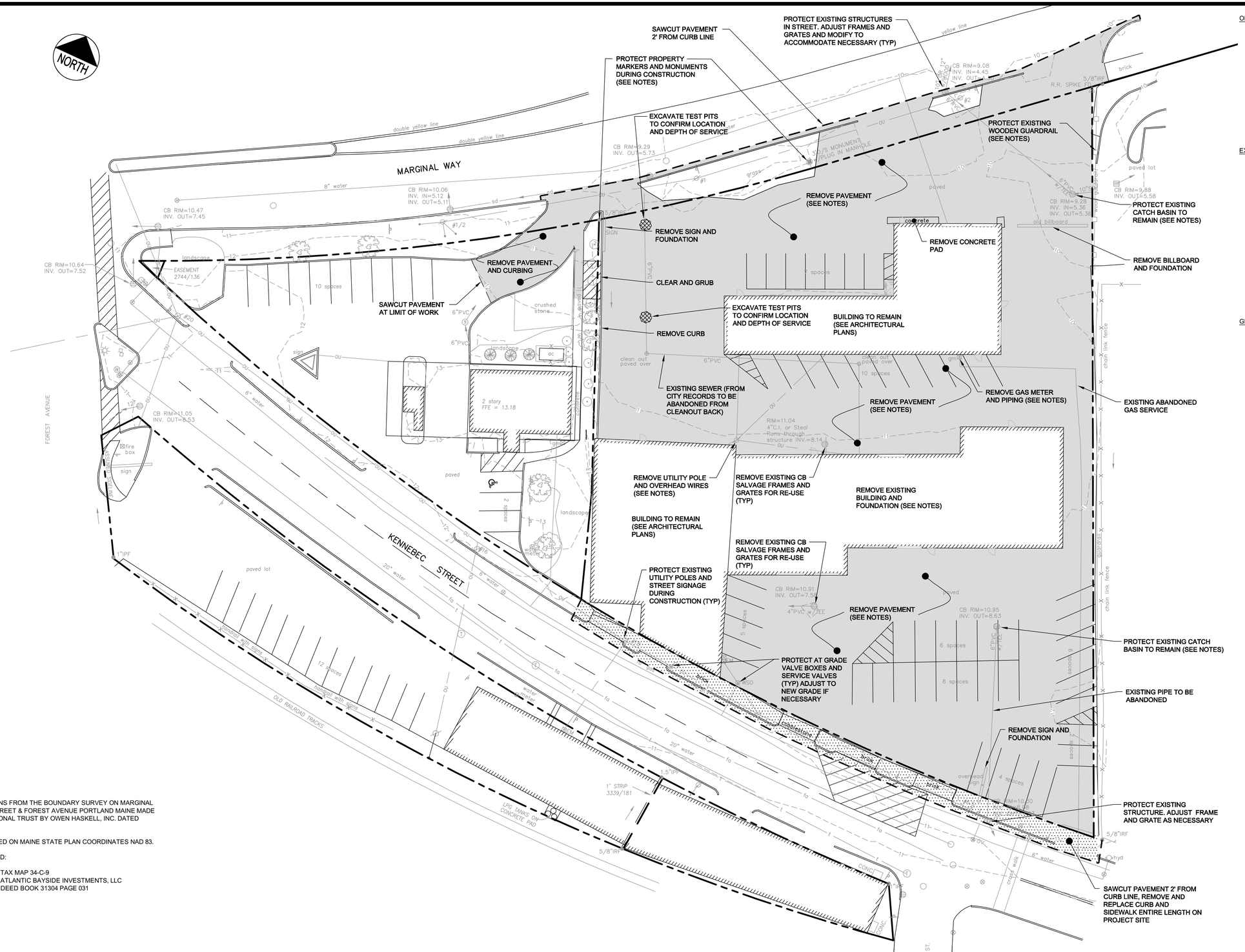

ON-SITE SOIL MANAGEMENT

1. ENVIRONMENTAL INVESTIGATIONS AT THE PROJECT SITE HAVE REVEALED THE PRESENCE OF POTENTIALLY CONTAMINATED SOIL MATERIALS ASSOCIATED WITH PREVIOUS DEVELOPMENT AND USES OF THE PROPERTY. A SOIL MANAGEMENT PLAN HAS BEEN PREPARED AT THE REQUEST OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) UNDER THE VOLUNTARY RESPONSE ACTION PROGRAM (VRAP). UNDER THE TERMS OF THIS PLAN, THE FOLLOWING PROCEDURES MUST BE FOLLOWED:
2. MDEP MUST BE NOTIFIED IN ADVANCE OF ANY EXCAVATION WORK AT THE SITE.
3. ALL SUBSURFACE WORK MUST BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED ENVIRONMENTAL PROFESSIONAL.
4. PROCEDURES OUTLINED IN THE SOIL MANAGEMENT PLAN (SMP) AND RELEVANT MDEP GUIDELINES MUST BE ADHERED TO THROUGHOUT CONSTRUCTION.

EXISTING CONDITIONS:

1. EXISTING CONDITIONS INFORMATION HAS BEEN COMPILED FROM FIELD SURVEYS BY OWEN HASKELL, INC. AND FST AND FROM RECORD INFORMATION PROVIDED BY THE CITY OF PORTLAND AND GOVERNING UTILITY COMPANIES.
2. ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND RECORD PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES ARE IN THE EXACT LOCATIONS SHOWN, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND TAKE SUCH MEASURES CONSIDERED PRUDENT TO PROTECT SUCH UTILITIES DURING AND AFTER CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, OR RESTORING AND EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. CALL 1-888-DIGSAFE.

GENERAL NOTES

1. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL ALL REQUIRED LOCAL, STATE AND FEDERAL APPROVALS HAVE BEEN OBTAINED.
2. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR UNDERTAKING THE WORK IN A SAFE AND EFFICIENT MANNER, IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ALL WORK AREAS SHALL BE CLEARLY DELINEATED AND FENCED APPROPRIATELY TO PREVENT UNAUTHORIZED ACCESS. OPERATION OF CONSTRUCTION EQUIPMENT OUTSIDE FENCED AREAS SHALL BE MINIMIZED TO THE EXTENT PRACTICAL. ALL EQUIPMENT OPERATION OUTSIDE OF CONSTRUCTION AREAS SHALL BE ACCOMPANIED BY APPROPRIATE PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL. THE SITE SHALL BE LEFT SECURE AND IN A SAFE AND ORDERLY MANNER AT THE END OF EACH WORK DAY.
3. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND PERFORM ALL WORK NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE SITE DURING CONSTRUCTION.
4. TRAFFIC CONTROL MEASURES, WHERE NECESSARY SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION), PUBLISHED BY THE FEDERAL HIGHWAYS ADMINISTRATION.
5. MATERIALS NOTED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT A LICENSED FACILITY, AT THE CONTRACTOR'S EXPENSE.
6. MATERIALS NOTED FOR SALVAGE SHALL BE REMOVED AND STOCKPILED FOR THE OWNERS USE AT AN ON-SITE LOCATION TO BE PROVIDED BY THE OWNER. SALVAGED MATERIALS SHALL REMAIN PROPERTY OF THE OWNER.
7. SURVEY PINS AND MONUMENTS IN AND ADJACENT TO THE AREA OF WORK SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGED SURVEY MONUMENTS SHALL BE REPLACED AND RE-SET BY A LICENSED LAND SURVEYOR AT NO EXPENSE TO THE OWNER.
8. AT LOCATIONS WHERE PAVEMENT REMOVAL IS SHOWN, THE FULL DEPTH OF ASPHALT PAVEMENT SHALL BE REMOVED, FREE OF UNDERLYING SOIL MATERIAL, AND DISPOSED OF AT A LICENSED OFF-SITE FACILITY.
9. AT LOCATIONS WHERE STRUCTURE AND FOUNDATION REMOVAL IS SHOWN, THESE SHALL BE REMOVED TO A MINUMUM DEPTH OF THREE FEET (3.0FT) BELOW FINISHED GRADE. EXCAVATIONS WITHIN FIVE FEET OF BUILDING FOOTPRINTS SHALL BE BACKFILLED WITH STRUCTURAL FILL. AT OTHER LOCATIONS, EXCAVATIONS SHALL BE BACKFILLED WITH SUITABLE ON-SITE SOIL MATERIAL.
10. COORDINATE REMOVAL OF ELECTRICAL WIRING AND EQUIPMENT WITH CENTRAL MAINE POWER COMPANY.
11. COORDINATE REMOVAL AND REPLACEMENT OF GAS EQUIPMENT WITH UNITIL.
12. WHERE CATCH BASIN STRUCTURES ARE TO REMAIN AND FRAMES RE-SET TO NEW GRADE, THE CONTRACTOR SHALL REMOVE AND REPLACE ALL BRICK RISER COURSES BETWEEN THE CONCRETE STRUCTURE AND FRAME AND GRATE.

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

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

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

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

REVISIONS

STATE OF MAINE ANDREW D. JOHNSTON NO. 9994 4-1-2015 LICENSED PROFESSIONAL ENGINEER

P.E. ANDREW D. JOHNSTON
LIC. #9994

PROJECT
CENTURY TIRE PLAZA
195 KENNEBEC STREET, PORTLAND, ME

SHEET TITLE
EXISTING CONDITIONS AND DEMOLITION 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	11.20.14
DESIGNED:	ADJ	1.8.20
CHECKED:	ADJ	SP-M160
FILE NAME:	SP-M160 BA	
SHEET		C-2.1

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Conditions of Approval and Standard Conditions
DATE OF APPROVAL 6/8/15
PLANNER Nell Donaldson
PROJECT NO. 2015-027

R:\SP-M160 Century Tire Site Design - Portland, ME\Cadd\Permit Set\dwg\SP-M160 BASE.dwg johnst_a 4/1/2015 2:18 PM