

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

EXISTING SEWER SERVICE TO REMAIN

TAP EXISTING 8" WATER MAIN FOR NEW 6" DI SERVICE, PROVIDE GATE VALVE

PROPOSED PYLON SIGN

REPLACE VENTED COVER WITH ROUND CB GRATE NEW RIM EL. 9.75

TAP EXISTING 8" WATER MAIN FOR NEW 6" DI SERVICE

ON-STREET PARALLEL PARKING

FIRE DEPT. CONNECTION

8" WIDE BRICK SIDEWALK PER CITY CODE EXACT LIMITS TO BE REVIEWED BY CITY DPS, TYP

INSTALL SHUTOFF ON EXISTING 2" WATER AND EXTEND TO BLDG

ELECTRICAL, TELEPHONE AND CABLE SERVICE

CONCRETE KNEE WALL WITH RAILING (TYP.)

CONCRETE SIDEWALK

WOOD GUARDRAIL

8FT LONG 36" RAILING

GAS SERVICE INSTALL METER AT FACE OF BUILDING

FENCED SOLID WASTE ENCLOSURE AREA ON CONCRETE PAD SEE DETAIL SHEET 7.1

CONCRETE CURB

LIGHT POLE, TYP

STREET LIGHT, TYP - SEE NOTE

PROPOSED PYLON SIGN

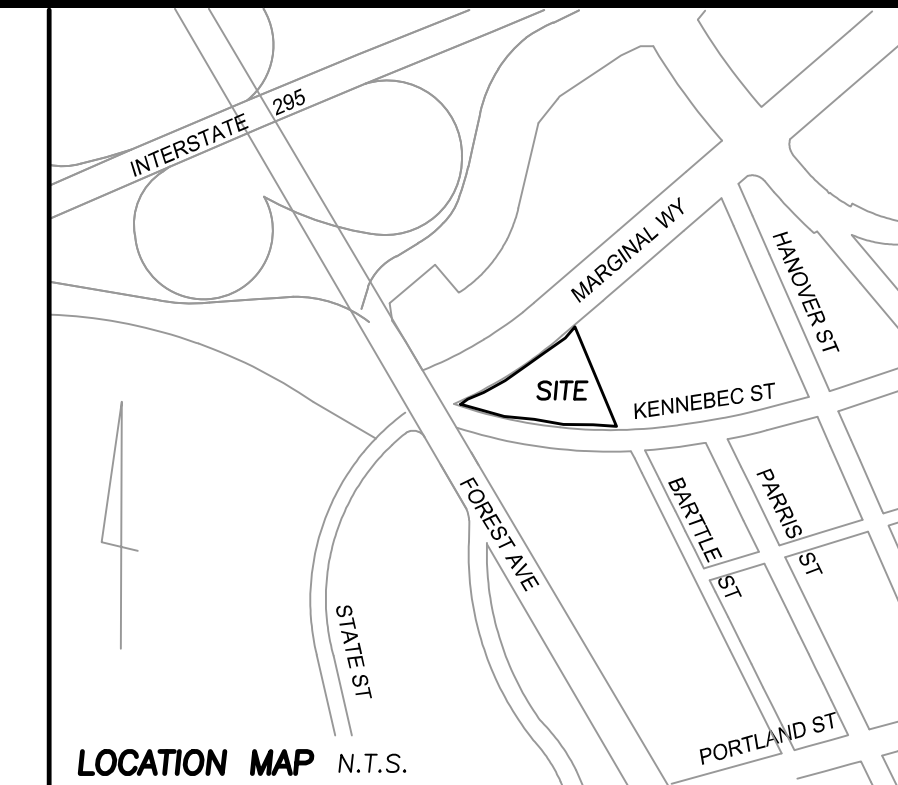
RAMP

NEW CONCRETE SIDEWALK

MATCH EXISTING CURB

GRANITE CURB MEETING CITY STANDARD, TYP IN R.O.W.

CONSTRUCT BITUMINOUS RAMP WITH DETECTABLE WARNING PAVERS



LOCATION MAP N.T.S.

- 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 19'-3" NOMINAL HEIGHT SEE DETAIL X-2C PORTLAND TECHNICAL MANUAL STREET LIGHT FIXTURES SHALL BE LED.
 - 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

R1-1 24"x24" A
 R5-1 30"x30" B
 R7-8 12"x18" C
 R7-8P 12"x4" D
 12" x 18" E
 12" x 18" F
 R5-1B 36" x 24" G
 24"x24" H

CENTURY TIRE SEWER SCHEDULE

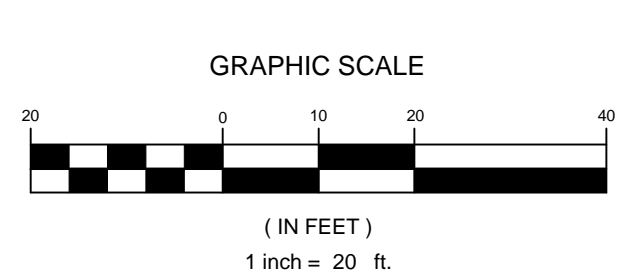
STRUCTURE	RIM	INV IN	DIR	INV OUT	SUMP	SIZE
GREASE TR	10.70	5.43	E	5.10	N/A	1500
SMH 1	10.65	5.06	S	5.00	N/A	4' ID
		5.05	E			
PIPE FROM	PIPE TO	LENGTH	SLOPE	US INV	DS INV	SIZE
BLDG B	GREASE	16	0.017	5.70	5.43	4"PVC
GREASE	SMH1	5	0.01	5.10	5.05	4"PVC
BLDG A	SMH 1	52	0.018	6.00	5.06	6"PVC
SMH 1	WYE	10	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 01.16.2014.
 - 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: 8,239 SF TOTAL GLA
 UNIT 1: 2,500 SF
 UNIT 2: 1,500 SF
 UNIT 3: 4,239 SF
- 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
11	11.02.15	CONSTRUCTION REVISIONS
10	06.10.15	REVISED TENANT AREAS - BUILDING B
9	06.01.15	REVISED FOR FINAL TRAFFIC COMMENTS
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	11.26.14	RELEASED FOR CLIENT REVIEW
REV	DATE	DESCRIPTION
14	07.12.16	RE-ISSUED FOR FINAL REVIEW
13	05.26.16	ISSUED FOR FINAL REVIEW
12	03.16.16	ISSUED 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 ADJ
CHECKED BY ADJ
DATE 11.25.14
SCALE 1" = 20'
JOB NO. SP-M160
FILE NAME: sp-m160_base_rev-03-15-2016.dwg
SHEET C-3.0

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

REVISIONS

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