

CONCRETE AND REPLACE



4.55' WATER SEWER

AND SIGN TO BE RETAINED FOR OWNER'S USE

CONCRETE CURB

18.00' TYP.

R=10'

(4) ARBORVITAE (THUJA SPECIES) 6' HEIGHT, B&B, 6' O.C.

GRASS AREA BETWEEN PARKING LOT AND BACK OF SIDEWALK

CONCRETE SIDEWALK

OF

URB NCE

REDUCE EXISTING OPENING TO 28' WIDE

REMOVE GRANITE BULLNOSE

INSTALL NEW VERTICAL GRANITE CURB WITH 4' TIPDOWN CURB AT ENTRANCE

INSTALL NEW VERTICAL GRANITE CURB

SAW CUT AND REMOVE EXISTING CONCRETE DRIVEWAY APRON IN THIS AREA AND REPLACE WITH 4" LOAM, SEED AND MULCH

REMOVE GRANITE BULLNOSE

DOUBLE-FACED TIMBER GUARDRAIL

3" CALIPER HONEY LOCUST (GLEDITSIA TRIACANTHAS INERMIS "IMPERIAL") OR AS RECOMMENDED BY CITY ARBORIST

FOREST AVENUE

Revision
 CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 9-2-05

WENDALL FLETCHER
 774 4674
 425 FOR AVE

PAVED PUBLIC W
 OF VARIED WIDTH

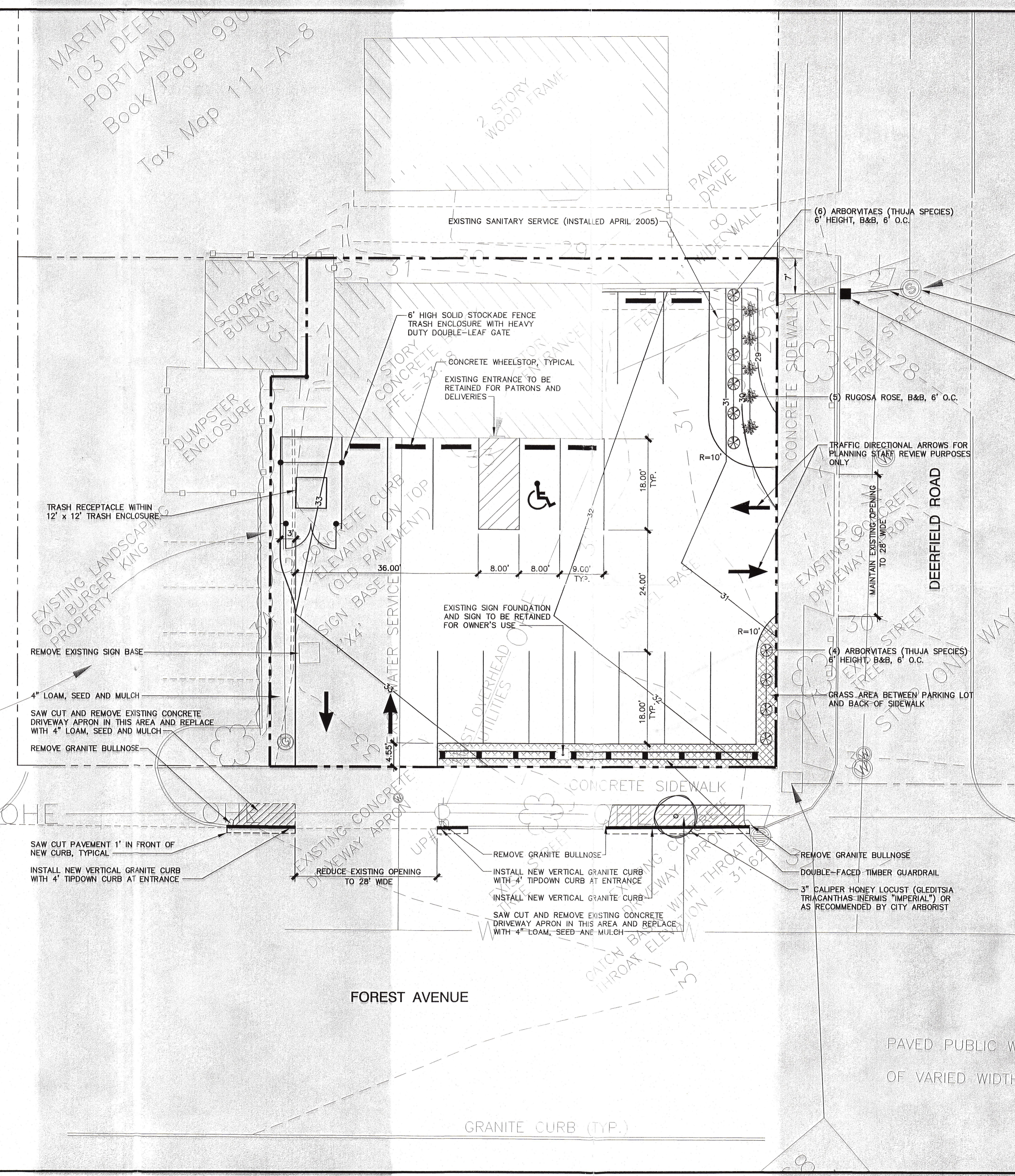
GRANITE CURB (TYP.)



NORTH

MARTIAN
103 DEER
PORTLAND ME
Book/Page 990
Tax Map 111-A-8

SITE BENCHMARK:
RIM OF MANHOLE
ELEVATION = 27.26
CITY OF PORTLAND DATUM
N.G.V.D. 1929



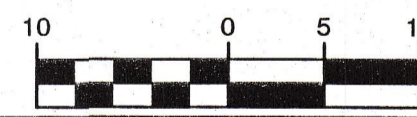
PLAZA LLC
ST
02116
age 14643/82
111-A-16
SM ENTERPRISES LTD
Burger King
Legal 111-A-16
449 FOREST AVE
LEASED LAND

CORE EXISTING MANHOLE ABOVE SHELF. DO NOT CONSTRUCT CHANNEL. INVERT TO BE DETERMINED IN THE FIELD.
12" RCP STORM DRAIN
L=9'
S=MIN 0.01 (TO BE DETERMINED BY CONTRACTOR)
INSTALL NEW 4' PRECAST CONCRETE CATCH BASIN AND GRANITE CURB INLET STONE. RELAY EXISTING STONE FRAME AND COVER. STORM DRAIN PIPE AND ALL OTHER INSTALLED MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY'S REQUIREMENTS SHOWN IN THE TECHNICAL AND DESIGN STANDARDS AND GUIDELINES, INCLUDING BUT NOT LIMITED TO FIGURES II-6, II-7, II-8, II-9, II-10 AND II-11.

APPARENT STREET

DR Copy
CITY OF PORTLAND
SIGNED SITE PLAN
See Dept. Conditions
7-20-05

SCALE
SCALE: HOR 1" = 10'



DEVELOPMENT SUMMARY

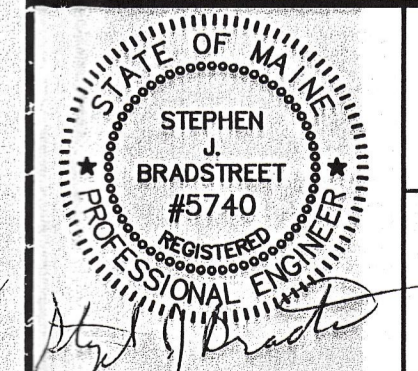
BUILDING AREA	1,590 S.F.
PAVED AREA	6,356 S.F.
VEGETATED AREA	1,880 S.F.
TOTAL LAND AREA	9,826 S.F.

PARKING SPACES REQUIRED*	11
PARKING SPACES PROVIDED	14

*PARKING SPACE REQUIREMENT-1 SPACE PER 150 S.F. OF FLOOR AREA NOT USED FOR STORAGE OR FOOD PREPARATION.

C	SJB	07-13-05	ISSUED FOR: CONDITIONS OF APPROVAL	997_c_c100
B	SJB	06-03-05	ISSUED FOR: PRELIMINARY PLAN APPROVAL	997_b_c100
A	SJB	05-11-05	ISSUED FOR: CONCEPTUAL PLAN APPROVAL	997_c100
REV.	BY	DATE	STATUS	CAD NO.

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WENDALL M. FLETCHER
425 FOREST AVENUE

SITE PLAN

Aquarion Engineering Services
222 St. John Street, Suite 314
Portland, ME 04102
www.aquarion.com

DESIGN BY:	SJB
DRAWN BY:	JAR
CHECKED BY:	SJB
DATE:	05-06-05
JOB NO.:	997
SCALE:	1" = 10'
C-100	SHEET 1 OF 2

425 Forest -
10/20/05
10/20/05
10/20/05