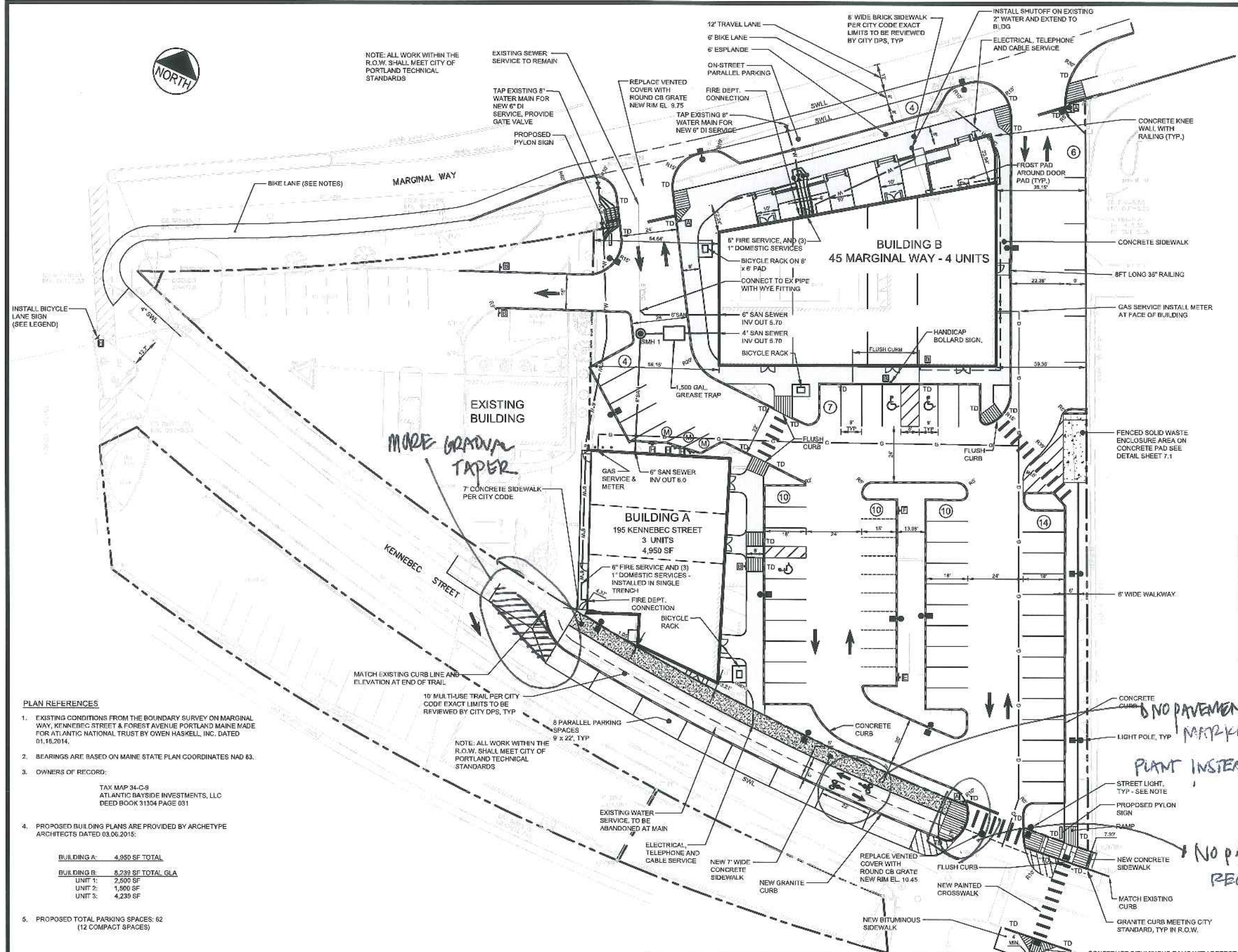
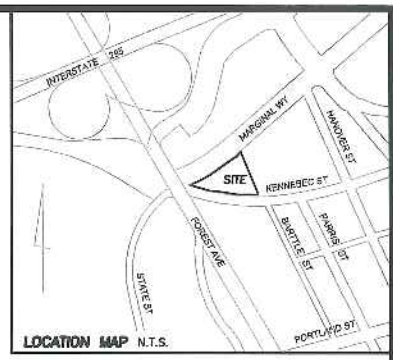




NOTE: ALL WORK WITHIN THE R.O.W. SHALL MEET CITY OF PORTLAND TECHNICAL STANDARDS



- NOTES:**
- 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 LIGHT FIXTURES SHALL BE LED.
 - STREET LIGHTS ON KENNEBEC STREET SHALL BE: BAYSIDE DISTRICT MEDIUM SCALE LIGHT LUMINAIRE: HOLOPHANE MODEL ESU175MH12A4-PR POLE: TAPERED 18"3" NOMINAL HEIGHT SEE DETAIL X-2C PORTLAND TECHNICAL MANUAL STREET LIGHT FIXTURES SHALL BE LED.
 - BOLLARDS FOR BICYCLE LANE DELINEATION SHALL BE: PEKCO 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

R-11 24"x24"

CENTURY TIRE SEWER SCHEDULE

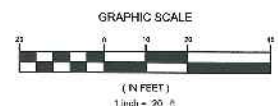
| STRUCTURE | RIM | INV IN | DIR | INV OUT | SUMP | SIZE |
|-----------|-------|--------|-----|---------|------|-------|
| GREASE TR | 10.70 | 5.43 | E | 5.10 | N/A | 1500 |
| SMH 1 | 10.65 | 5.06 | S | 5.00 | N/A | 4" ID |
| | | 5.05 | E | | | |

| 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 |

- 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 01.18.2014.
 - 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: 8,238 SF TOTAL GLA**
- UNIT 1: 2,500 SF
UNIT 2: 1,500 SF
UNIT 3: 4,238 SF
5. PROPOSED TOTAL PARKING SPACES: 62 (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.



| REV | DATE | DESCRIPTION | REV | DATE | DESCRIPTION |
|-----|----------|-------------------------------------|-----|----------|-------------------------------------|
| 11 | 11.02.15 | CONSTRUCTION REVISIONS | 11 | 11.02.15 | CONSTRUCTION REVISIONS |
| 10 | 09.10.15 | REVISED TENANT AREAS - BUILDING B | 10 | 09.10.15 | REVISED TENANT AREAS - BUILDING B |
| 9 | 09.01.15 | REVISED FOR FINAL TRAFFIC COMMENTS | 9 | 09.01.15 | REVISED FOR FINAL TRAFFIC COMMENTS |
| 8 | 05.13.15 | REVISED FOR FINAL CITY COMMENTS | 8 | 05.13.15 | REVISED FOR FINAL CITY COMMENTS |
| 7 | 04.24.15 | ISSUED FOR CONSTRUCTION | 7 | 04.24.15 | ISSUED FOR CONSTRUCTION |
| 6 | 04.10.15 | REVISED PER CITY COMMENTS | 6 | 04.10.15 | REVISED PER CITY COMMENTS |
| 5 | 04.01.15 | REVISED PER CITY COMMENTS | 5 | 04.01.15 | REVISED PER CITY COMMENTS |
| 4 | 03.03.15 | MINOR REVISIONS TO PARKING AND RAMP | 4 | 03.03.15 | MINOR REVISIONS TO PARKING AND RAMP |
| 3 | 02.13.15 | ISSUED FOR CITY PERMIT | 3 | 02.13.15 | ISSUED FOR CITY PERMIT |
| 2 | 12.31.14 | ISSUED FOR CLIENT REVIEW | 2 | 12.31.14 | ISSUED FOR CLIENT REVIEW |
| 1 | 11.25.14 | RELEASED FOR CLIENT REVIEW | 1 | 11.25.14 | RELEASED FOR CLIENT REVIEW |

PROJECT
CENTURY TIRE PLAZA
195 KENNEBEC STREET, PORTLAND, ME

SHEET TITLE
SITE LAYOUT AND UTILITY PLAN

CLIENT
NORTHLAND ENTERPRISES, LLC

DESIGNED BY
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_rev-03-15-2016.dwg
SHEET: C-3.0