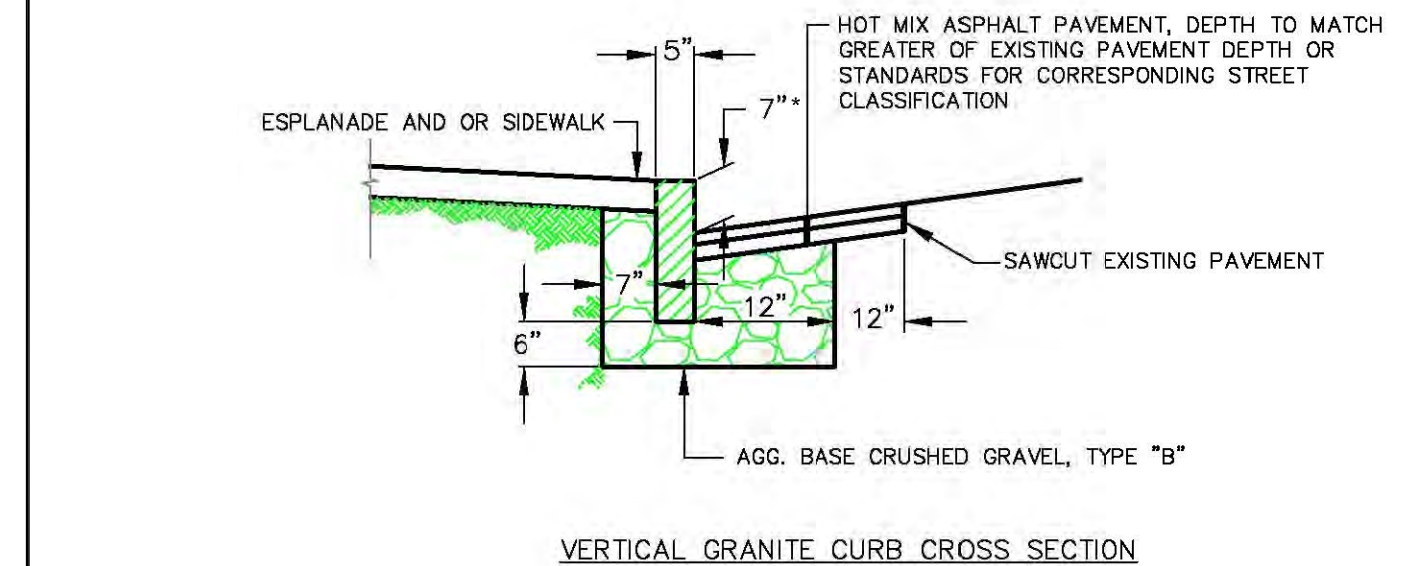
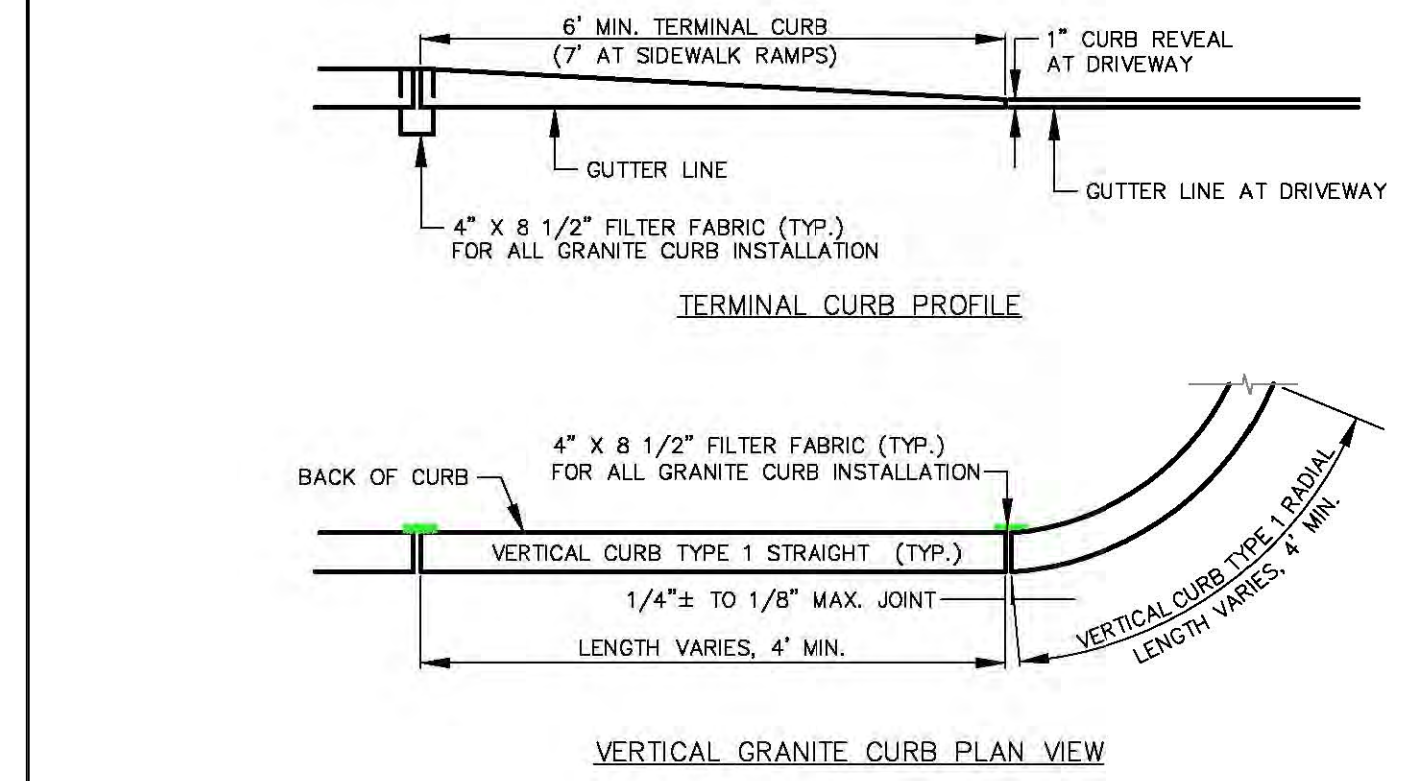
CITY OF PORTLAND BRICK WITH BITUMINOUS BASE SIDEWALK AND DRIVEWAY CONSTRUCTION DETAIL

(H) N.T.S.



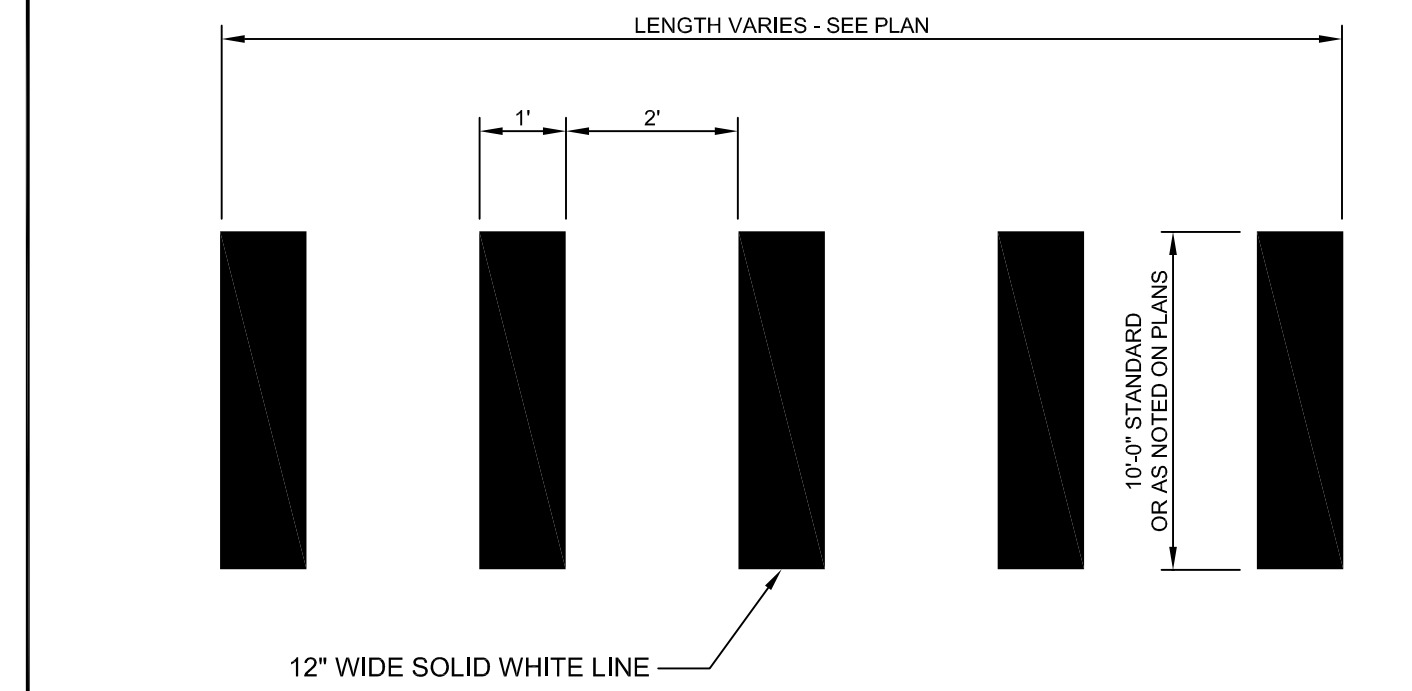
CONCRETE SIDEWALK DETAIL-NO CURB

(I) N.T.S.



VERTICAL GRANITE CURB INSTALLATION IN EXISTING STREETS

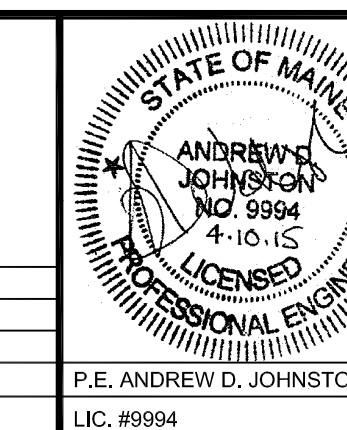
(K) N.T.S.



CROSSWALK STRIPING DETAIL

(L) N.T.S.

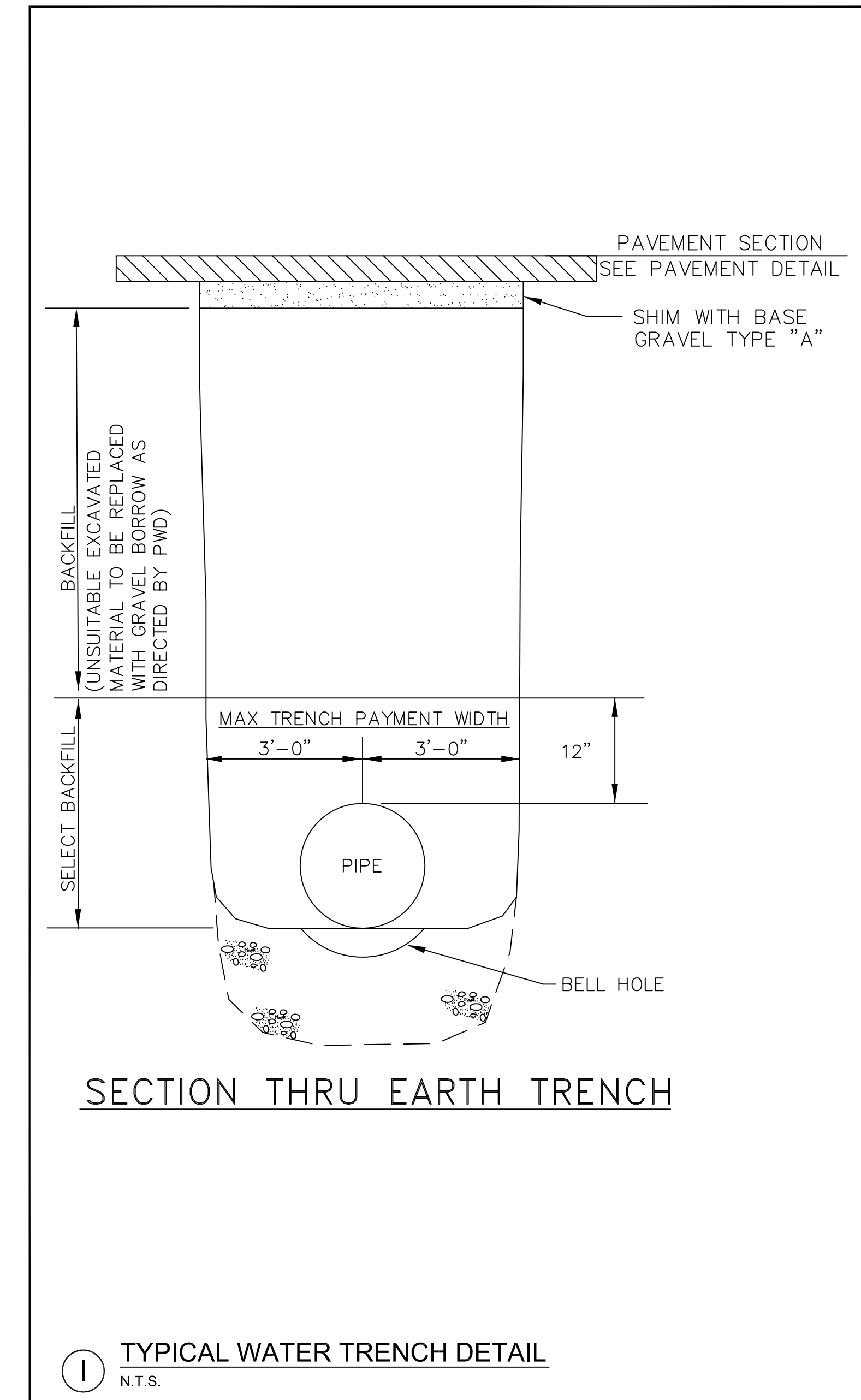
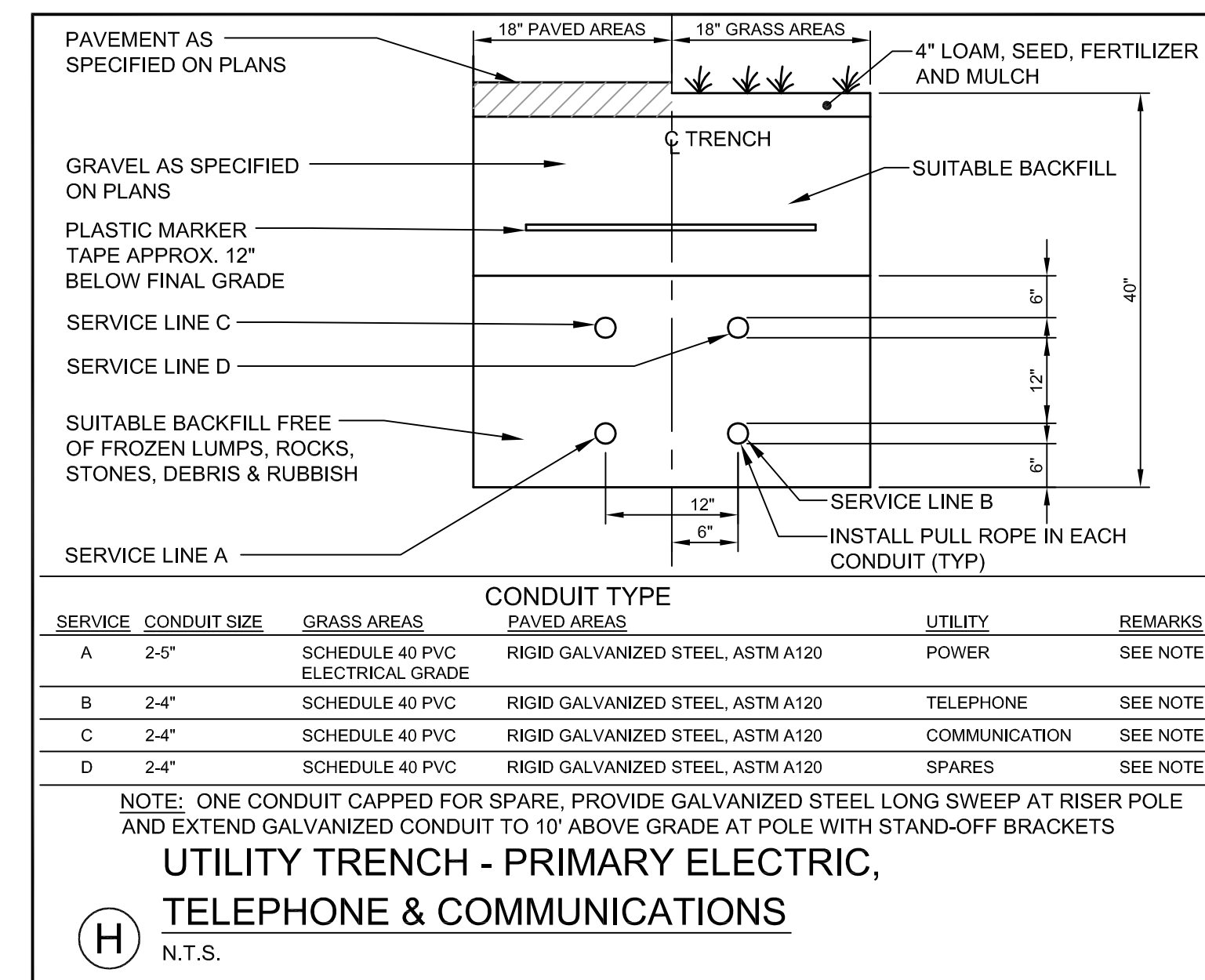
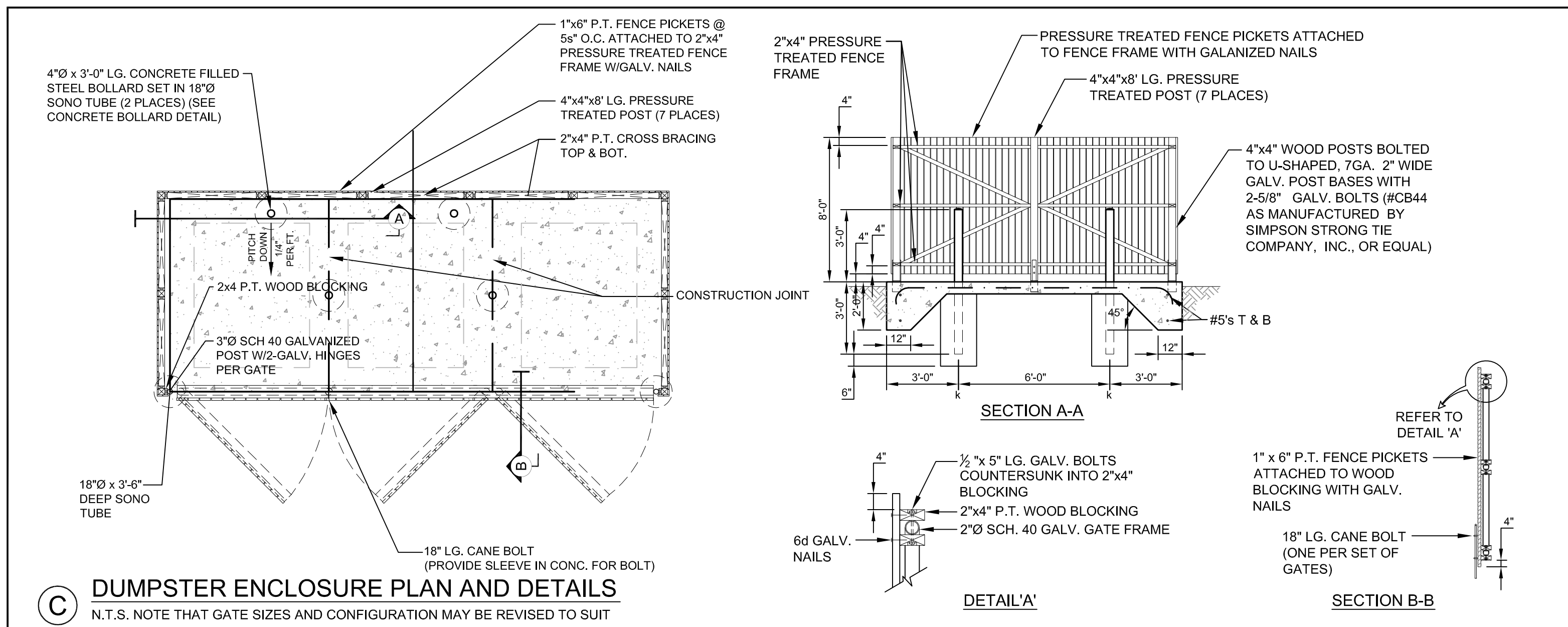
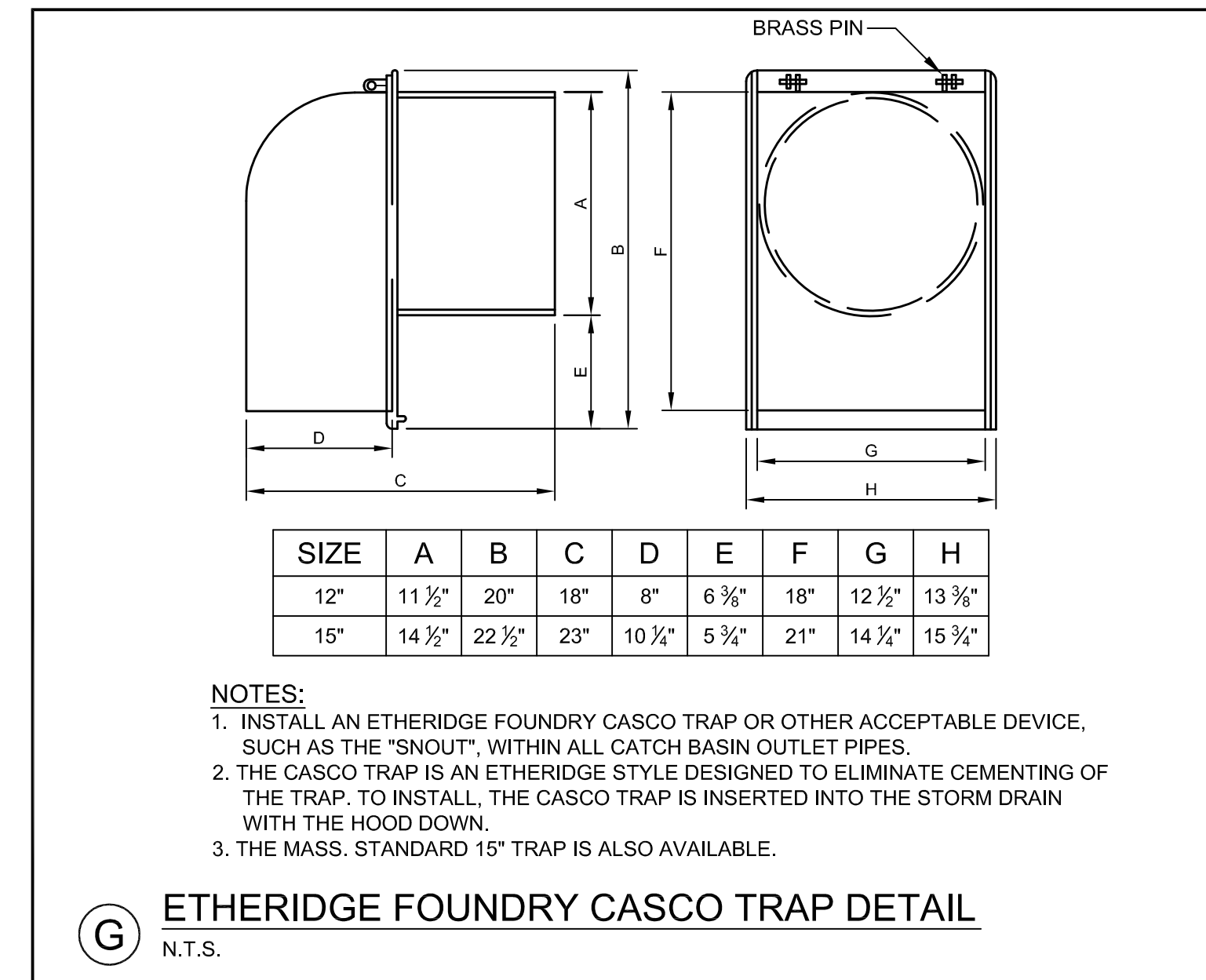
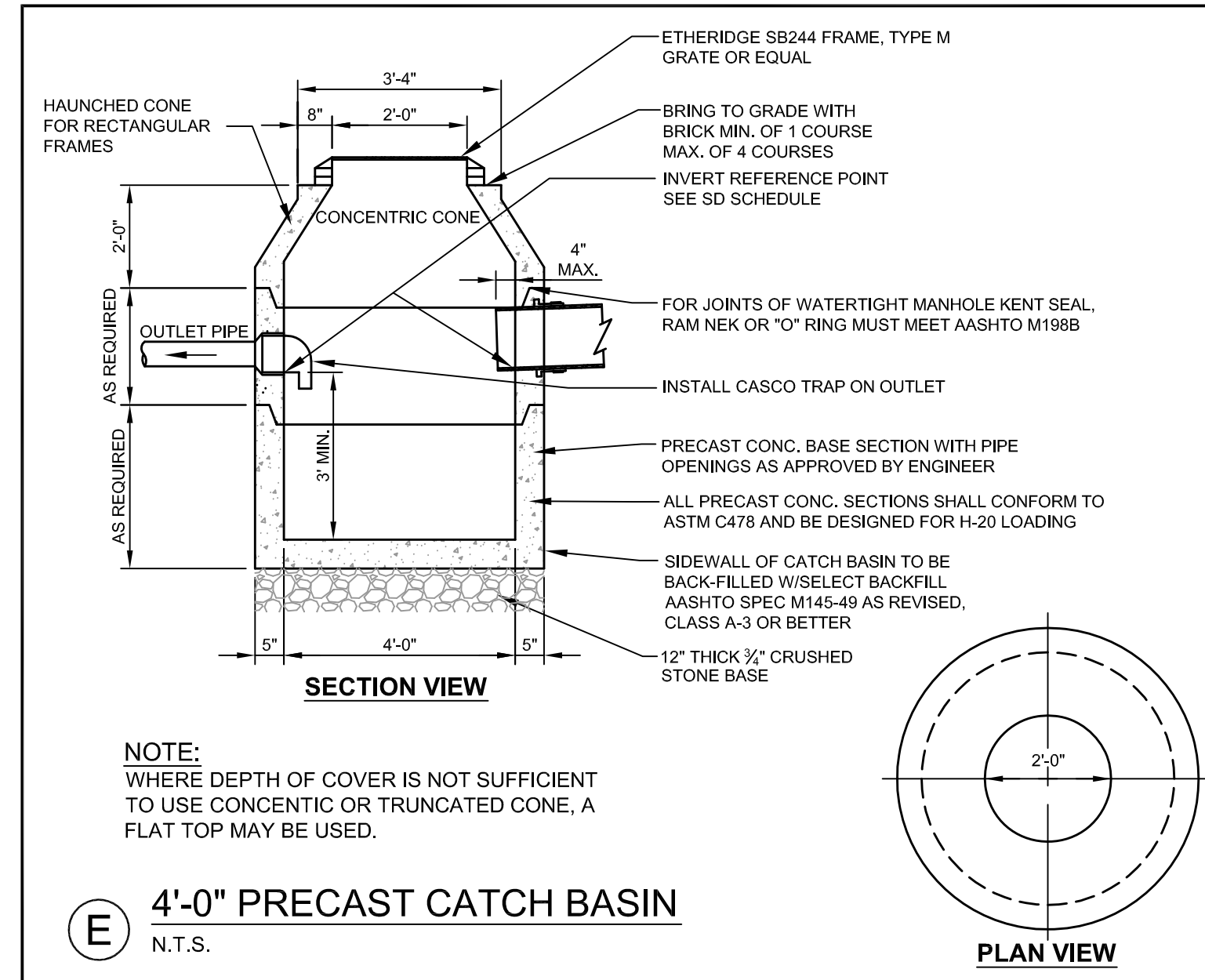
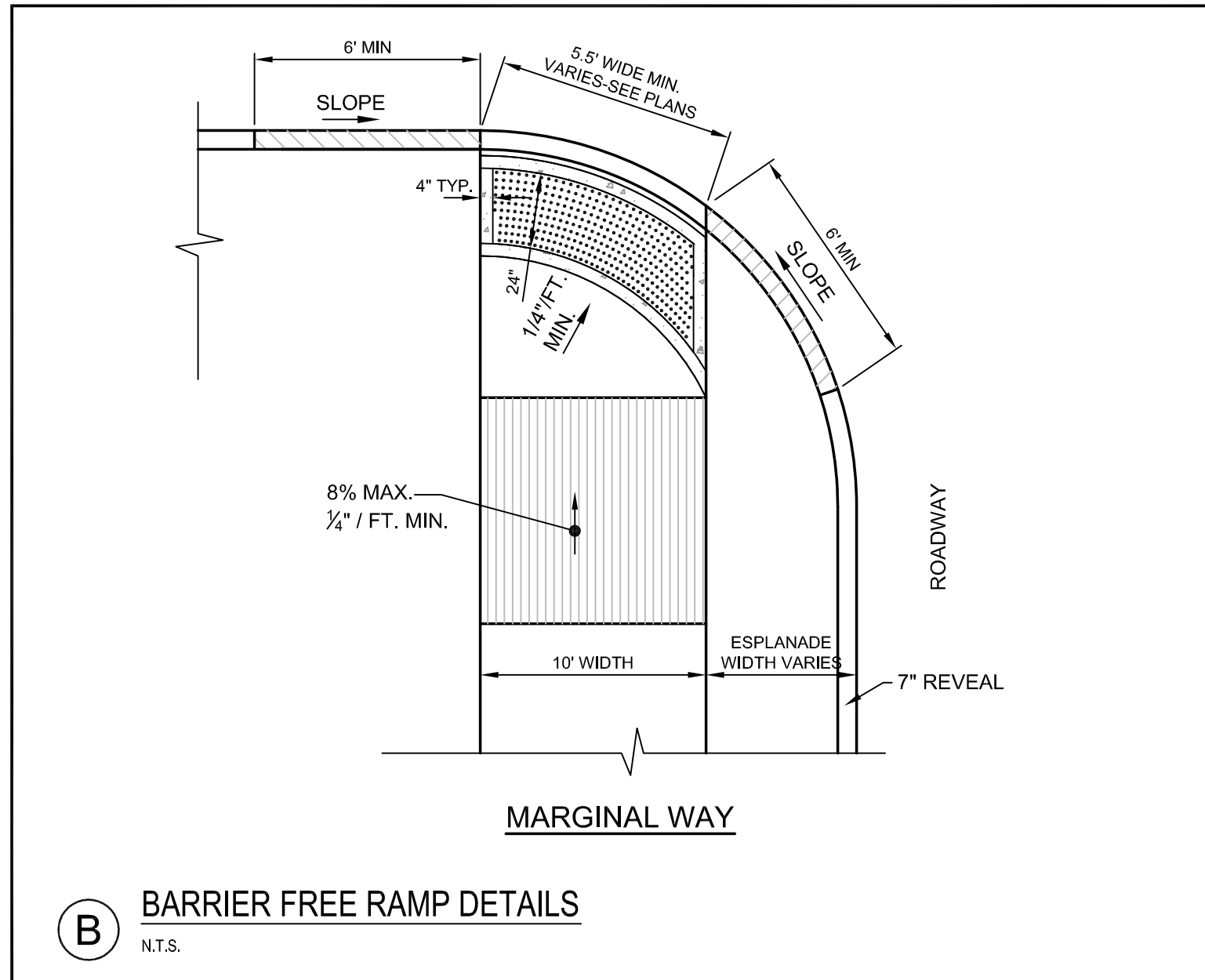
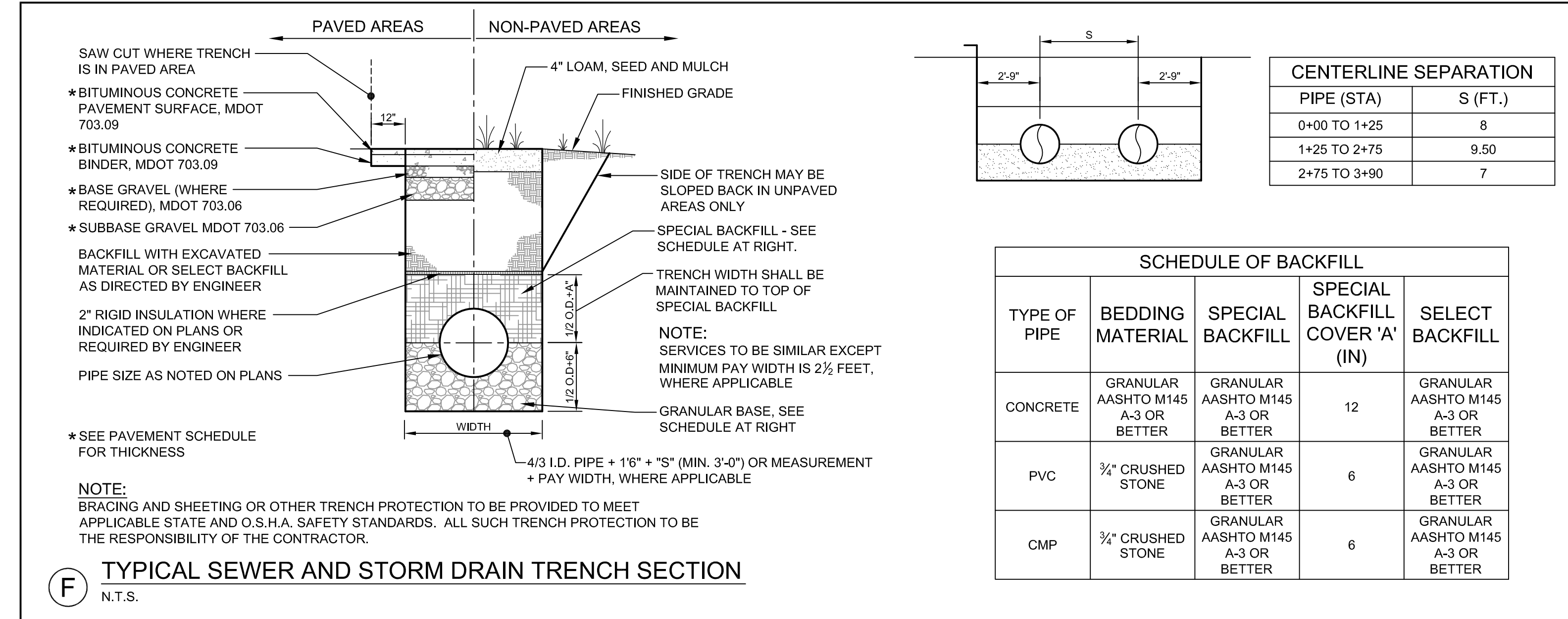
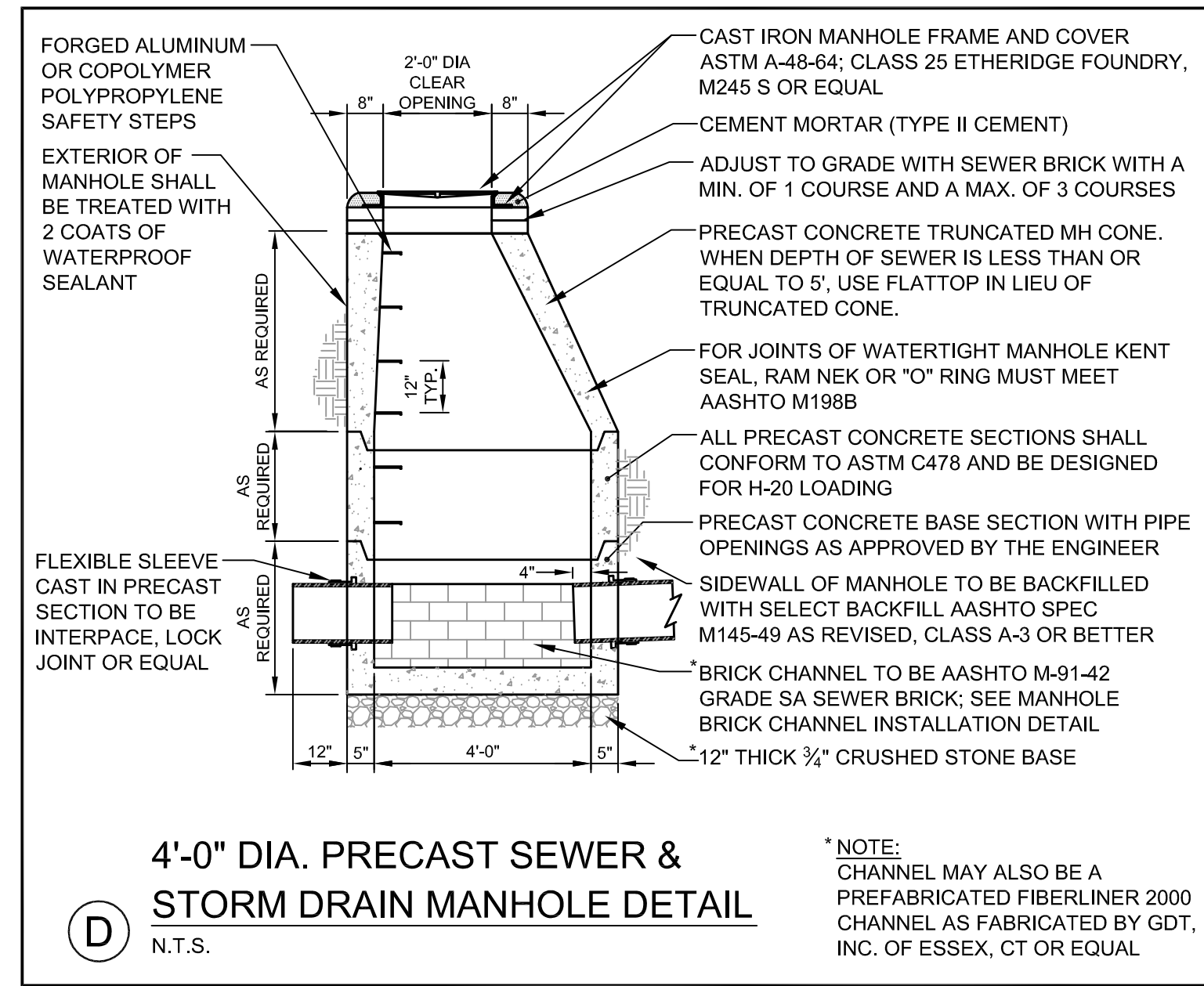
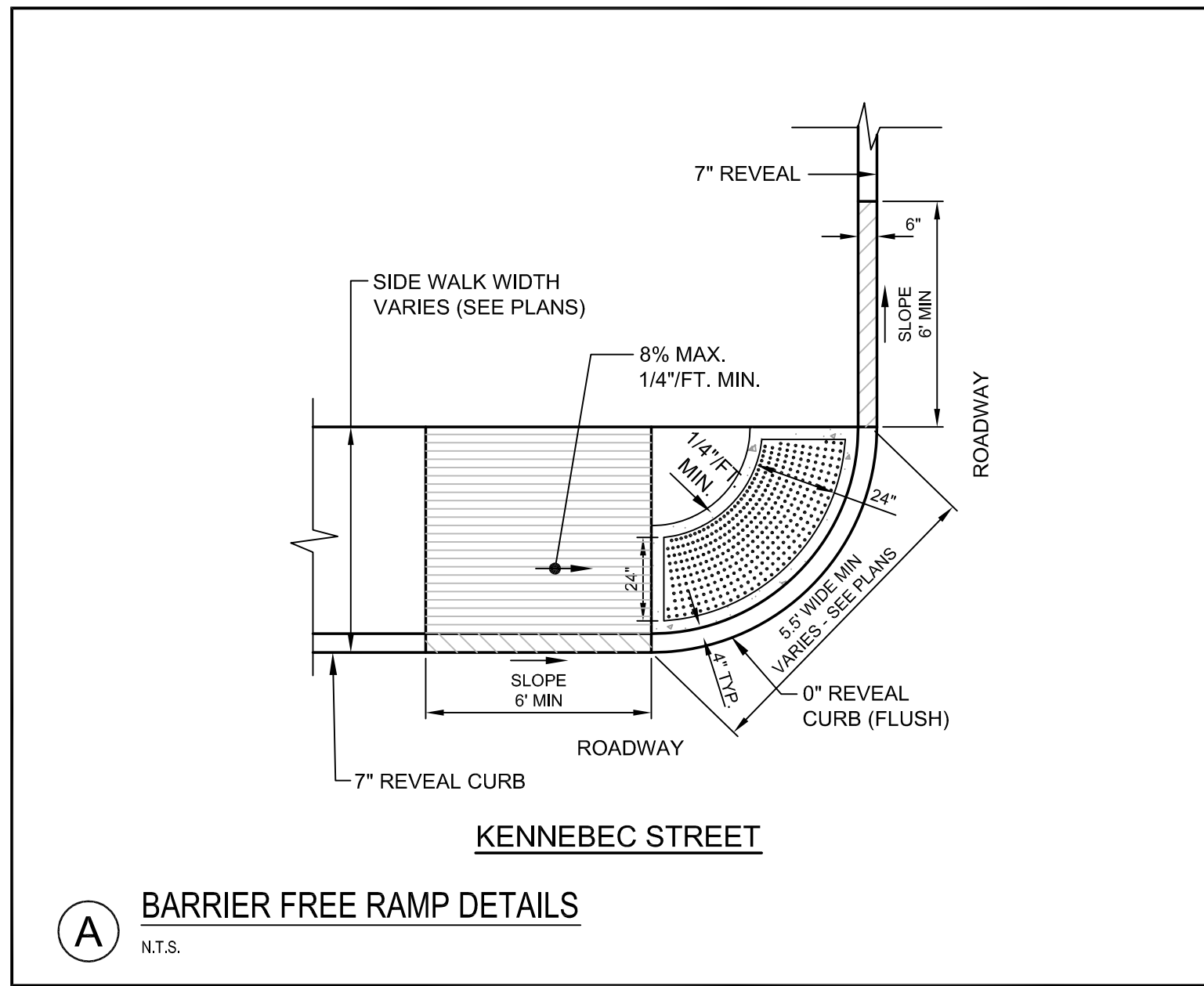
REV	DATE	DESCRIPTION	REVISIONS
3	04.10.15	REVISED PER CITY COMMENTS	
2	04.01.15	REVISED PER CITY COMMENTS	
1	02.13.15	ISSUED FOR CITY PERMIT	



PROJECT	CENTURY TIRE PLAZA 195 KENNEBEC STREET, PORTLAND, ME
SHEET TITLE	DETAILS
CLIENT	NORTHLAND ENTERPRISES, LLC

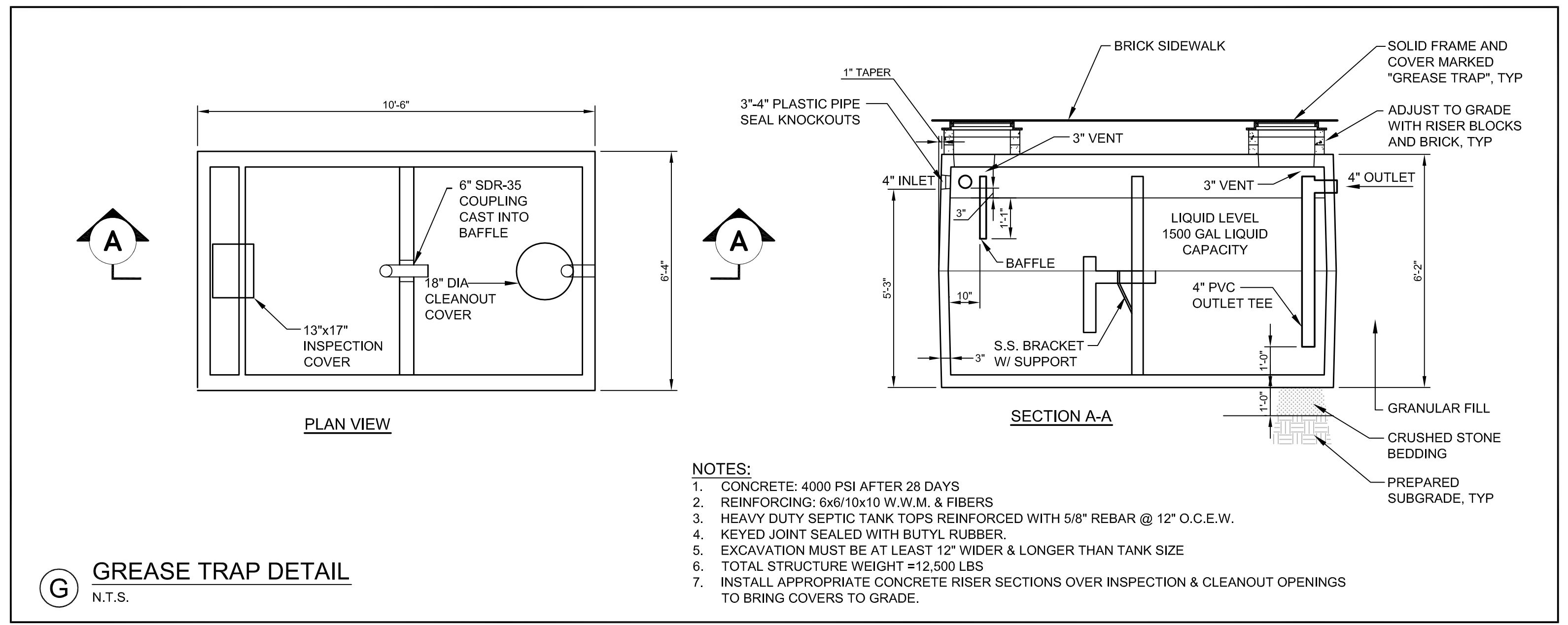
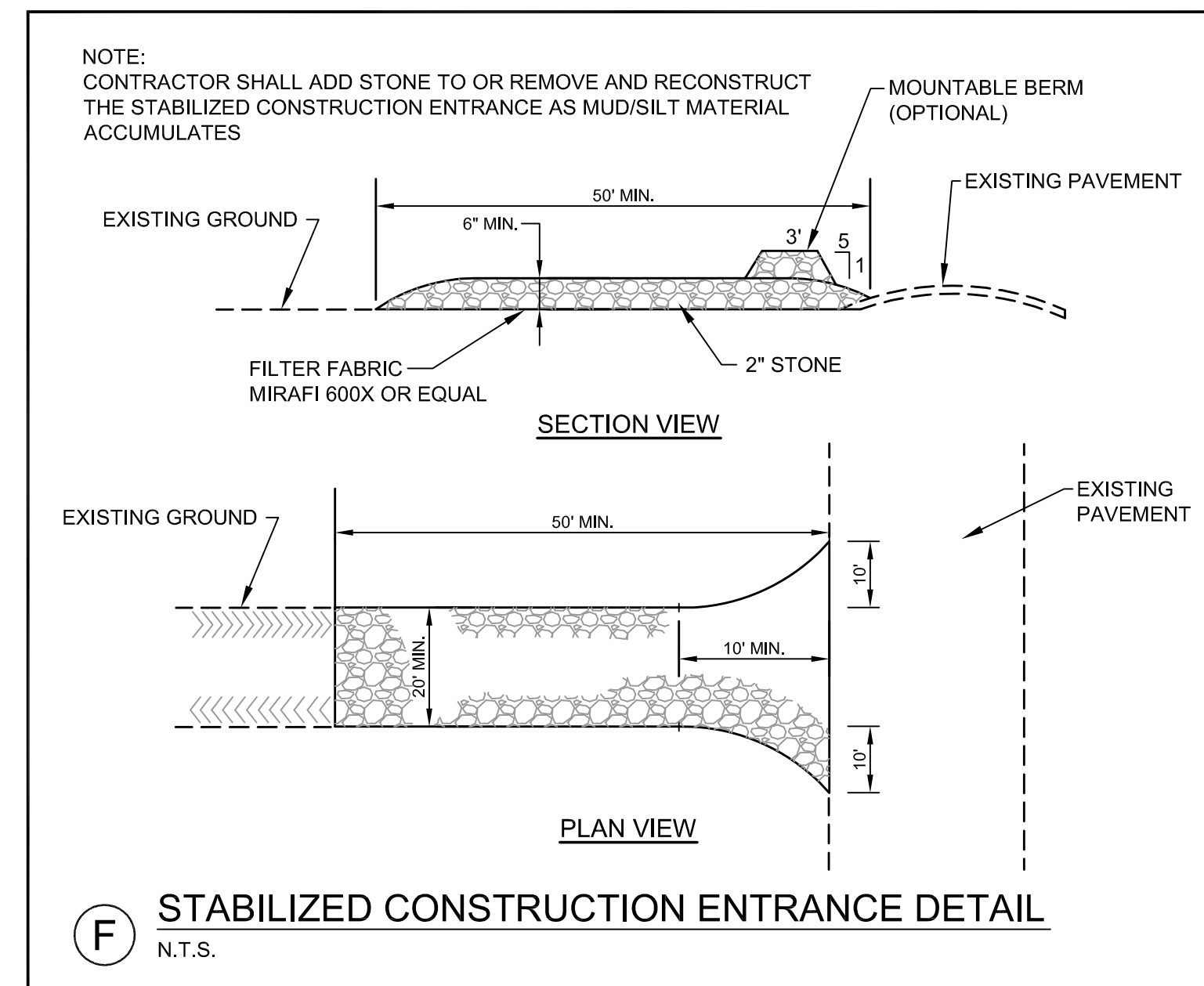
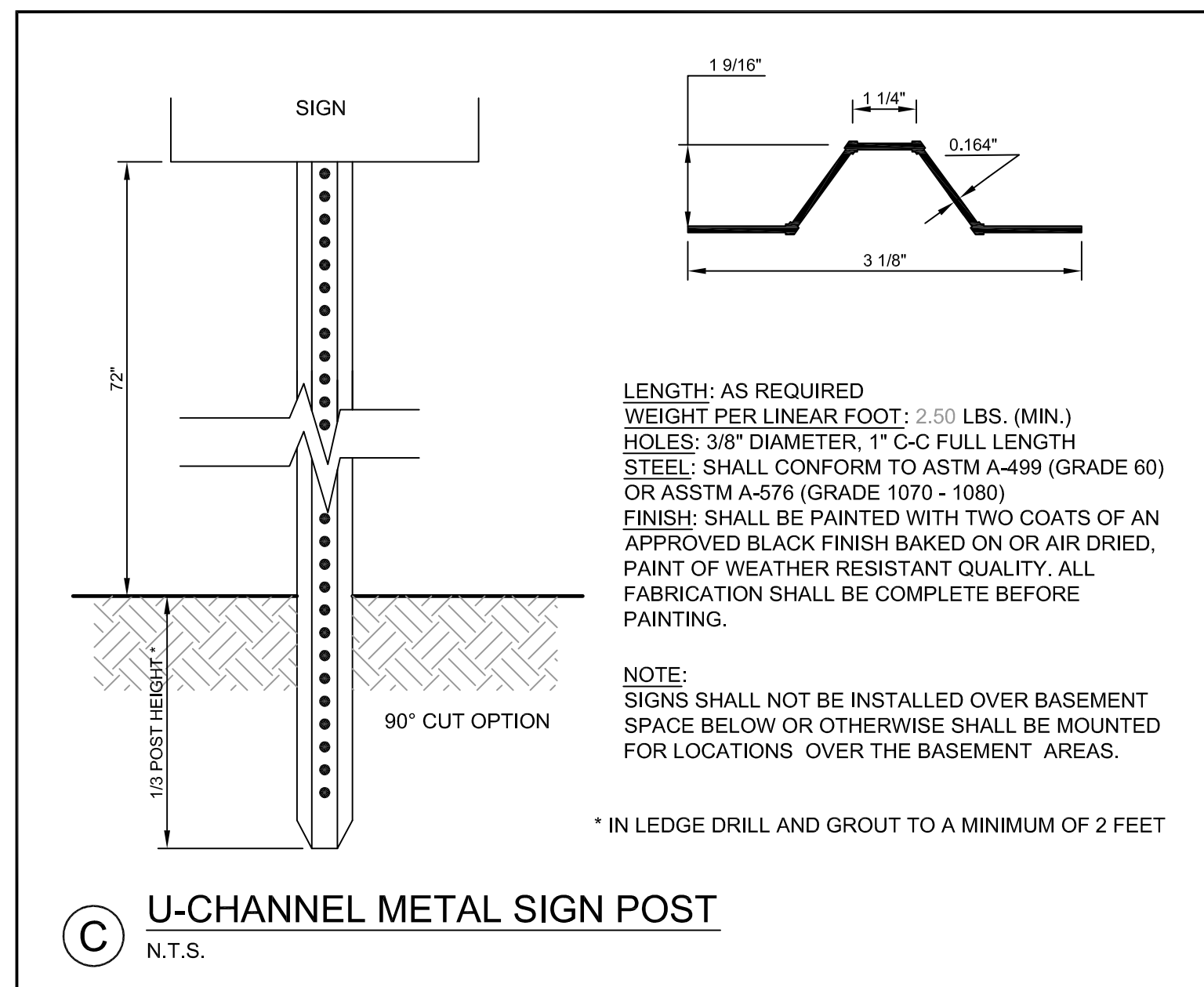
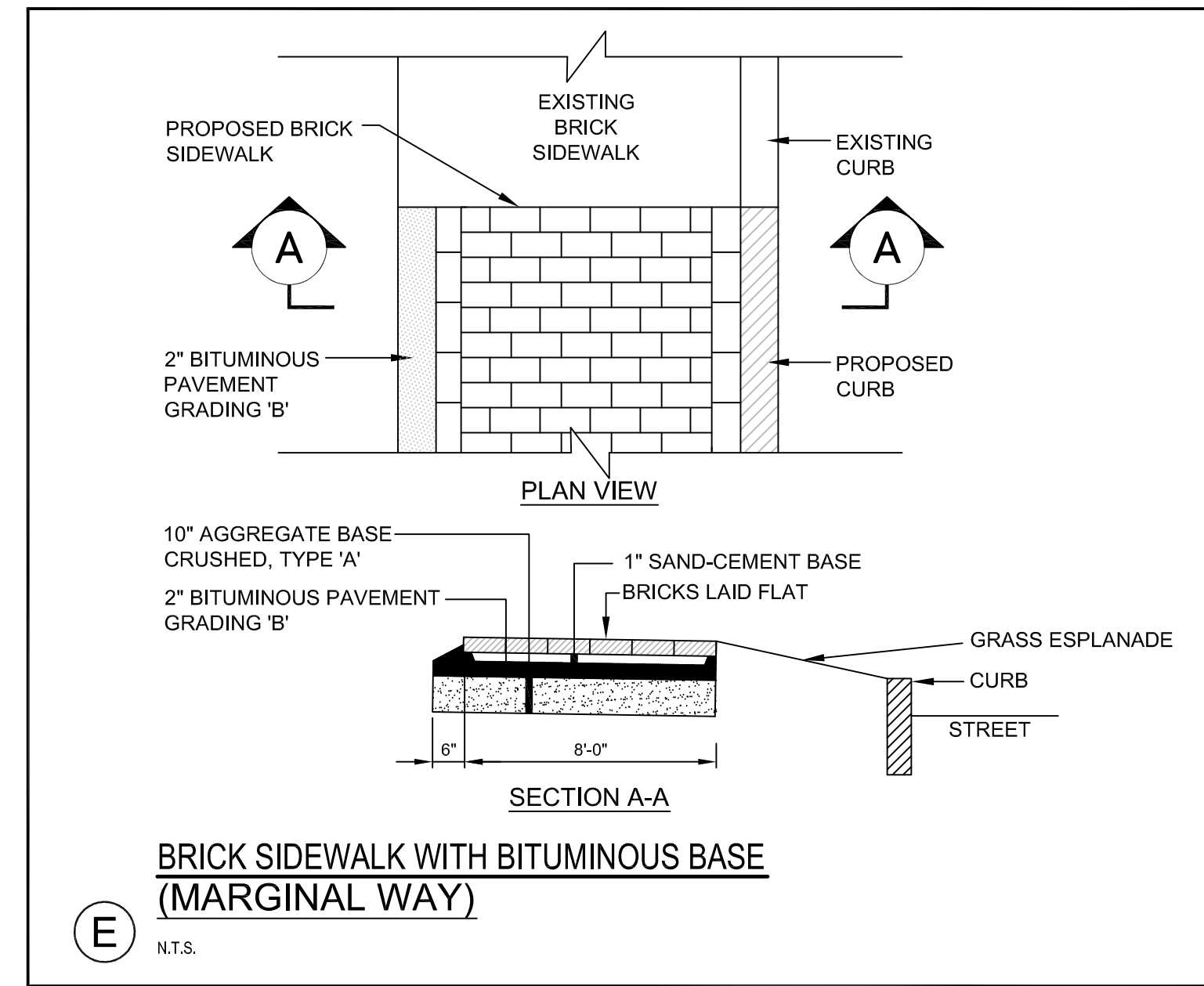
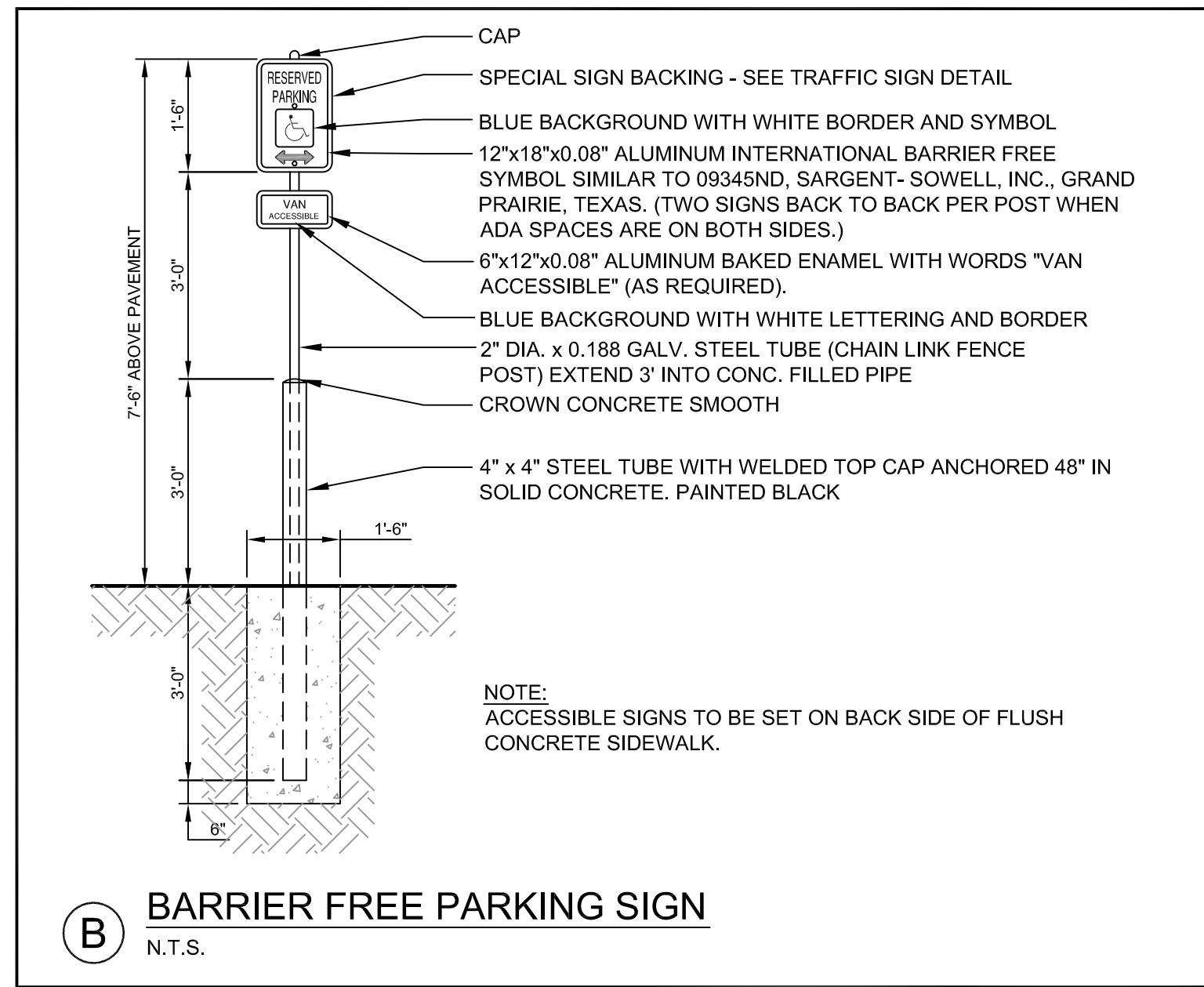
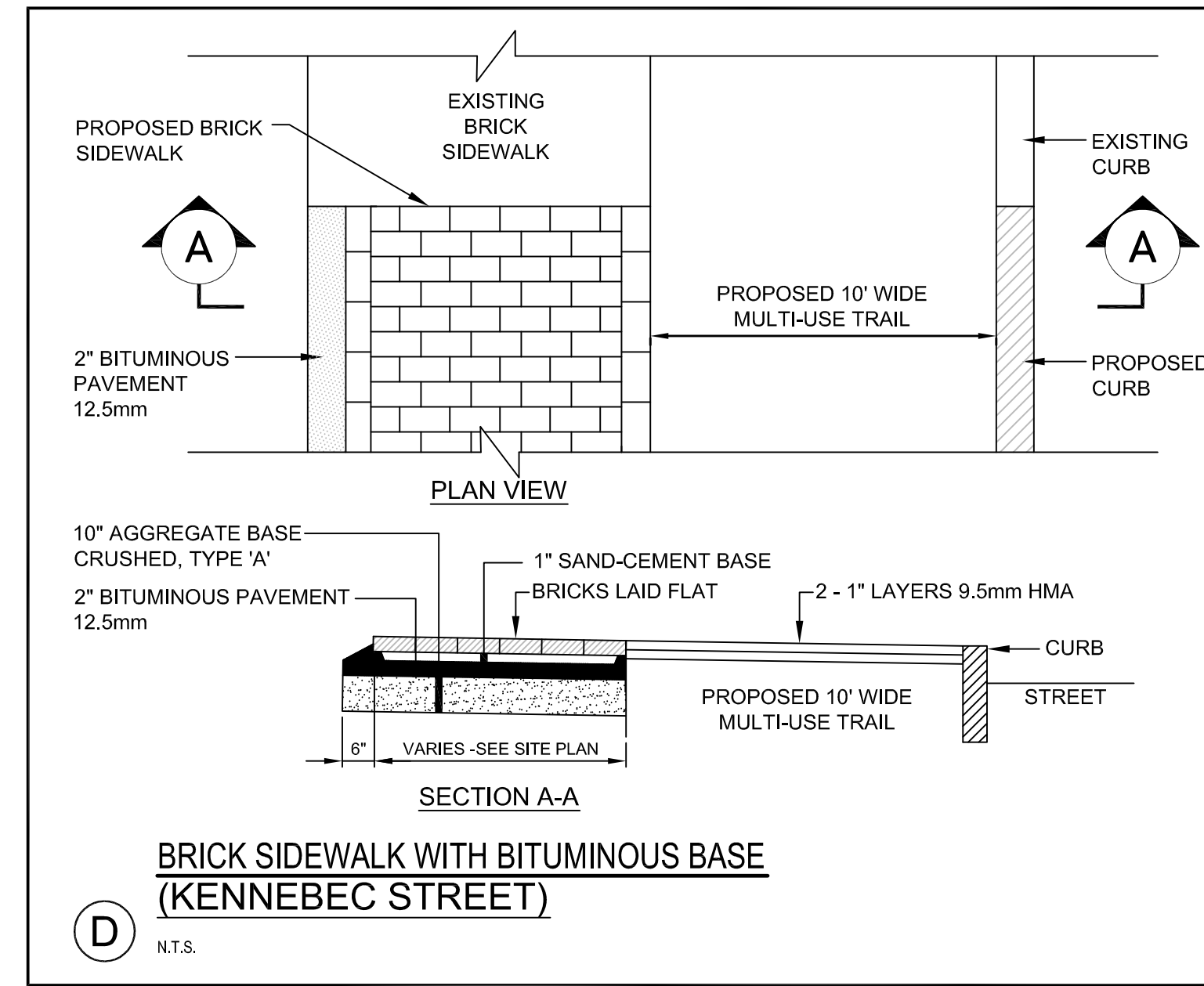
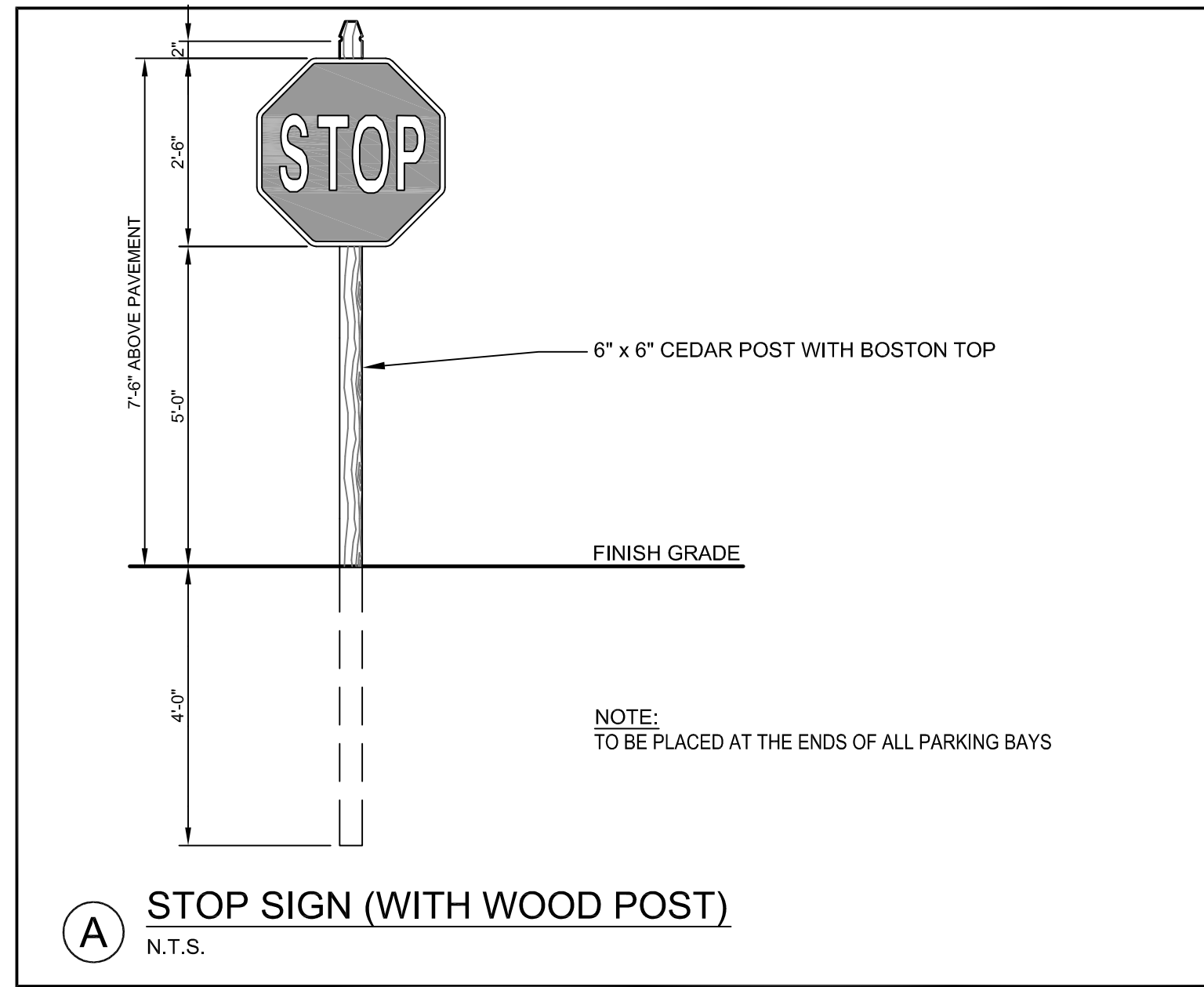
DESIGNED	ADJ	DATE	11.25.14
CHECKED	ADJ	SCALE	NTS
FILE NAME	SP-M160 DETAILS	JOB NO.	SP-M160
SHEET	C-7.0		

PRELIMINARY - NOT FOR CONSTRUCTION



		PROJECT CENTURY TIRE PLAZA 195 KENNEBEC STREET, PORTLAND, ME	
SHEET TITLE DETAILS		CLIENT NORTHLAND ENTERPRISES, LLC	DRAWN: KCS DESIGNED: ADJ CHECKED: ADJ FILE NAME: SP-M160 DETAILS
REVISIONS		DATE DESCRIPTION	DATE: 11.25.14 SCALE: NTS JOB NO.: SP-M160 SHEET: C-7.1

PRELIMINARY - NOT FOR CONSTRUCTION



DOWNTOWN RACK Submittal Sheet

CAPACITY: 2 Bikes

MATERIALS: 2" x 2" x 3/8" square tube - mild steel; 2" x 2" x 1/4" square tube - stainless steel

FINISHES:

- Galvanized:** An after-fabrication hot-dipped galvanized finish is our standard option. 350° F zinc powder coat colors, thermoplastic coating, PVC slip, and stainless steel finishes are also available as alternate options.
- Powder Coat:** Our powder coat finish ensures a high level of adhesion and durability by following these steps: 1. Sandblast; 2. Epoxy primer electrostatically applied; 3. Final thick TGIC polyester powder coat.
- Thermoplastic:** In addition to an increased thickness (8-10 mils), the thermoplastic finish offers superior impact resistance over powder coating.
- Stainless:** Stainless Steel: 304 grade stainless steel material finished in either a high polished satin or a satin finish.

MOUNT OPTIONS:

- In-ground:** In-ground mount is embedded into concrete base. Specify in-ground mount for this option.
- Surface:** Foot Mount has two 2.0"x2.0"x20" feet with two anchors per foot. Specify foot mount for this option.
- Rail:** Rail Mounted Downtown Racks are loaded to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x4"x20" stock galvanized mounting rails. Specify rail mount for this option.

SETBACKS: (Diagram showing setbacks for in-ground, surface, and rail mounts)

DERO logo

(H) DOWNTOWN RACK - SPECIFICATIONS AND SPACE USE
N.T.S.

PROJECT: CENTURY TIRE PLAZA 195 KENNEBEC STREET, PORTLAND, ME			FAY, SPOFFORD & THORNDIKE ENGINEERS · PLANNERS · SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106
SHEET TITLE: DETAILS			
CLIENT: NORTHLAND ENTERPRISES, LLC		DRAWN: KCS DESIGNED: ADJ CHECKED: ADJ	DATE: 11.25.14 SCALE: NTS JOB NO. SP-M160
REV. DATE DESCRIPTION		FILE NAME: SP-M160 DETAILS SHEET: C-7.2	
REVISIONS		P.E. ANDREW D. JOHNSTON LIC. #9994	