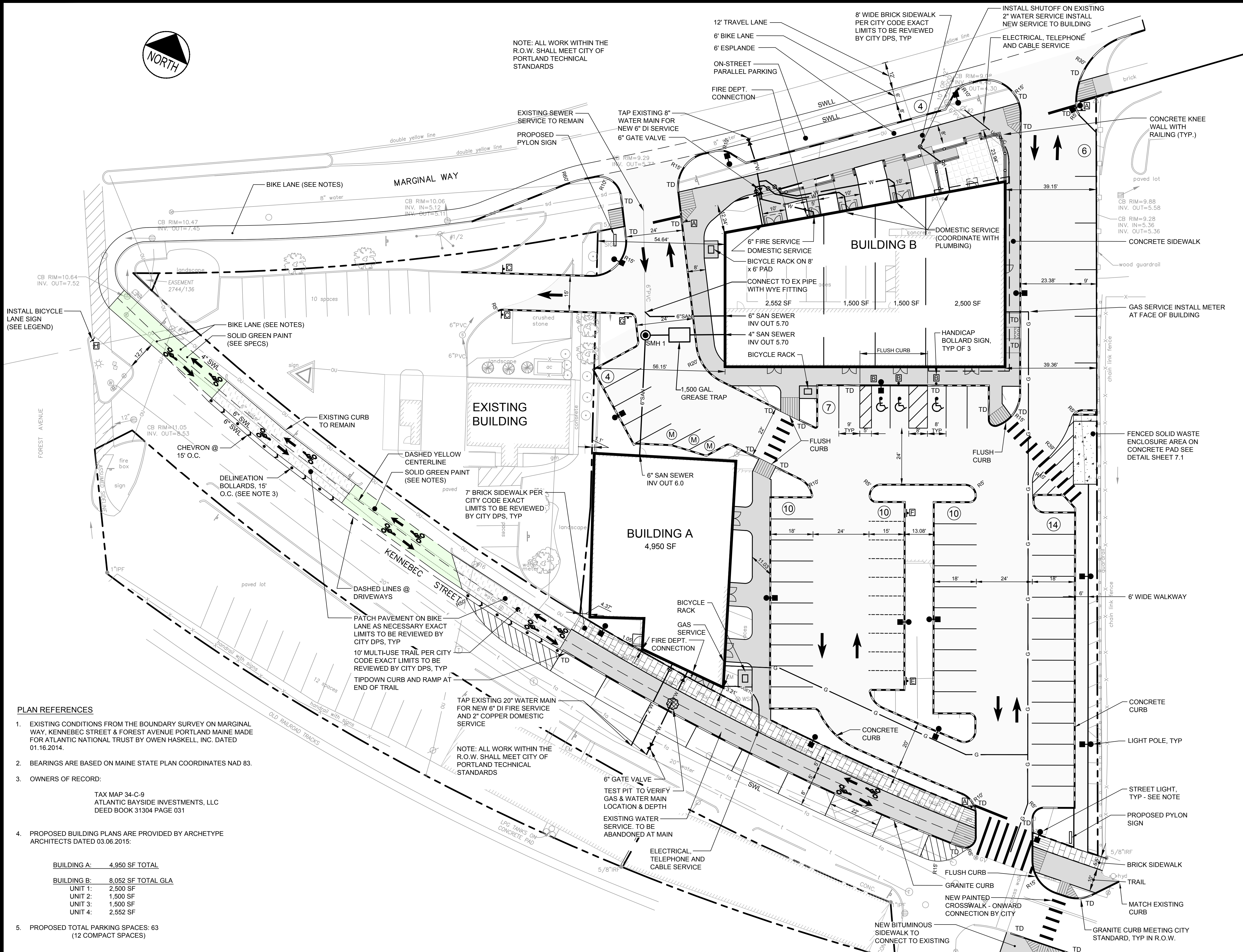
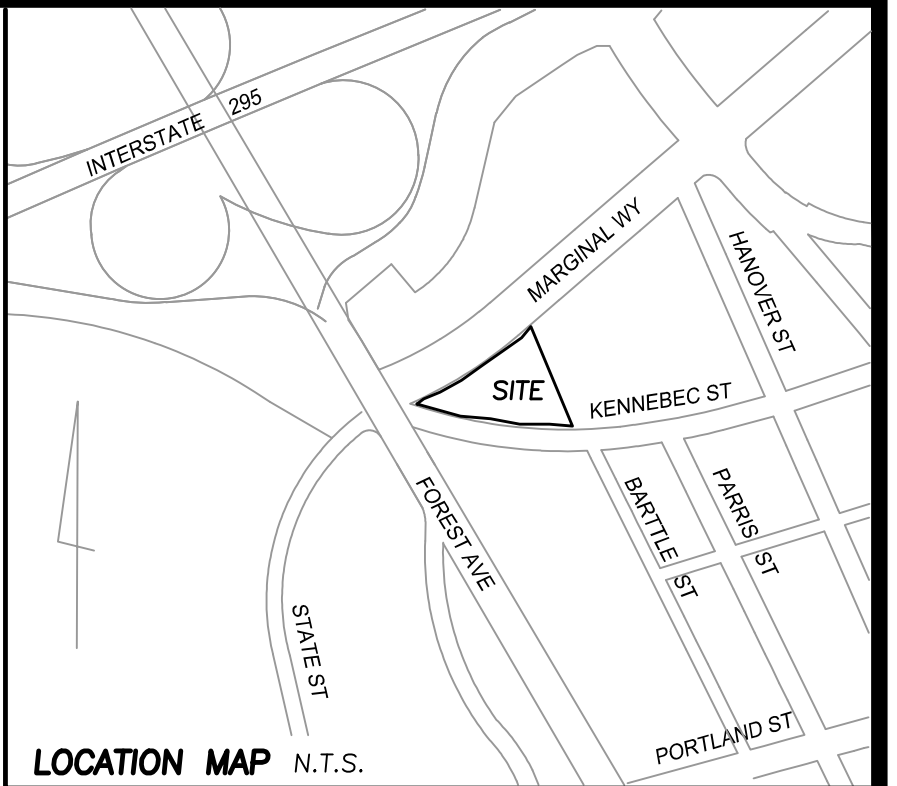


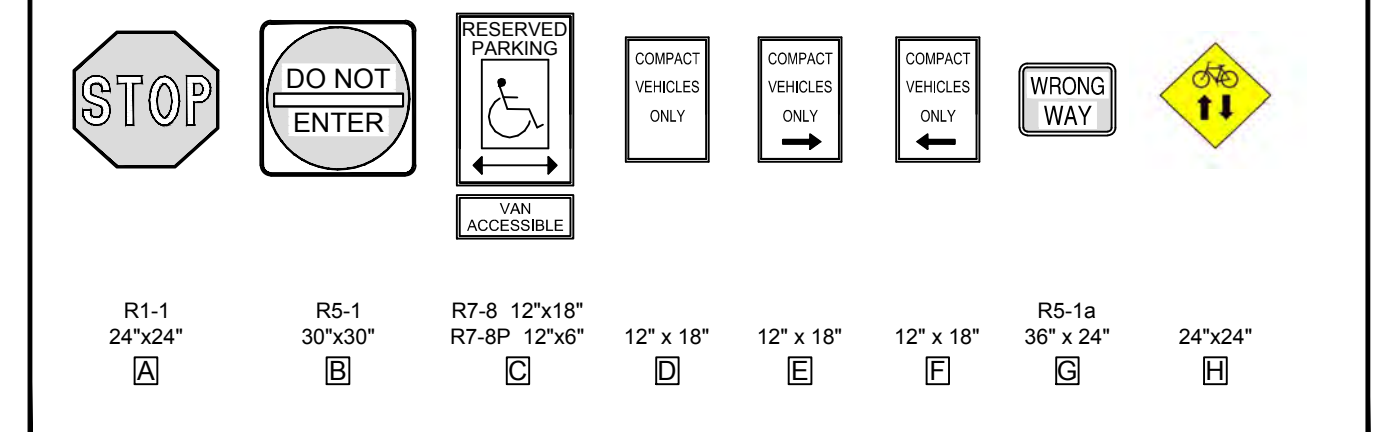
NOTE: ALL WORK WITHIN THE R.O.W. SHALL MEET CITY OF PORTLAND TECHNICAL STANDARDS



NOTE:

- STREET LIGHTS ON MARGINAL WAY SHALL BE: BAYSIDE DISTRICT LARGE SCALE LIGHT LUMINAIRE : HOLOPHANE MODEL ESU175MH12A4-R-RAL 6012 COLOR : TIGER DRY/LAC OLD NAVY SILVER YR93J 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 MEDIUM SCALE LIGHT LUMINAIRE : HOLOPHANE MODEL ESU175MH12A4-PR POLE: TAPERED 19'-3" NOMINAL HEIGHT SEE DETAIL X-2C PORTLAND TECHNICAL MANUAL
- BOLLARDS FOR BICYCLE LANE DELINEATION SHALL BE: PEXCO CITY POST, 42 INCH HIGH, GREEN, INSTALLED AT 15 FT ON CENTER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- CYCLE LANE MARKINGS SHALL BE: PREMARK PREFORMED THERMOPLASTIC MARKINGS BY ENNIS-FLINT. ALL MARKINGS SHALL BE STANDARD FHWA DESIGNS
- GREEN BIKE LANE PAINT SHALL BE: RIDE-A-WAY BY ENNIS-FLINT INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SIGN LEGEND



PLAN REFERENCES

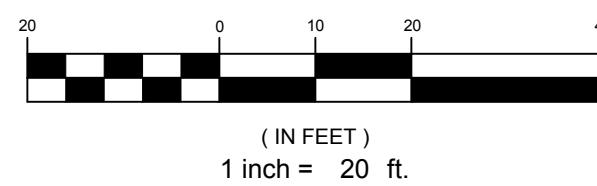
- EXISTING CONDITIONS FROM THE BOUNDARY SURVEY ON MARGINAL WAY, KENNEBEC STREET & FOREST AVENUE PORTLAND MAINE MADE FOR ATLANTIC NATIONAL TRUST BY OWEN HASKELL, INC. DATED 01.16.2014.
- BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATES NAD 83.
- OWNERS OF RECORD:
TAX MAP 34-C-9
ATLANTIC BAYSIDE INVESTMENTS,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

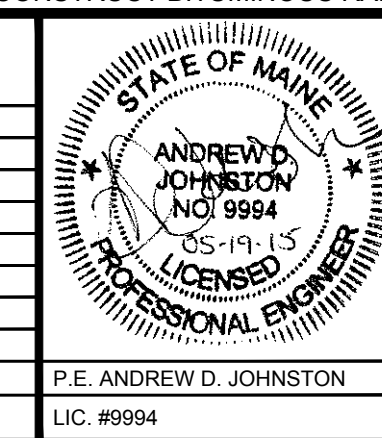
FLOOD ZONE NOTE

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.



STRUCTURE	RIM	INV IN	DIR	INV OUT	SUMP	SIZE
GREASE TR	10.70	5.43	E	5.10	N/A	1500
SMH 1	10.65	5.06	S	5.00	N/A	4' ID
		5.05	E			
PIPE FROM	PIPE TO	LENGTH	SLOPE	US INV	DS INV	SIZE
BLDG B	GREASE	16	0.017	5.70	5.43	4"PVC
GREASE	SMH1	5	0.01	5.10	5.05	4"PVC
BLDG A	SMH 1	52	0.018	6.00	5.06	6"PVC
SMH 1	WYE	10	0.01	5.00	4.90	6"PVC
BLDG B	WYE	35	0.022	5.70	4.93	6"PVC

REV	DATE	DESCRIPTION
8	05.18.15	REVISED FOR FINAL CITY COMMENTS
7	04.24.15	ISSUED FOR CONSTRUCTION
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	11.28.14	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**