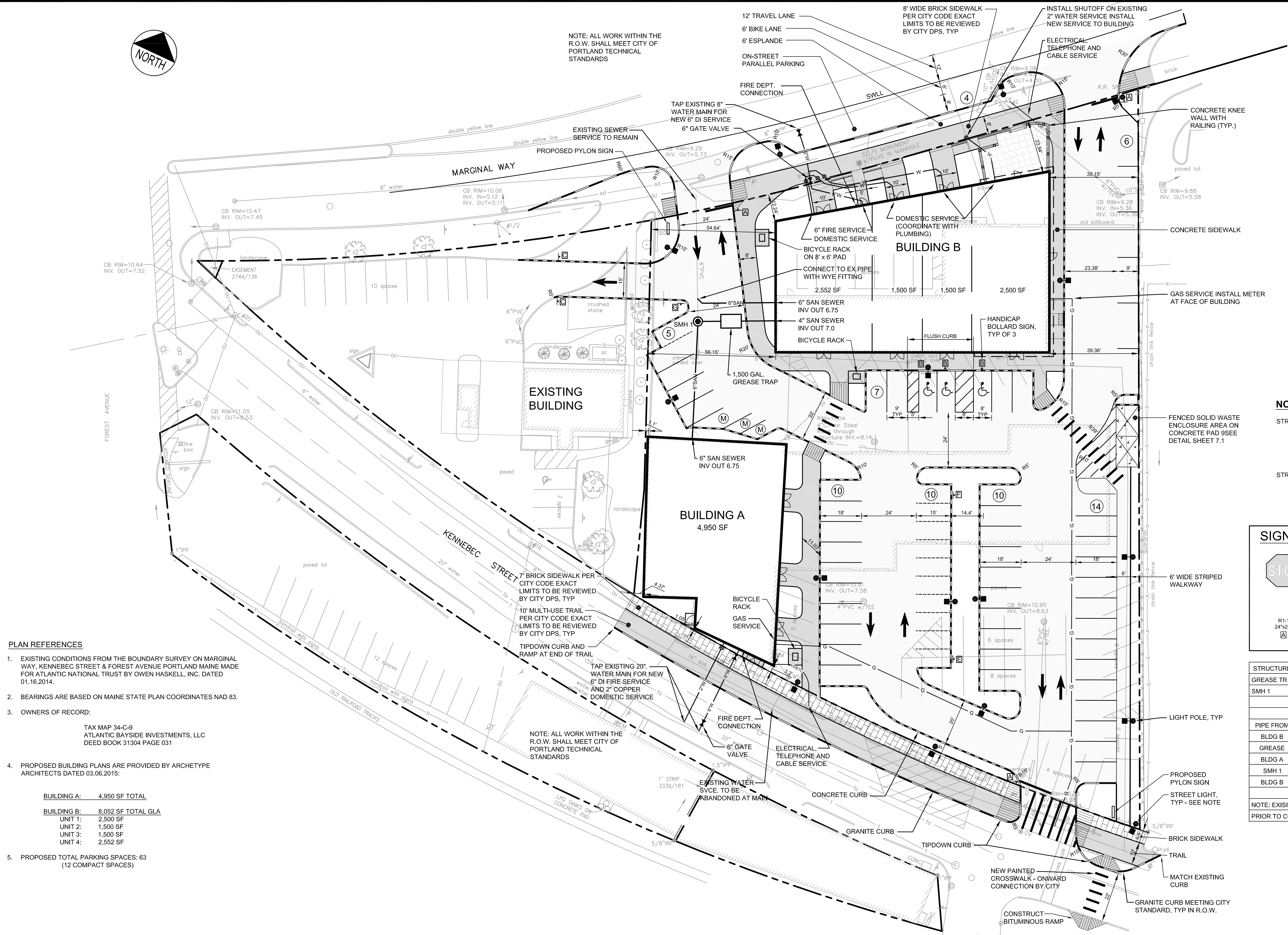
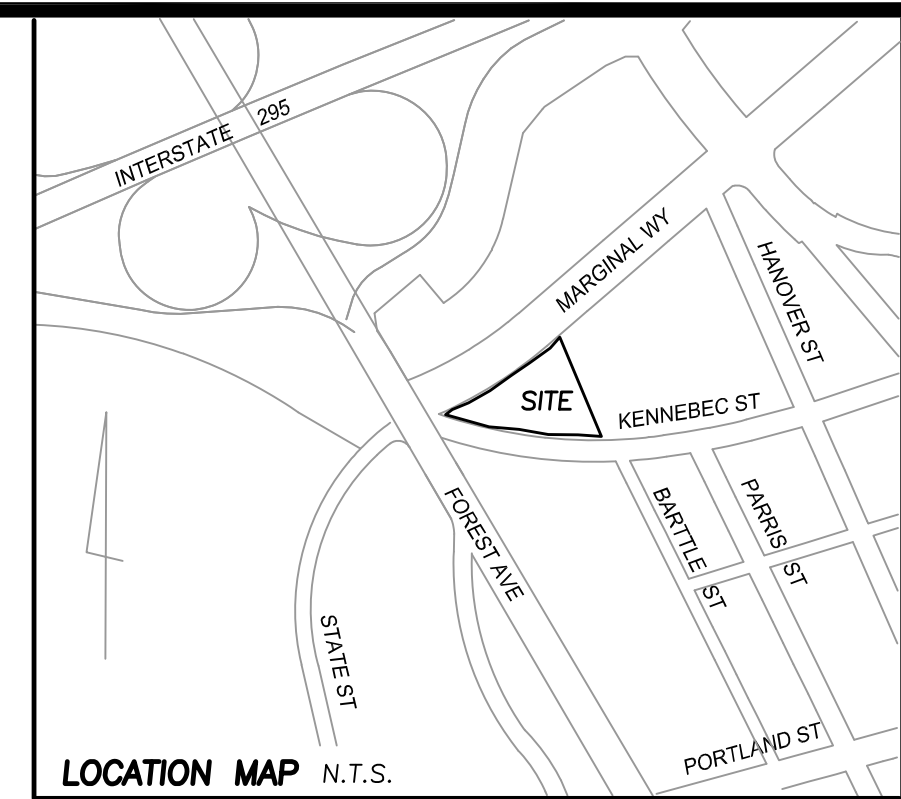


NOTE: ALL WORK WITHIN THE R.O.W. SHALL MEET CITY OF PORTLAND TECHNICAL STANDARDS



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
5. PROPOSED TOTAL PARKING SPACES:	63 (12 COMPACT SPACES)

FLOOD ZONE NOTE

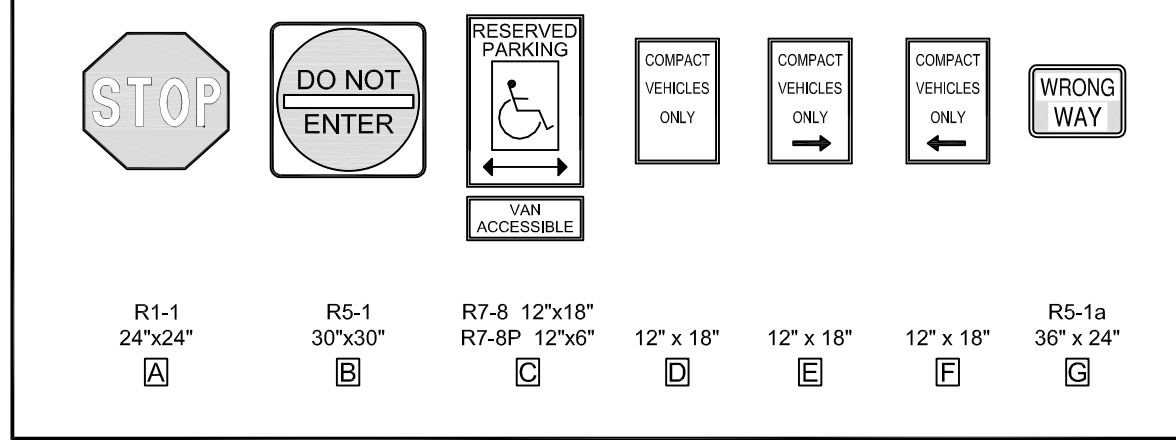
BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 13B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

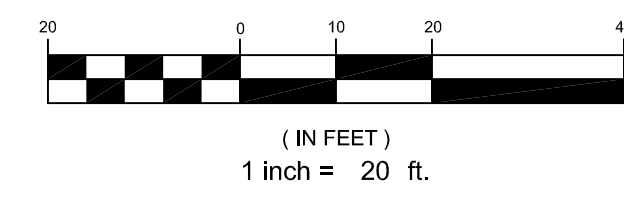
SIGN LEGEND



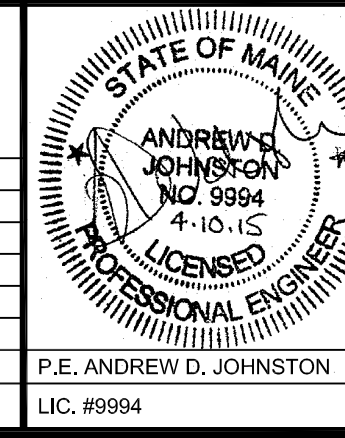
STRUCTURE	RIM	INV IN	DIR	INV OUT	SUMP	SIZE
GREASE TR	10.70	6.73	E	6.40	N/A	1500
SMH 1	10.65	6.35	S	6.25	N/A	4' ID
		6.35	E			
PIPE FROM	PIPE TO	LENGTH	SLOPE	US INV	DS INV	SIZE
BLDG B	GREASE	16	0.017	7.00	6.73	4"PVC
GREASE	SMH1	5	0.01	6.40	6.35	4"PVC
BLDG A	SMH 1	52	0.012	7.00	6.38	6"PVC
SMH 1	WYE	10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



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	



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: 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**