

George Lydick  
Quintel Co.  
P. O. Box 10048  
Portland, ME 04104

Planning Department  
Portland City Hall  
Room 211  
Portland, ME 04101

Re: McDonald's Restaurant  
1208 Forest Ave.

Minor Amendment Request  
(Site Construction Plan--Job # R88-06)

As the licensee of the McDonald's Restaurant at 1208 Forest Ave., I am requesting Administrative Review and approval of a proposed parking lot addition at the rear of our existing parking lot.

Although a more ambitious plan was originally drawn up, I have settled on improving the undeveloped land only to the extent to allow additional parking for customers and employees. I mention the above plan and have attached it because I will be referring to it in the explanation below:

- A. Pink line indicates the present building, curbing, and hot top lines. Lines # 1, 2, 3 will not be changed. Curbing # 4 will be removed to allow parking development beyond.
- B. Structures # 5, 6, 7 will not be built as shown on the plan. Structure # 8 will remain untouched. Structures labelled # 9 will remain unchanged.
- C. Drainage will be provided as indicated by structures marked # 10.
- D. Land will be graded as indicated to give proper drainage.
- E. Parking will be marked by striping as shown.

If you have any questions or would like me to join you in an on--site inspection, please call me at 797-5052 or 797-4820.

Respectfully submitted,

*George Lydick*

STORM RUNOFF CALCULATION SHEET  
for

MCDONALD'S RESTAURANT

FOREST AVENUE

PORTLAND, MAINE

BY: C.F. DAVIS

DATE: 3/16/88

SUMMARY SHEET

1. Runoff calculations prepared for both existing and proposed site conditions at the 2 and 25 year one hour storm recurrence interval have been prepared using the Rational Method.
2. Due to the proposed development; decreases in time of concentration, increases in impervious surface area and increases in runoff volumes/rates are projected. To alleviate the increased runoff volume and rate, a detention tank of 1000 CF storage capacity is proposed. The tank will require a perforated bottom and sidewall to allow for discharge of temporarily stored runoff into the surrounding soil. For the 2 year frequency storm, the storage capacity of the tank exceeds the anticipated volume of runoff.
3. For the 25 year storm, the tank capacity is insufficient to eliminate runoff contributions entirely from the site into the downstream drainage ditch. The effect of the storage tank then serves to provide detention prior to release of runoff. The runoff volume discharged is approximately the same as for pre-development site conditions.
4. Peak Runoff discharge rates for the various conditions of analysis:  
EXISTING CONDITIONS: Q (2 Yr): 0.27 CFS Q (25 Yr): 0.585 CFS  
PROPOSED CONDITIONS: Q (2 Yr): 0 CFS\* Q (25 Yr): 1.44 CFS\*  
(\* Effects of temporary storage reflected in discharge rates)
5. The proposed 12" outlet from the tank towards the ditch at the rear of the property is sloped at  $s=0.02$  ft/ft and has a discharge velocity of 6.4 fps and capacity of 5 CFS.
6. At a point where maximum storage capacity below the outlet is exhausted, the peak runoff rate from the developed site for the 25 year storm is 1.44 CFS (having been reduced from a peak inflow rate of 1.844 Cfs). This rate is still 0.855 CFS greater than the existing condition rate of 0.585 CFS. Should requirements dictate a need to reduce the runoff discharge further; a plate/orifice type restricted outlet can be installed at the inlet opening of the proposed 12" outlet pipe. An orifice diameter of 4" located 2.0' below the rim of the catch basin will restrict the outflow to a discharge of approximately 0.6 CFS. The provision for additional storage capacity is then provided above the outlet within the tank and at the surface of the parking area to elevation 108 +/- . The required storage capacity additional to that already provided is approximately 400 CF.

INDIVIDUAL INLET OR AREA DESIGNATION (FROM PLANS)

WATERSHED AREA CHARACTERISTICS	EXISTING 2 YR STORM	EXISTING 25 YR. STORM		PROPOSED 2 YR STORM	PROPOSED 25 YR STORM
TOTAL CONTRIBUTING AREA (SF)	17088 SF			16872 SF	
HEAVILY WOODED OR DENSE GRASS SURFACE (SF) C = _____	0			0	
LANDSCAPED OR AVERAGE GRASS COVERED SURFACE (SF) C = <u>.30</u>	14,748 SF			3,904 SF	
BARE GROUND W/OUT VEGETATED COVER OR GRAVEL SURFACE (SF) C = _____	0			0	
BITUMINOUS PAVEMENT, WALKS AND ROOF SURFACE (SF) C = <u>.90</u>	2,340 SF			12,968 SF	
TOTAL RUNOFF AREA "AC" (SF)	6,530 SF			12,842 SF	
COMPOSITE RUNOFF COEFFICIENT "C" (FOR WATERSHED DESIGNATED)	.38			.76	
TOTAL RUNOFF AREA "AC" (ACRES)	.15 ACRE			.295 ACRE	
OVERLAND FLOW DISTANCE (FT)	200' ±			140' ±	
ELEVATION DIFFERENTIAL (FT)	11' ±			5' ±	
AVERAGE SLOPE ALONG TRAVEL PATH "S" (FT/FT)	.055			.036	
ROUGHNESS COEFFICIENT "n"	.40			.033	
TIME OF CONCENTRATION "tc-1" (MINS)	20 MINS			3.5 MINS TO NEW CB AND STORAGE TANK (SAY 5 MINS.)	
CHANNEL FLOW DISTANCE (FT)	—				
CHANNEL SLOPE "S" (FT/FT)	—				
ROUGHNESS COEFFICIENT "n"	—				
TIME OF CONCENTRATION "tc-2" (CHANNEL FLOW TIME) (MINS)	—				
TOTAL TIME OF CONCENTRATION "Tc" (MINS)	20 MINS			5 MINS	
RAINFALL INTENSITY "i" AT "Tc" (INCHES/HR)	1.8"/HR	3.9"/HR.		3.5"/HR.	6.25"/HR
PEAK RUNOFF RATE "Q" (CFS)	.27 CFS	.585 CFS		1.033 CFS	1.844 CFS
TOTAL RUNOFF VOLUME (CF)	435 CF	1088 CF		856 CF	2140 CF
TIME OF TOTAL RUNOFF DISTRIBUTION (MINS)	53.7 MINS	62 MINS		27.6 MINS	38.68 MINS.

STORM DRAINAGE CALCULATIONS for:

MCDONALD'S RESTAURANT  
FOREST AVENUE  
PORTLAND, MAINE

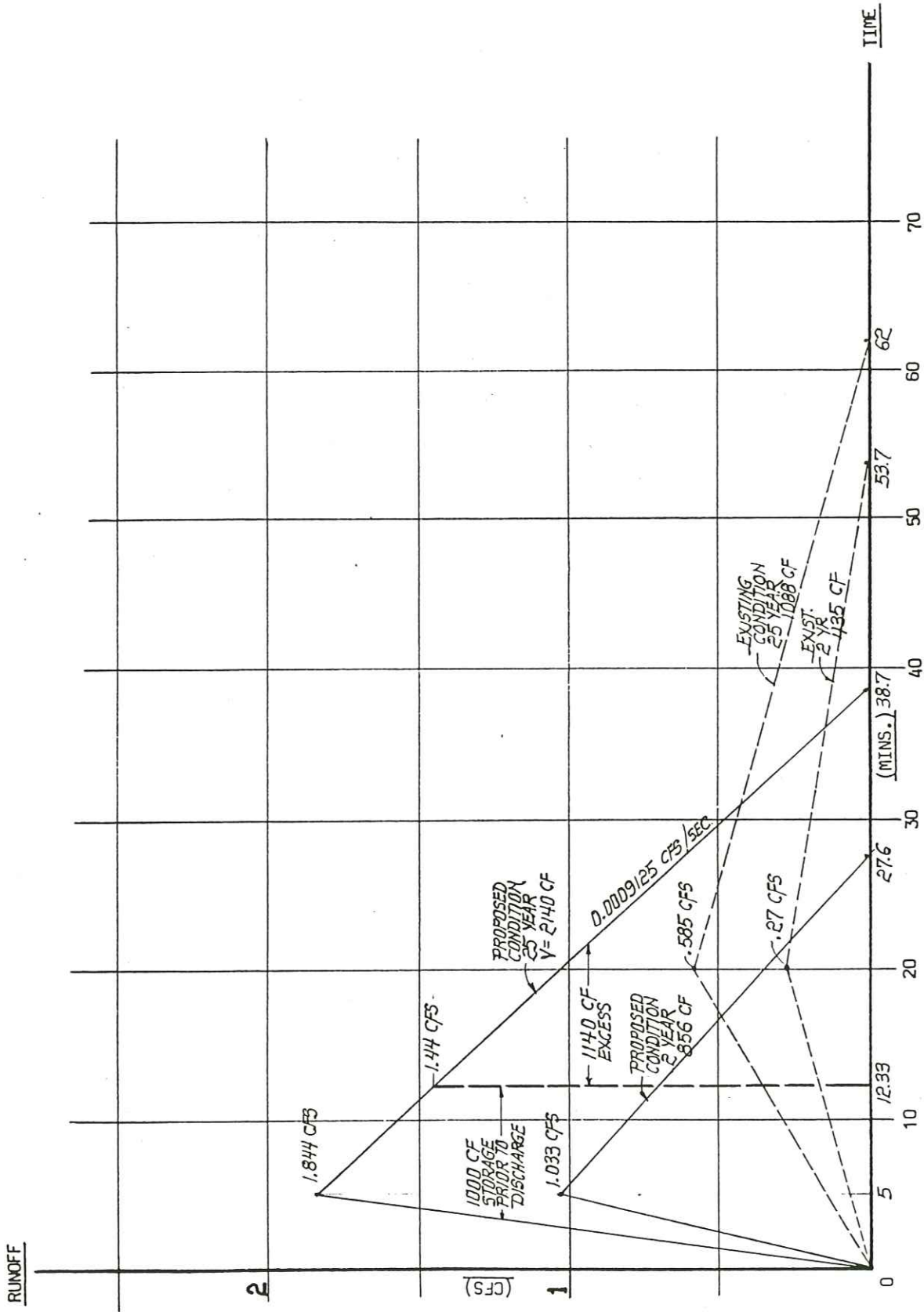
BY: C.F. DAVIS

DATE: 3/16/88

NOTES:

1. RAINFALL INTENSITIES AND RUNOFF COEFFICIENTS ARE BASED ON A DESIGN RAINFALL OF \* " OF ONE HOUR DURATION, \* YEAR STORM.

\* 2 YR. ONE HOUR STORM: 0.8"; 25 YR: 2.0"



BY: C.F. DAVIS

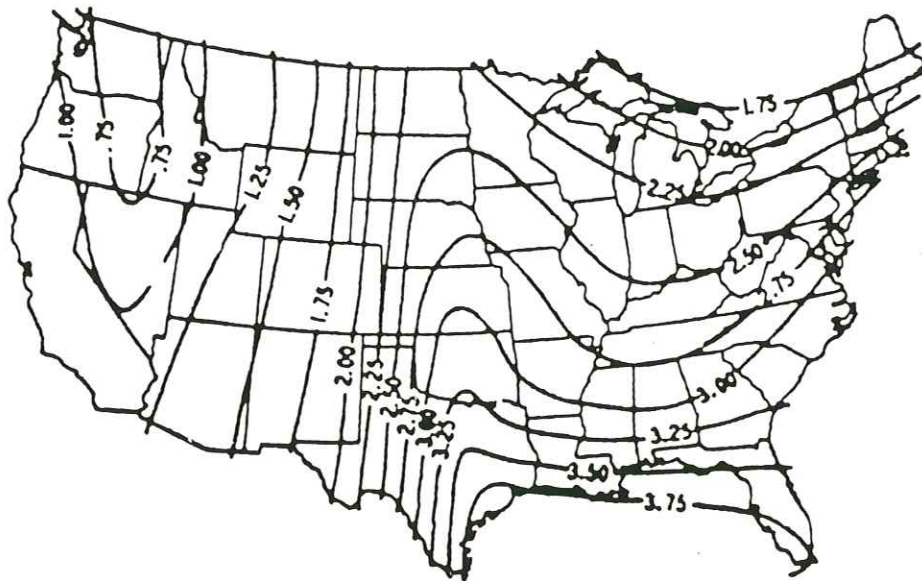
DATE: 3/6/88

NOTES:

STORM DRAINAGE CALCULATIONS for:  
MCDONALD'S RESTAURANT  
FOREST AVENUE, PORTLAND, MAINE



1 HOUR 2 YEARS



1 HOUR 25 YEARS

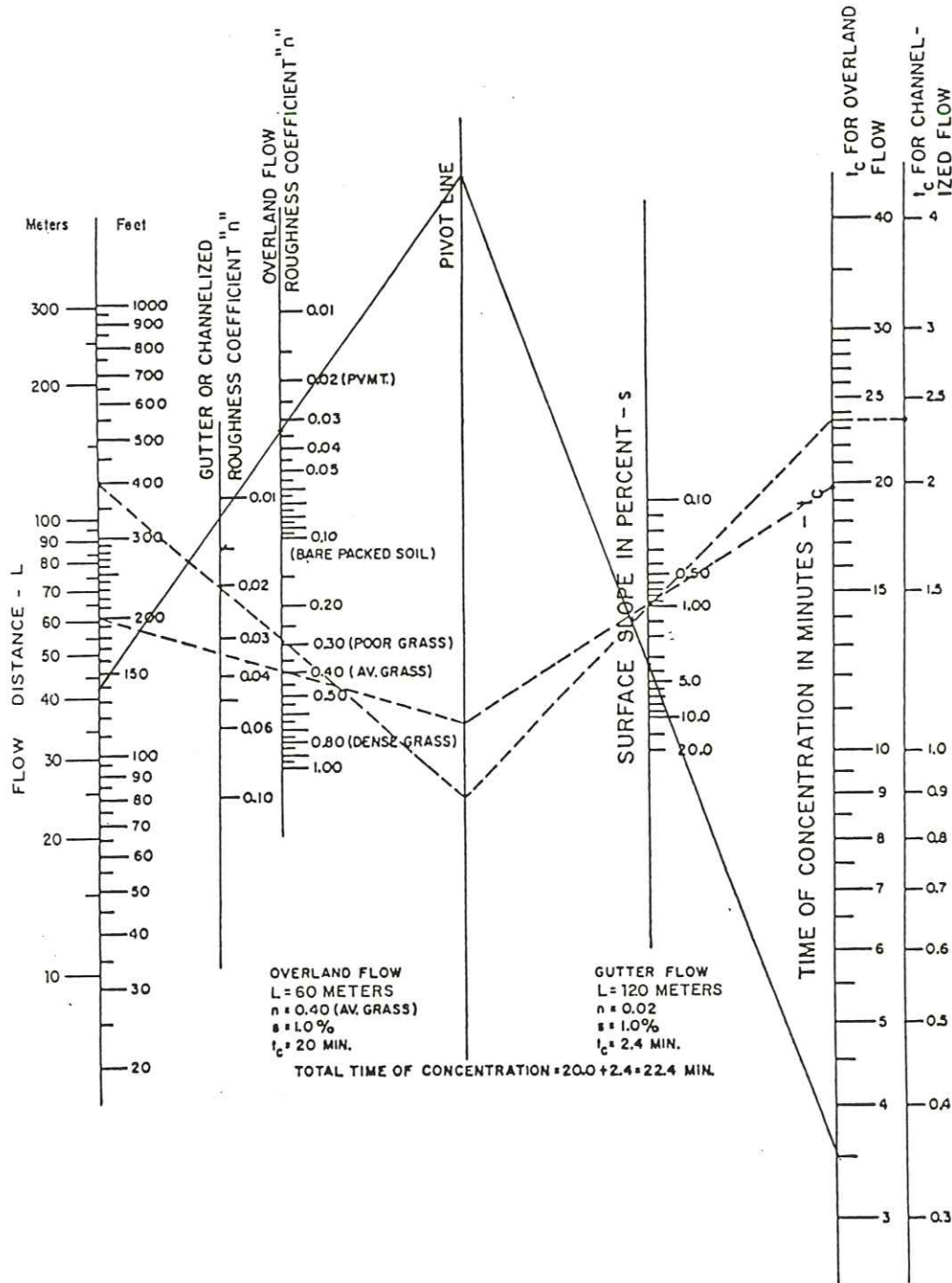


Figure 6.1 Nomograph for time of concentration.

# DRAINAGE — RUNOFF — I



FIG. A. — ONE-HOUR RAINFALL, IN INCHES, TO BE EXPECTED ONCE IN 2 YEARS.



FIG. B. — ONE-HOUR RAINFALL, IN INCHES, TO BE EXPECTED ONCE IN 10 YEARS.

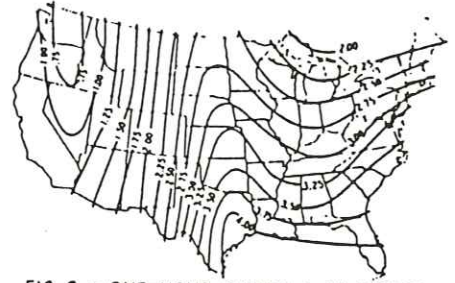


FIG. C. — ONE-HOUR RAINFALL, IN INCHES, TO BE EXPECTED ONCE IN 50 YEARS.

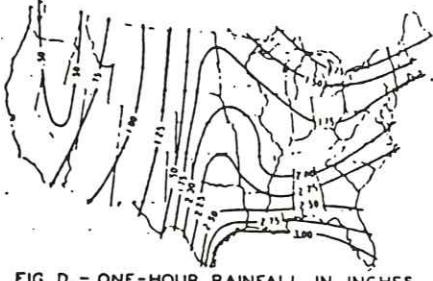


FIG. D. — ONE-HOUR RAINFALL, IN INCHES, TO BE EXPECTED ONCE IN 5 YEARS.



FIG. E. — ONE-HOUR RAINFALL, IN INCHES, TO BE EXPECTED ONCE IN 25 YEARS.

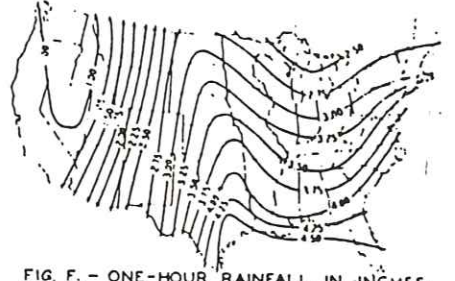


FIG. F. — ONE-HOUR RAINFALL, IN INCHES, TO BE EXPECTED ONCE IN 100 YEARS.

## COMPUTATION OF $i$ IN RATIONAL FORMULA.

EXAMPLE: Assume expectancy period = 5 years. See Fig. D, assume locality, find 1 hour intensity = 1.75 in. per hour.

## FIG. G-INTENSITY EXPECTATION FOR ONE-HOUR RAINFALL.

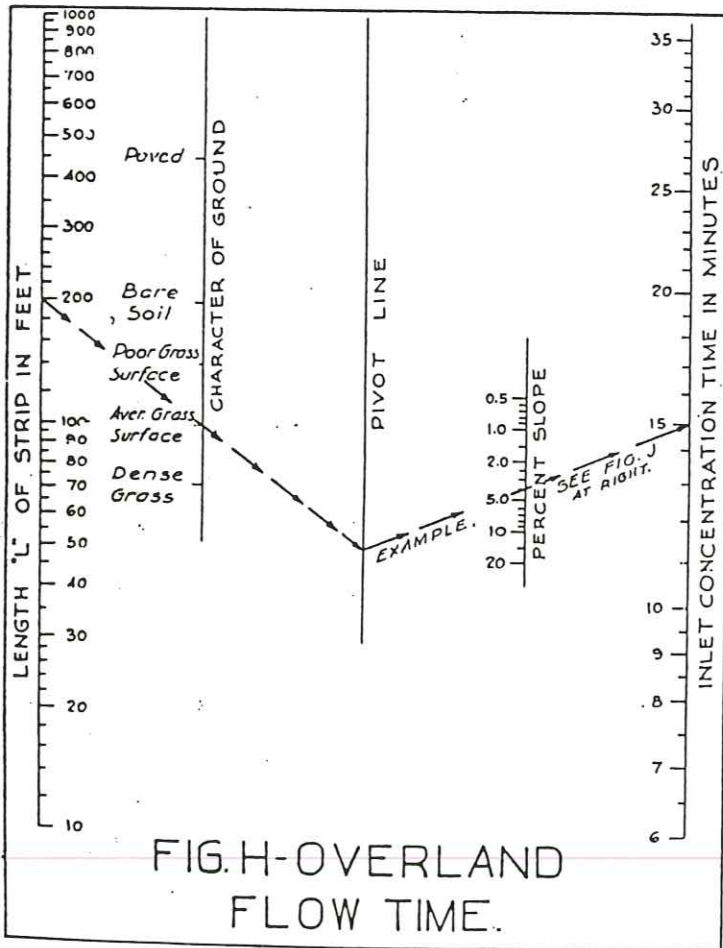


FIG. H-OVERLAND FLOW TIME.

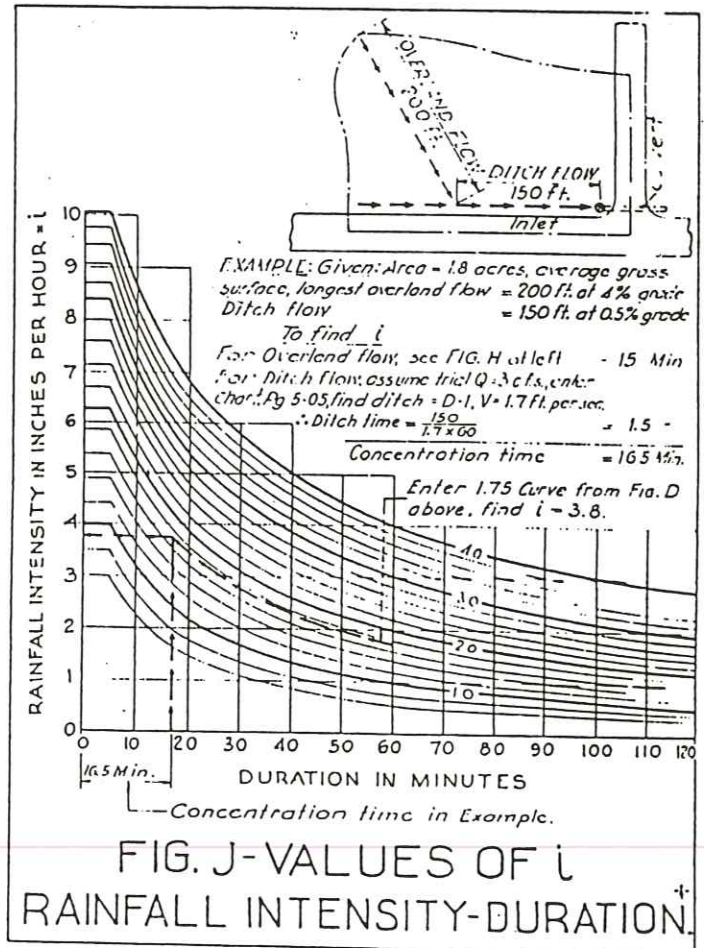
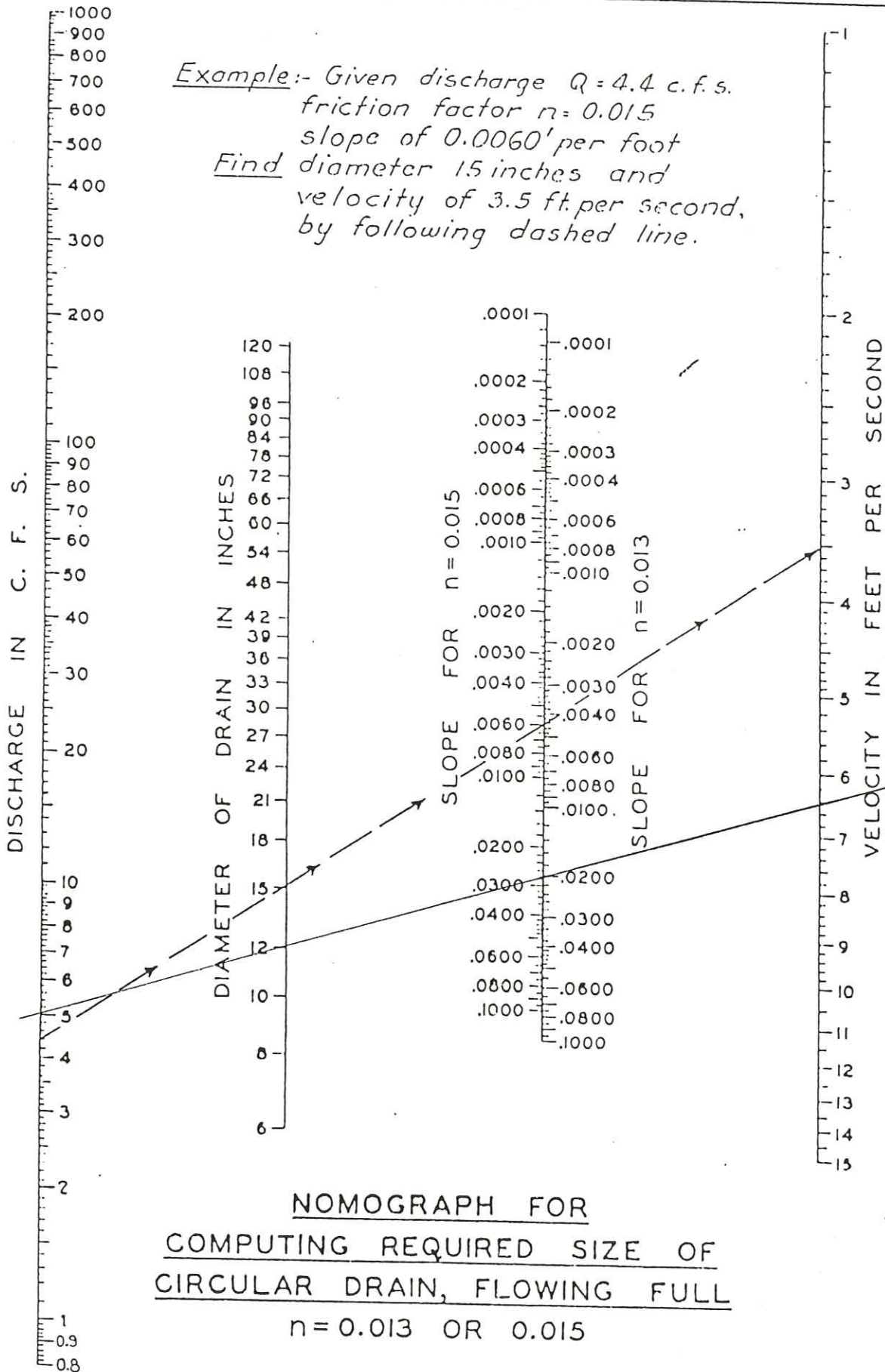


FIG. J-VALUES OF  $i$  RAINFALL INTENSITY-DURATION.

\* Reproduced from Miscellaneous Publication NO. 204, U.S. Dept. of Agriculture, by David L. Yarnell.  
 † Adopted from Engineering Manual of the War Department, Part VIII Chap. I, Dec. 45

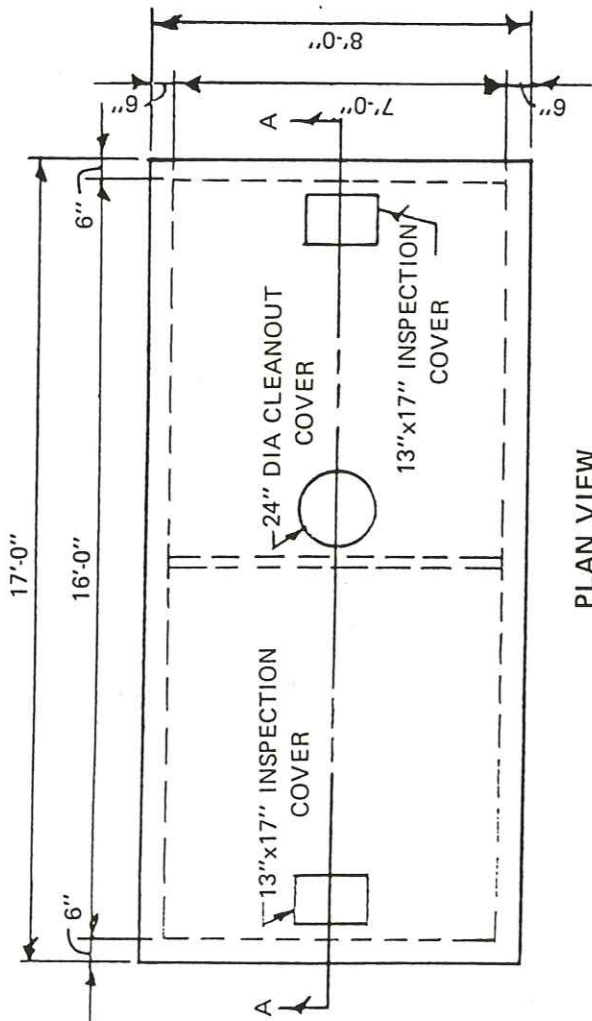
# DRAINAGE & SEWERAGE-HYDRAULIC COMPUTATIONS-4

Example:- Given discharge  $Q = 4.4$  c.f.s.  
 friction factor  $n = 0.015$   
 slope of  $0.0060'$  per foot  
Find diameter 15 inches and  
 velocity of 3.5 ft. per second,  
 by following dashed line.

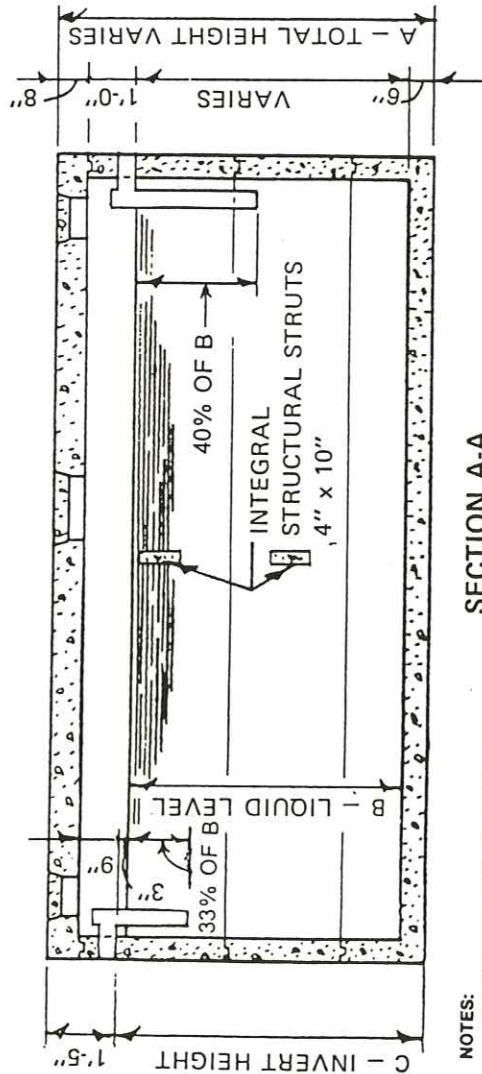




# 100 SERIES COMMERCIAL SEPTIC TANKS



PLAN VIEW



SECTION C-A

- NOTES:
- 1) CONCRETE: 4,000 PSI AFTER 28 DAYS.
  - 2) PVC INLET AND OUTLET TEES CAST IN.
  - 3) IF TANK PIPING IS LARGER THAN 6", INVERT HEIGHT WILL HAVE TO BE ADJUSTED.
  - 4) DOUBLE OUTLET TEES OR A CONCRETE OUTLET BAFFLE IS AVAILABLE TO REDUCE THE OUTLET VELOCITY.
  - 5) TONGUE & GROOVE JOINTS WITH ASPHALTIC BUTYL RUBBER SEALANT.

SCALE: 1/4" = 1'-0"

ITEM NO.	GALLONS	A	B	C	WEIGHT
120	2,500	5'-4 <sup>3</sup> / <sub>4</sub> "	3'-2 <sup>3</sup> / <sub>4</sub> "	3'-11 <sup>3</sup> / <sub>4</sub> "	40,100 lbs.
121	3,000	6'-0"	3'-10"	4'-7"	42,400 lbs.
122	4,000	7'-2 <sup>1</sup> / <sub>2</sub> "	5'-0 <sup>1</sup> / <sub>2</sub> "	5'-9 <sup>1</sup> / <sub>2</sub> "	47,100 lbs.
123	4,500	7'-9 <sup>1</sup> / <sub>4</sub> "	5'-7 <sup>3</sup> / <sub>4</sub> "	6'-4 <sup>3</sup> / <sub>4</sub> "	49,300 lbs.
124	5,000	8'-5"	6'-3"	7'-0"	51,500 lbs.
125	5,500	9'-0 <sup>1</sup> / <sub>4</sub> "	6'-10 <sup>1</sup> / <sub>4</sub> "	7'-7 <sup>1</sup> / <sub>4</sub> "	53,600 lbs.
126	6,000	9'-7 <sup>1</sup> / <sub>2</sub> "	7'-5 <sup>1</sup> / <sub>2</sub> "	8'-2 <sup>1</sup> / <sub>2</sub> "	55,900 lbs.
127	6,500	10'-2 <sup>3</sup> / <sub>4</sub> "	8'-0 <sup>3</sup> / <sub>4</sub> "	8'-9 <sup>3</sup> / <sub>4</sub> "	58,400 lbs.
128	7,000	10'-10"	8'-8"	9'-5"	60,600 lbs.
129	7,500	11'-5 <sup>1</sup> / <sub>4</sub> "	9'-3 <sup>1</sup> / <sub>4</sub> "	10'-0 <sup>1</sup> / <sub>4</sub> "	62,800 lbs.
129A	8,000	12'-0 <sup>1</sup> / <sub>2</sub> "	9'-10 <sup>1</sup> / <sub>2</sub> "	10'-7 <sup>1</sup> / <sub>2</sub> "	65,100 lbs.

## REINFORCING SCHEDULE FOR 100, 200 & 300 SERIES COMMERCIAL SEPTIC TANKS

STANDARD COVER - H10 WHEEL LOADING  
 NO. 4's @ 6" O.C. TRANSVERSLY  
 NO. 4's @ 12" O.C. LONGITUDINALLY  
 HEAVY DUTY COVER - H20 WHEEL LOADING  
 NO. 6's @ 6" O.C. TRANSVERSLY  
 NO. 6's @ 9" O.C. LONGITUDINALLY  
 BASE - NO. 4's @ 6" O.C. TRANSVERSLY  
 NO. 4's @ 12" O.C. LONGITUDINALLY  
 SIDES - NO. 4's @ 8" O.C. HORIZONTALLY  
 NO. 4's @ 12" O.C. VERTICALLY  
 STRUTS - 2 - NO. 5's

STEEL REINFORCEMENT PER A.S.T.M.  
 SPEC A-15-57T. fy = 40,000 PSI.

**CITY OF PORTLAND, MAINE**  
**M E M O R A N D U M**

**TO:** Warren J. Turner, Zoning Enforcement Inspector

**FROM:** Maureen O'Meara, Planner

**DATE:** May 11, 1988

**SUBJECT:** MacDonald's, Forest Avenue

To keep you up-to-date, I spoke with George Lydick, owner of the MacDonalds on Forest Avenue. He will be bringing into the Planning office six plans and a letter describing the revisions he is proposing. Once the site plan revision review is complete, I will write a letter to Mr. Lydick informing him of the revision approval. I will copy you on this letter and submit a plan that has been stamped approved by the Planning Department to the Building Inspection Department.

Enclosed please find your materials on the MacDonald's plan, which you will need once the planning review is complete.

/ksc

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief of Inspection Services  
Kevin Carroll, Code Enforcement Officer

## MacDonald's

- Not building whole plan
- will only build as indicated w/ pink marker
- Need landscaping for new pkg area?
- how does drainage?
- " circulation look? deleting islands.
- **NEED DRAINAGE CALLS/DESIGN.**
- **ITEMIZED NARRATIVE OF REVISIONS & IMPROVEMENTS.**

- Preserve lilacs
- = island w/ plantings
- = landscaping
- afraid water will backup from swale  
prove it works.

**CITY OF PORTLAND, MAINE**  
**MEMORANDUM**

**TO:** Joseph E. Gray, Jr., Director, Planning & Urban Development  
**FROM:** Warren J. Turner, Zoning Enforcement Inspector *Warren J. Turner* **DATE:** May 2, 1988  
**SUBJECT:** Proposed Expansion of Parking Lot for MacDonald's at Morrill's Corner

The attached site plan shows that parking for MacDonald's on Forest Avenue at Morrill's Corner is being expanded to include an additional triangular area for parking of 8 or 9 cars at the westerly corner of the site. This minor site plan revision has been approved by Bill Bray and Bob Roy before Bob left Public Works.

Can this minor addition to the site plan be approved by the Planning Director as a minor minor site plan revision? Please return the attached materials with your decision?

cc: P. Samuel Hoffses, Chief, Inspection Services  
Kevin Carroll, Code Enforcement Officer

*Aley*  
*Assigned to*  
*Someone*



DeLUCA HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775 1121  
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

August 7, 1997

Ms. Marge Schmuckal, Asst. Chief  
Inspection Services  
City Hall  
Portland, ME 04101

**Subject: McDonald's - 1208 Forest Avenue  
Playplace Addition  
Application for Site Plan Review**



Dear Ms. Schmuckal:

On behalf of McDonald's Corporation, DeLuca-Hoffman Associates, Inc. is pleased to make this submission for site plan review for the planned addition of a playplace and parking expansion for the Forest Avenue McDonald's. The existing building will remain in its current condition. The proposed facility and project improvements will consists of the following:

- Addition of a 1400 s.f. enclosed playplace on the front of the building.
- Construction of 22 new parking spaces for a total of 64 spaces on the lot.

These elements as well as other aspects of the proposed project are described in detail in the following paragraphs and attachments.

### **Zoning**

The front portion of the site is located in the B-2 district in which a drive-thru restaurant is a conditional use. Since the site is currently operated as a McDonald's Restaurant, the need for conditional use approval is not anticipated.

The back portion of the site is located in the I-Ma district in which the existing restaurant and parking is permitted.

The proposed site layout meets the space and bulk regulations for the B-2 and I-Ma districts. The space and bulk regulations are identified on Sheet C-1 of the plan set.

### **Hours of Operation**

The restaurant will continue to operate under its present hours which are 6 am - 1 am Wednesday through Saturday and 6 am - 12 midnight Sunday through Tuesday.

Ms. Marge Schmuckal  
August 7, 1997  
Page 2

**Lighting**

Existing parking lot lighting will be maintained. One additional light will be added at the rear of the new parking area as shown on Sheet C-1.

**Plans**

A complete set of plans detailing the proposed site work are included with this application. The drawings include: Site and Utility Plan; Grading and Erosion Control Plan; and Details. Architectural floor plan and elevations for the building expansion are provided under separate cover.

The following information is attached in support of this application:

- Written Statement.
- Property Deed.

An application fee of \$300 is provided under separate cover and seven sets of the application materials are enclosed for your use. We look forward to staff review of this project as soon as scheduling permits. If you have any questions or require additional information, please contact me.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Peter A. Hedrich, P.E.  
Project Engineer

PAH/sq/JN1579/sch8-7

Enclosures

c: Dave Pagel, McDonald's Corp.  
George Lydick, Quintel Company

**McDONALD'S CORPORATION  
PLAYPLACE ADDITION - 1208 FOREST AVENUE  
WRITTEN STATEMENT**

Element:

1. *A description of the proposed uses to be located on the site, including quantity and type of residential units, if any.*

Response:

1. The proposed use consists of the addition of a 1,400 square foot enclosed Playplace on the front of the existing McDonald's Restaurant with drive-thru. The current McDonald's Restaurant operation will not change. Additionally, the parking lot will be expanded by 22 spaces to the rear to provide a total of 64 parking spaces on the site.

Element:

2. *The total land area of the site and the total floor area and ground coverage of each proposed building and structure.*

Response:

2. The total area of the lot is 61,242 s.f. The existing restaurant is 3,814 s.f. The existing utility building and freezer are 512 s.f. total. The Playplace expansion will be 1,400 s.f. resulting in a total of 5,726 s.f. of building coverage on the lot.

Element:

3. *General summary of existing and proposed easements or other burdens now existing or to be placed on the property.*

Response:

3. There are no existing or proposed easements or other burdens known to be associated with the site.

Element:

4. *The types and estimated quantities of solid waste to be generated by the development.*

Response:

4. Existing solid waste generation will not change from the present level of approximately 6-8 cubic yards per week of cardboard which will be recycled as well as food and packaging waste.

Element:

5. *Evidence of the availability of off-site facilities including sewer, water and streets.*

Response:

5. The site is currently developed with a McDonald's Restaurant with public water and sewer service. The intensity of the use will not change significantly as a result of the Playplace addition. The existing utility services will not change.

Element:

6. *A narrative describing the existing surface drainage on the site and a stormwater management plan indicating measures which will be taken to control surface water runoff.*

Response:

6. Stormwater from the developed portions of the site currently drains to a single catch basin located in the parking lot near the southeast corner of the site. This connects to the combined sewer system in Forest Avenue via a 12" drain line. The proposed improvements in areas which currently sheet flow off the site to the railroad tracks have been graded to surface drain into the site to the existing catch basin.

The proposed improvements result in a net increase to impervious area of approximately 7,100 square feet, most of which area did not previously drain into the existing catch basin. For a C-factor of 0.9 and a 10 year 24-hour rainfall event of 4.7 inches, the peak discharge to the catch basin will be increased by approximately 0.7 cubic feet per second.

Element:

7. *A construction plan outlining the anticipated sequence of construction of the major aspects of the proposed project, including without limitation roads, retention basins, sewer lines, seeding and other erosion control measures, and pollution abatement measures, and also setting forth the approximate dates for commencement and completion of the project.*

Response:

7. The proposed Playplace and parking lot construction will occur simultaneously on the site in a manner which will not interfere with present operation of the restaurant. Silt fence will be placed along the limits of parking lot construction as shown on Sheet C-2.

Construction is anticipated to commence in September 1997 and be completed in November 1997.

Element:

8. *A list of all state and federal regulatory approvals to which the development may be subject, the status of any pending applications, and the anticipated time frame for obtaining such permits or that a determination of no jurisdiction from the agency will be requested.*



Response:

8. This project will not require state or federal regulatory approvals. The site is currently operating as a conditional use permit for a drive-thru restaurant.

Element:

9. *Evidence of financial and technical capacity to undertake and complete the development including, but not limited to, a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved, if requested to do so.*

Response:

9. This project will be constructed by McDonald's Corporation as part of the capital improvement budget for 1997. The ability of McDonald's Corporation to construct and operate their facilities is well documented.

Element:

10. *Evidence of the applicant's title, right, or interest in the property, including without limitation deeds, leases, purchase options or any other documentation.*

Response:

10. McDonald's Corporation owns the site. A copy of the deed is attached.

Element:

11. *A narrative describing any unusual natural areas, wildlife and fisheries habitats, or archeological sites located on or near the project site and a description of the methods that will be used to protect such areas or sites.*

Response:

11. There are no environmentally sensitive areas associated with the property. There are also no apparent archaeological sites associated with the project.

McDONNELL'S LOT

4736/3

SAME AS JORDAN PLAN 1543

Know all Men by these Presents, .. 3

That We, Carlton A. Kemp and Iva D. Kemp, of 280 Clifton Street, City of Portland, County of Cumberland and State of Maine,

in consideration of One Dollar and other considerations

paid by McDonald's Corporation, McDonald's Plaza, City of Oak Brook, County of DuPage and State of Illinois

the receipt whereof WE do hereby acknowledge, do hereby remise,

release, bargain, sell and convey and forever quit-claim unto the said

McDonald's Corporation, McDonald's Plaza, City of Oak Brook, County of DuPage and State of Illinois'

SUCCESSORS AND ASSIGNS  
ITS ~~HEIRS AND ASSIGNS~~ forever,

A certain lot or parcel of land together with the buildings and improvements thereon situated on the Westerly sideline of Forest Avenue at Morrilla Corner, in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at a spike marking the intersection of the Westerly sideline of Forest Avenue with the Northerly sideline of land of the Portland Terminal Company;

Thence by land of the Portland Terminal Company on the following described courses:

Thence Westerly on a curve to the left having a radius of 1323.07

feet, 193.99 feet when measured on the arc thereof to an iron;

Thence N 80° 44' W 63.19 feet to an iron;

Thence N 68° 21' 35" W 235.66 feet to an iron;

Thence N 63° 22' E by land of said Portland Terminal Company and land of Southworth Machine Company, 114.57 feet to an iron;

Thence by land of Christine N. Jensen on the following described courses:

N 64° 01' 13" E 75.20 feet to an iron;

Thence by the remains of an old wire fence S 46° 00' 20" E 77.55 feet to an iron;

Thence N 49° 22' 10" E 139.92 feet to an iron and the Westerly sideline of Forest Avenue;

Thence by the Westerly sideline of Forest Avenue on the following described courses;

S 41° 07' E 148.43 feet to a spike;

Thence on a curve to the right having a radius of 159.88 feet;

105.94 feet when measured on the arc thereof to a spike;

Thence S 3° 09' E 56.00 feet to the point of beginning.

Said above described courses are magnetic and of the date 1944.

Said above described parcel contains 61,242 square feet.

Title references to the above land are by deed of Adam W. and Helen L. Wilson to Carlton A. Kemp and Iva D. Kemp, dated May 30, 1973 and recorded in Cumberland County Registry of Deeds in Book 3692, Page 116 also deed of Richard A. Davis to Carlton A. Kemp and Iva D. Kemp, dated November 21, 1972 and recorded in said Registry in Book 3329, Page 228.

And we do covenant that we, Carlton A. Kemp and Iva D. Kemp shall and will Warrant and Forever Defend the same to the said Grantees, their heirs and assigns, and the survivor of them and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons claiming by, through or under the said Carlton A. Kemp and Iva, D. Kemp.

Us here and to hold the same, together with all the privileges and appurtenances thereunto belonging to Them the said McDonald's Corporation

And their Successors and assigns forever.

In Witness Whereof, I the said Carlton A. Kemp

and

Iva D. Kemp

wife now of the said

Carlton A. Kemp

joining in this deed as Grantors, and relinquishing and conveying their rights by descent and all other rights in the above

described premises have hereunto set their hands and seals this

3rd day of February

in the year of our Lord

one thousand nine hundred and eighty-one.

Signed, Sealed and Witnessed in presence of

Michael J. Butts  
for both

Carlton A. Kemp  
Iva D. Kemp

State of Maine, Cumberland } ss.

February 3 1981

Personally appeared the above named

Carlton A. Kemp and Iva D. Kemp

and acknowledged the above instrument to be their free act and deed.

FEB 3 1981

Before me Michael J. Butts  
Justice of the Peace  
Notary Public

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE  
Received at 4 26 PM, and recorded in

BOOK 4736 PAGE 3 [Signature] Registrar

Attorney at Law



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number \_\_\_\_\_

Quintel Co.  
Applicant  
P.O. Box 10048, Portland, ME 04104  
Applicant's Mailing Address  
George Lydick  
Consultant/Agent  
797-4820 781-4131  
Applicant or Agent Daytime Telephone, Fax

8/8/97  
Application Date  
McDonalds  
Project Name/Description

1208 Forest Ave  
Address of Proposed Site  
293-A-006  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  New Building  Building Addition  Change Of Use  Residential  Other (specify) Play Place

Proposed Building square Feet or # of Units 61,242 Sq Ft Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \$239.99 Date: 8/8/97

**DRC Approval Status:**

Reviewer Jim Seymour

Approved  Approved w/Conditions see attached  Denied  
 Approval Date 9/25/97 Approval Expiration 9/25/98 Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance Jim Seymour 10/2/97  
 signature date

**Performance Guarantee**  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>10/2/97</u> date	<u>\$10,585.00</u> amount	_____ expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>9/17/97</u> date	<u>\$300.00</u> amount	
<input type="checkbox"/> Building Permit	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	



# Acadia Insurance®

## PERFORMANCE BOND

Bond No. BSA0503078

KNOW ALL MEN BY THESE PRESENTS, that ALLIANCE CONSTRUCTION, INC.  
160 PLEASANT HILL ROAD  
SCARBOROUGH, ME 04074

as principal, hereinafter called Contractor, and, Acadia Insurance Company, of Westbrook, Maine, a corporation duly organized under the laws of the State of Maine, as Surety, hereinafter called Surety, are held and firmly bound unto

CITY OF PORTLAND  
389 CONGRESS STREET  
ROOM 103  
PORTLAND, ME 04101

as Obligee, hereinafter called Owner, in the amount of Dollars (\$ 10,585.00 ), for the payment whereof Contractor and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Contractor has by written agreement dated SEPTEMBER 29, 19, 97 entered into a contract with Owner for SITE WORK IN CONNECTION WITH 1208 FOREST AVENUE (MORRILL'S CORNER) PORTLAND, MAINE

which contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if Contractor shall perform all the terms and conditions of said Contract, then this obligation shall be null and void; otherwise it shall remain in full force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims shall in no event exceed the penal amount of this obligation as herein stated. No right of action shall accrue on this bond to or for the use of any person or corporation other than the Owner named herein or the heirs, executors, administrators or successors of the Owner.

Signed and sealed this 29TH day of SEPTEMBER 19, 97

Adria M. Travieso  
(Witness)

ALLIANCE CONSTRUCTION, INC.  
(Principal)  
Bryan M. Johnson President  
(Title)

Sharon K. Martel  
(Witness)

Acadia Insurance Company (seal)  
By: A.G. Abbott  
(Attorney-in-Fact) A.G. ABBOTT

POWER OF ATTORNEY  
ACADIA INSURANCE COMPANY  
Westbrook, Maine

WARNING: THIS POWER INVALID IF NOT PRINTED ON GREEN BACKGROUND WITH GREEN BORDER

KNOW ALL MEN BY THESE PRESENTS: that Acadia Insurance Company, a stock insurance company organized under the laws of the State of Maine, having its principal office in the City of Westbrook, Maine (the "Company"), does hereby make, constitute and appoint

A.G. Abbott

individually its true and lawful Attorney-in-Fact, with the power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf, as surety, any and all bonds, recognizances, stipulations, and suretyship undertakings and obligations of all kinds, excluding, however, any bonds or undertakings guaranteeing payment of loans, notes or other evidences of indebtedness or the interest thereon, and all such bonds, recognizances, stipulations or undertakings or obligations executed and delivered under authority of this Power of Attorney shall constitute valid and binding legal obligations of the Company.

Acadia Insurance Company further certifies that this Power of Attorney is granted and is executed and sealed under and by authority of the following resolutions adopted by the Board of Directors of Acadia Insurance at a meeting duly called and held on the 1st day of December 1993, to wit:

**RESOLVED:** That any one of the president, executive vice president or vice president, underwriting may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the Company to execute and deliver and affix the seal of the Company to bonds, stipulations, recognizances and suretyship undertakings and obligations of all kinds; and any one of said officers may remove any such attorney-in-fact or agent and revoke any power of attorney previously granted to such person, whether or not such officer appointed the attorney-in-fact or agent.

**RESOLVED:** That any bond, recognizance, stipulation or suretyship undertaking or obligation shall be valid and binding upon the Company,  
(i) when signed by any one of the president, executive vice president or vice president, underwriting and sealed with the Company seal; or  
(ii) when duly executed and sealed with the Company seal by one or more attorneys-in-fact or agents pursuant to and within the limits of authority evidenced by the power of attorney issued by the Company to such person or persons, a certified copy of which power of attorney must be attached thereto in order for such obligation to be binding upon the Company.

**RESOLVED:** That the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company and such signature and seal then so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, Acadia Insurance Company has caused its corporate seal to be hereunto affixed and these presents to be duly executed by its duly authorized officer as of the 1st day of January, 1994.

(Corporate Seal)  
STATE OF MAINE  
CUMBERLAND COUNTY



Acadia Insurance Company

By: Richard A. Sawyer  
Its President

On this day, before the undersigned, a Notary Public in and for said District, personally appeared the above named officer of Acadia Insurance Company, to me personally known to be the individual and officer who executed the preceding instrument, and acknowledged the execution of said instrument to be the voluntary act and deed of the Acadia Insurance Company and his voluntary act and deed as an officer of said corporation, and that the seal of said corporation was affixed to said instrument by the authority and direction of the said corporation.

Witness my hand and my Notarial Seal at Westbrook, Maine, the day and year last written above.

(Notary Seal)  
KATHLEEN A. RICHARD  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES NOVEMBER 5, 1999

Kathleen A. Richard  
Notary Public

CERTIFICATE

The undersigned, being the attorney-in-fact identified in the foregoing Limited Power of Attorney does hereby certify that the original Power of Attorney, of which the foregoing is a full, true and correct copy, is in full force and effect as of the date hereof.

In witness whereof, I have hereunto subscribed my name in such capacity this 29th day of SEPTEMBER, 1997.

(Corporate Seal)

A. G. Abbott  
Attorney-in-Fact A. G. ABBOTT

Department of Planning and Urban Development  
 SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 9-9-97

Name of Project MCDONALDS

Address/Location MORELLS CORNER, PORTLAND

Developer \_\_\_\_\_

Name of Performance Guarantor \_\_\_\_\_

Type of Development: \_\_\_\_\_ Subdivision \_\_\_\_\_ Site Plan (Major/Minor)

TO BE FILLED OUT BY APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
<b>STREET/SIDEWALK</b>						
Road <u>PARKING LOT</u>				<u>2685y</u>	<u>7.50/ly</u>	<u>2010</u>
Granite Curbing (Concrete)				<u>4275</u>	<u>12.50/ly</u>	<u>5340</u>
Sidewalks						
Esplanades						
Monuments						
Street Lighting <u>LOT LIGHT</u>				<u>1</u>	<u>500.00</u>	<u>500</u>
Other						
<b>SANITARY SEWER</b>						
Manholes						
Piping				<u>40LF</u>	<u>20</u>	<u>800</u>
Connections				<u>1RA</u>	<u>300</u>	<u>300</u>
Other						
<b>STORM DRAINAGE</b>						
Manholes						
Catchbasins						
Piping						
Detention Basin						
Other						
<b>SITE LIGHTING</b> <u>LOT LIGHT</u>				<u>1RA</u>	<u>500</u>	<u>500</u>
<b>EROSION CONTROL</b>				<u>250LF</u>	<u>1.50</u>	<u>375</u>
<u>RIP RAP</u>				<u>805y</u>		<u>800</u>
<b>RECREATION AND OPEN SPACE AMENITIES</b>						

5. TOTAL 19125



Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)				230	2/34	460.
MISCELLANEOUS						
TOTAL:						10,585
GRAND TOTAL:						10,585

REVISOR  
JHP 9/18/97

**INSPECTION FEE (to be filled out by City)**

	PUBLIC	PRIVATE	TOTAL
1.7% of totals:			
or			
Alternative Assessment:			
Assessed by:	(name)	(name)	



**CITY OF PORTLAND**

May 11, 1998

Peter A. Hedrich, P.E.  
DeLuca-Hoffman Associates, Inc.  
778 Main Street  
Suite 8  
South Portland, ME 04106

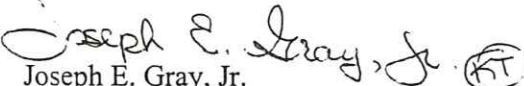
RE: McDonald's, 1208 Forest Avenue

Dear Mr. Hedrich:

This letter is to confirm the revision to the approved site plan of the McDonald's project located at 1208 Forest Avenue. The approved revision includes the removal of the stockade fence along the southerly curb line of the parking lot. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8300, extension 8901.

Sincerely,

  
Joseph E. Gray, Jr.  
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner  
Kandice Talbot, Planner  
P. Samuel Hoffses, Building Inspector  
Jeff Tarling, City Arborist  
William Bray, Deputy Director/City Traffic Engineer  
Tony Lombardo, Project Engineer  
Lt. Gaylen McDougall, Fire Prevention  
Associate Corporation Counsel  
Mary Gresik, Building Permit Secretary  
Development Review Coordinator  
Kathleen Brown, Director of Economic Development  
Susan Doughty, Assessor's Office  
Approval Letter File

O: PLAN\CORRESP\KANDI\LETTERS\HEDRICH.WPD



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775 1121  
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

May 5, 1998

Ms. Kandice Talbot, Planner  
City of Portland  
389 Congress Street  
Portland, ME 04101

**Re: McDonald's, 1208 Forest Avenue  
Request for Site Plan Amendment**

Dear Kandi:

The City Planning Department approved the McDonald's PlayPlace addition and associated sitework in September 1997. The project is nearly complete in construction and we have found that the proposed stockade fence along the southerly curb line of the parking lot is not workable, as discussed with you on April 28. The fence as installed has been subject to damage by parking vehicles and it is not practical to relocate the fence further from the curb line due to slope issues.

Therefore, the owner requests approval of a site plan amendment to eliminate this fence. Since the site abuts a railroad spur and light industrial buildings, removal of the fence will not be detrimental to abutters. Three copies of the revised plan are attached for your review.

Should you have any questions, please contact me.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Peter A. Hedrich, P.E.  
Project Engineer

PAH/sq/JN1579/Talbot4-29

Enclosure

C: Dave Pagel, McDonald's Corporation  
George Lydick, Quintel Co.



## CITY OF PORTLAND

October 2, 1997

Mr. George Lydick  
Quintel Co.  
P.O. Box 10048  
Portland, ME 04104

Re: 1208 Forest Avenue, McDonalds

Dear Mr. Lydick:

On September 25, 1997 the Portland Planning Authority granted minor site plan approval for a playplace at the McDonald's site located at 1208 Forest Avenue.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

O:\PLANDEVRE\VF\ORA1208\APPRVLTR.WPD



# MEMORANDUM

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459

**To:** Amy Powers, Code Enforcement Officer  
**From:** Jim Seymour, Acting Development Review Coordinator  
**Date:** December 16, 1997  
**Subject:** 1208 Forest Avenue (McDonald's Site Expansion)

---

I have performed a site review of the McDonald's building expansion and parking lot improvements at 1208 Forest Avenue, Portland, Maine and provide the following review comments:

1. Based on my observations of the site during a December 15, 1997 visit, I believe it would be acceptable to issue a temporary certificate of occupancy with conditions which must be addressed by the deadlines given.
2. Landscaping and final sodding cannot occur due to the Winter conditions. Final landscaping and sodding shall be installed by May 1, 1998.
3. Areas subject to disturbance along the northern and western end of the new parking area shall be inspected in the Spring and reseeded if necessary. If no vegetation is in place by May 1, 1998, then the area shall be reseeded. Silt fence shall remain in place until the area is 90% revegetated.
4. The southwestern slope of the new parking area which abuts the railroad tracks was to be stabilized with riprap sized  $D_{50}=6"$ . The quality and size of the installed stone does not match the intended design. The riprap installed consists of smaller, rounded, smooth stones. The steep slopes of 1.5:1 should be constructed with irregular stones matching the designed size of  $D_{50}=6"$ . This should be corrected as soon as possible and disturbed areas not riprapped shall be reseeded by May 1, 1998.
5. The fence along the same slope as the above item 4 is currently failing. It appears that the fence posts were not properly installed to a depth where the fence can remain stable on the top of the steep embankment and the fence was installed closer to the curb line than indicated on the plan. The plan indicates that 3 feet should be left between the curb face and fence; actually only about 1.5 feet was left. This will pose a future problem for both damage done by vehicle bumpers and snowplowing.

Ms. Powers

-2-

December 16, 1997

It shall be the owner's option to either properly install the fence to eliminate fence tipping permanently, or relocate the fence to the location shown on the plan. Final fence repair shall be completed immediately. If weather or Winter conditions will not permit such repair, the owner/contractor shall provide an agreeable date when repairs can be made.

6. Due to the Winter conditions, paving operations have closed making it impossible for the contractor to finish paving overlay areas adjacent to the new building expansion. Based on my observation, the existing parking area has been subject to some trench cuts and patching. The disturbed areas of the parking lot should be final coated/overlaid in the Spring prior to May 1, 1998. I would also suggest that the new parking area be sealed with a pavement sealer in the future since the pavement installed is not a finish/surface binder bituminous coarse.
7. The new dumpster enclosure shall be installed immediately prior to January 3, 1998.
8. Areas recently loamed shall be stabilized with either an application of hay mulch netting or hay mulch which is applied in a manner to remain in place during the Winter. I would suggest during a short predicted warm-up of above freezing temperatures that the contractor place hay mulch on a wet soil surface to allow the hay mulch to freeze in place. This requirement is consistent with the City's policy of erosion and sedimentation protection practices for Winter periods and should be completed by December 19, 1997.
9. The Code Enforcement Officer or Planner should check with the Portland Public Works to confirm whether a connection made to the existing 6" sewer from the new addition which was not shown on the plans was actually inspected. The review of the sewer connection and any fees due shall be the jurisdiction of the Public Works Department.

The preceding review has several conditions, some of which require immediate resolution or completion; but, the majority of the site is in a stable, safe condition acceptable for a temporary certificate of occupancy. I will not be releasing bonded funding for portions of the work that require repair, Spring re-inspection, or not yet completed until it has been completed in a manner matching the final plan design or acceptable to the City of Portland Planning Department. If the owner or representatives wish to discuss options or work in more detail, please feel free to contact me.

JRS:jc

cc: Kathi Staples, P.E., City Engineer, Public Works  
Tony Lombardo, P.E., Review Engineer, Public Works  
Kandi Talbot, Planner, Planning Department  
Jim Page, Alliance Construction

---



**Sebago Technics**  
Engineering & Planning for the Future

# Facsimile Cover Sheet

**Project No.** # 459  
**To:** KANDI TALBOT  
**Company:** CITY OF PORTLAND PLANNING DEPT.  
**Phone:** 874-8721  
**Fax:** 756-8258

**From:** Jim Seymour

**Date:** 12/16/97

**Pages including this cover page:** 3

**Comments:**

*Kandi*

*Please find attached a copy of my review comments for McDonalds - 1208 Forest Ave. Please call if you have questions.*

Reply Requested: \_\_\_\_\_ Yes  No

Original to go out in mail: \_\_\_\_\_ Yes  No

If you have any problems receiving this FAX, please contact Pam at:  
(207) 856-0277  
(207) 856-2206 FAX Number



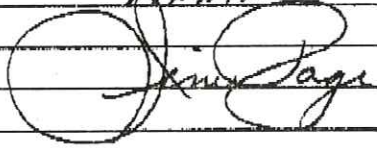
To: KANDI PLEASE FORGIVE  
 Company: PLANNING DEPT JIM  
 Phone: ( ) -  
 Fax: (207) 756-8258

From: JIM PAGE  
 Company: Alliance Construction, Inc.  
 Phone: (207) 885-0855  
 Fax: (207) 885-0846

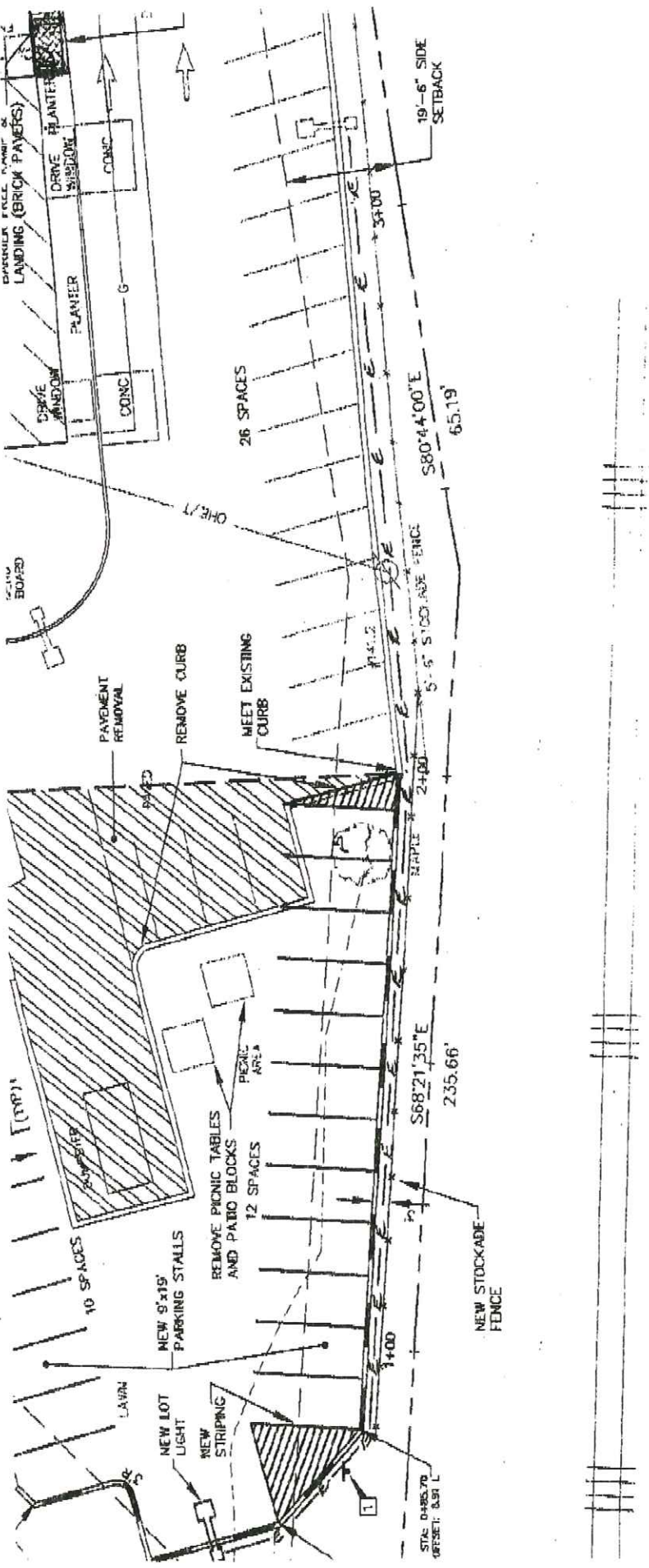
Date: 9/18/97  
 Pages including this cover page: 4

Comments: McDONALD'S PLAY PLACIE -  
1208 FOREST AVE

- 1) REVISED COST SHEET
- 2) REDUCED SCALE DRAWING SHOWING ROUTE OF 3/4 ELECTRICAL CONDUIT

THANKS  






CO.

**CITY OF PORTLAND - SPACE & BULK REGULATIONS:**

TAX MAP: 293, BLOCK A, LOT 6  
 ZONE: B-2 COMMUNITY BUSINESS; I-M INDUSTRIAL-MEDIUM  
 USE: DRIVE-THRU RESTAURANT  
 (IN THE B-2 DISTRICT, RESTAURANT IS PERMITTED, DRIVE THROUGH IS A  
 CONDITIONAL USE WHICH IS IN PLACE FOR THE EXISTING McDONALD'S)

REQUIRED B-2 I-M  
 PROVIDED (ALL DIM. APPROX.)

**NOTES:**

1. BENCH MARK: BOLT IN CITY OF PORTLAND MONUMENT, FOREST AVENUE, WES  
 SOUTH OF RAILROAD TRACKS, ELEV. 105.85.  
 CORNER OF CONCRETE PAD AT FREEZER BUILDING, PAINTED RED, ELEV. 111.52  
 CITY OF PORTLAND BASE, M.S.L.=0.00'

2. ELECTRIC: CENTRAL MAINE POWER  
 GAS: NORTHERN UTILITIES



To: KANDY  
Company: PLANNING DEPT  
Phone: ( ) -  
Fax: (207) 756-8258

From: TIM PAGE  
Company: Alliance Construction, Inc.  
Phone: (207) 885-0855  
Fax: (207) 885-0846

Date: 9/18/97  
Pages including this cover page: 4

Comments: MCDONALD'S PLAY PLACIE -  
1208 FOREST AVE

- 1) REVISED COST SHEET
- 2) REDUCED SCALE DRAWING SHOWING  
ROUTE OF 3/4 ELECTRICAL CONDUIT

THANKS  
A handwritten signature of Tim Page, consisting of a stylized 'T' and 'P' that overlap, written in black ink.

Department of Planning and Urban Development  
 SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 9-9-97

Name of Project MCDONALDS

Address/Location MORRIS CORNER, PORTLAND

Developer \_\_\_\_\_

Form of Performance Guarantee \_\_\_\_\_

Type of Development \_\_\_\_\_ Subdivision \_\_\_\_\_ Site Plan (Major/Minor)

TO BE FILLED OUT BY APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
STREET/SIDEWALK						
Road <u>PARKING LOT</u>						
Granite Curbing (concrete)				<u>268 SY</u>	<u>7.50/SY</u>	<u>2010</u>
Sidewalks				<u>40 LF</u>	<u>12.50/LF</u>	<u>500</u>
Esplanades						
Monuments						
Street Lighting <u>LOT LIGHT</u>				<u>1 EA</u>	<u>500/EA</u>	<u>500</u>
Other						
SANITARY SEWER						
Manholes						
Piping						
Connections				<u>40 LF</u>	<u>20</u>	<u>800</u>
Other				<u>1 EA</u>	<u>300</u>	<u>300</u>
STORM DRAINAGE						
Manholes						
Catchbasins						
Piping						
Detention Basin						
Other						
SITE LIGHTING <u>LOT LIGHT</u>				<u>1 EA</u>	<u>500</u>	<u>500</u>
EROSION CONTROL						
<u>Rip RAP</u>				<u>250 LF</u>	<u>1.50</u>	<u>375</u>
RECREATION AND OPEN SPACE AMENITIES				<u>80 SY</u>		<u>800</u>

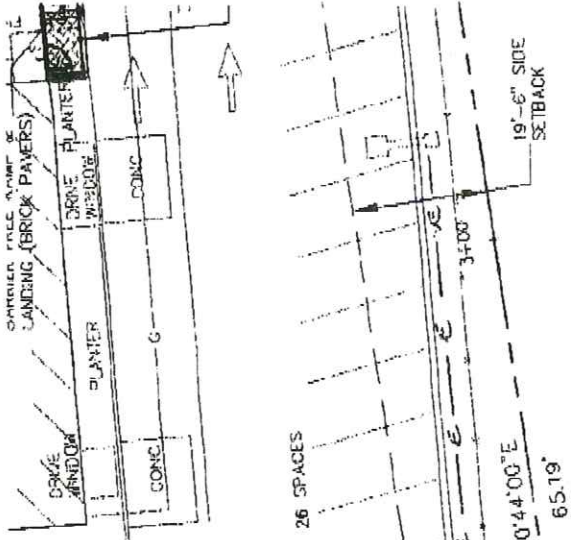
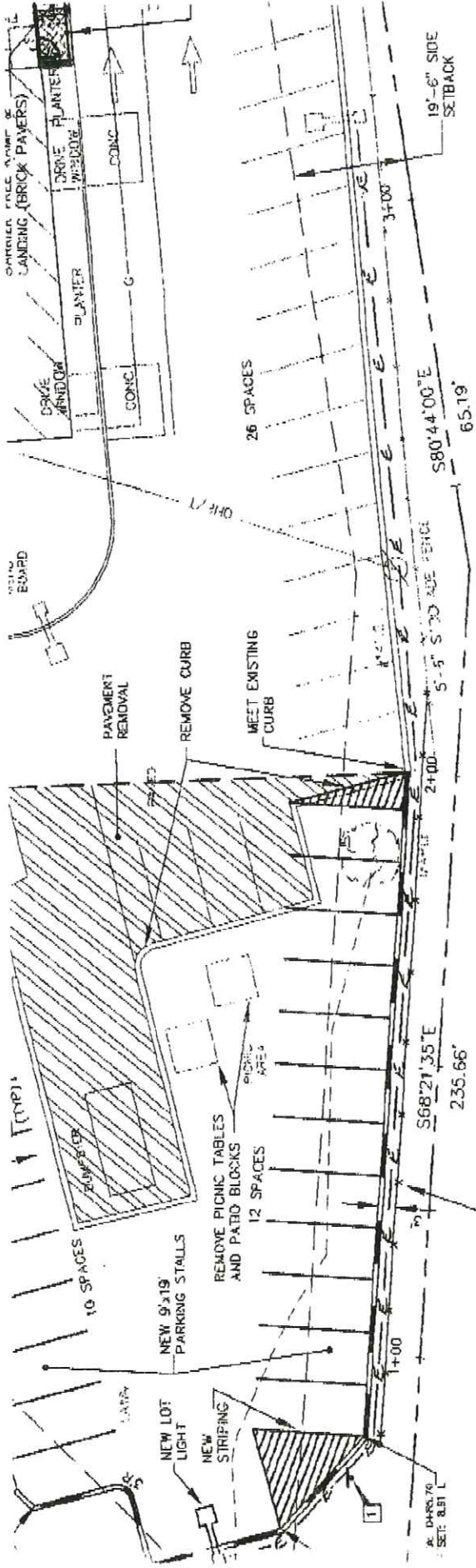
5. TOTAL 19125

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	<del>_____</del>	<del>_____</del>	<del>_____</del>	230	2/34	460.5
MISCELLANEOUS	<del>_____</del>	<del>_____</del>	<del>_____</del>	_____	_____	_____
TOTAL:	<del>_____</del>	<del>_____</del>	<del>_____</del>	85935		10,585
GRAND TOTAL:	<del>_____</del>	<del>_____</del>	<del>_____</del>			

REVIEWED  
JHP 9/18/91

**INSPECTION FEE (to be filled out by City)**

	PUBLIC	PRIVATE	TOTAL
A. 1.7% of totals:	_____	_____	_____
92	_____	_____	_____
B. Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	_____
	(name)	(name)	



**CITY OF PORTLAND - SPACE & BULK REGULATIONS:**

- 1. MAP: 293, BLOCK A, LOT 6
- 2. E: B-2 COMMUNITY BUSINESS, I-M INDUSTRIAL-MEDIUM
- 3. DRIVE-THRU RESTAURANT (IN THE B-2 DISTRICT, RESTAURANT IS PERMITTED, DRIVE THROUGH IS A CONDITIONAL USE WHICH IS IN PLACE FOR THE EXISTING McDONALD'S)

PROVIDED  
 (ALL DIM. APPROX.)  
 REQUIRED B-2 I-M

**NOTES:**

1. BENCH MARK: BOLT IN CITY OF PORTLAND MONUMENT, FOREST AVENUE, WES SOUTH OF RAILROAD TRACKS, ELEV. 105.85. CORNER OF CONCRETE PAD AT FREEZER BUILDING, PAINTED RED, ELEV. 111.55 CITY OF PORTLAND BASE, M.S.L.±0.00.
2. ELECTRIC: CENTRAL MAINE POWER  
 GAS: NORTHERN UTILITIES



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

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SUITE 8  
SOUTH PORTLAND, MAINE 04106  
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- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

September 3, 1997

Ms. Kandice Talbot, Planner  
City of Portland  
389 Congress Street  
Portland, ME 04101

**Re: McDonald's, 1208 Forest Avenue  
Response to Comments**

Dear Kandi:

We have reviewed the City's comments in your letter dated August 22, 1997 and offer the following responses.

Comment:

*"Traffic was not addressed. It looks like it is anticipated there will be an increase in traffic. The timing of the traffic signal may need to be changed."*

Response:

The Playplace addition is anticipated to generate approximately a 10% increase in traffic during the afternoon peak hour with no effect during the morning peak hour. This is based on experience McDonald's has had with other Playplace additions in Maine. The additional parking provided onsite is more the result of longer stays at the restaurant than significantly increased customer demand.

To determine the amount of traffic anticipated to result from the Playplace addition, turning movement counts were performed at the Forest Avenue/Allen Avenue/McDonald's driveway intersection on Thursday, August 28, 1997. The afternoon peak hour was determined to be 4:30-5:30 PM during which time 90 vehicles, (54 in, 36 out) utilized the McDonald's driveway. Based on a 10% increase in customers, an additional 9 trips would be expected during the peak hour. This additional traffic volume would be insignificant to the intersection operation which experienced 3,237 total entering volume during the peak hour. Therefore, no traffic signal changes are necessary for this project. A copy of the collected data is attached to this letter.

Ms. Kandice Talbot  
September 3, 1997  
Page 2

Comment:

*"Street trees shall be added along Forest Avenue."*

Response:

Five street trees (Ginkgo) spaced 25' to 35' are proposed along the frontage to supplement the existing tree as shown on the revised plan.

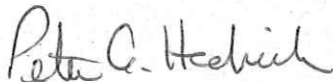
The enclosed plans reflect the following revisions:

- Street trees added.
- Sidewalk ramp at southerly vestibule extended to eliminate the need for shimming the parking lot. One parking space eliminated.
- Added one parking space adjacent to the existing barrier-free parking spaces.

The Engineering Review Fee and Performance Guarantee packet are being submitted under separate cover by McDonald's. Seven sets of revised plans are enclosed for your review. Please call with any questions or comments.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Peter A. Hedrich, P.E.  
Project Engineer.

PAH/sq/JN1579/tal9-2

Enclosure

c: Dave Pagel, McDonald's Corporation  
George Lydick, Quintel Co.

Deluca-Hoffman Associates, Inc.  
 778 Main Street, Suite 8  
 South Portland, ME 04106  
 (207) 775-1121

Site Code : 00001579  
 Start Date: 08/28/97  
 File I.D. : MORR-PM  
 Page : 2

Weather : CLEAR/75  
 Counter : 567  
 Counted by : RIC P.  
 Intersection: FOREST AVE & ALLENS AVE

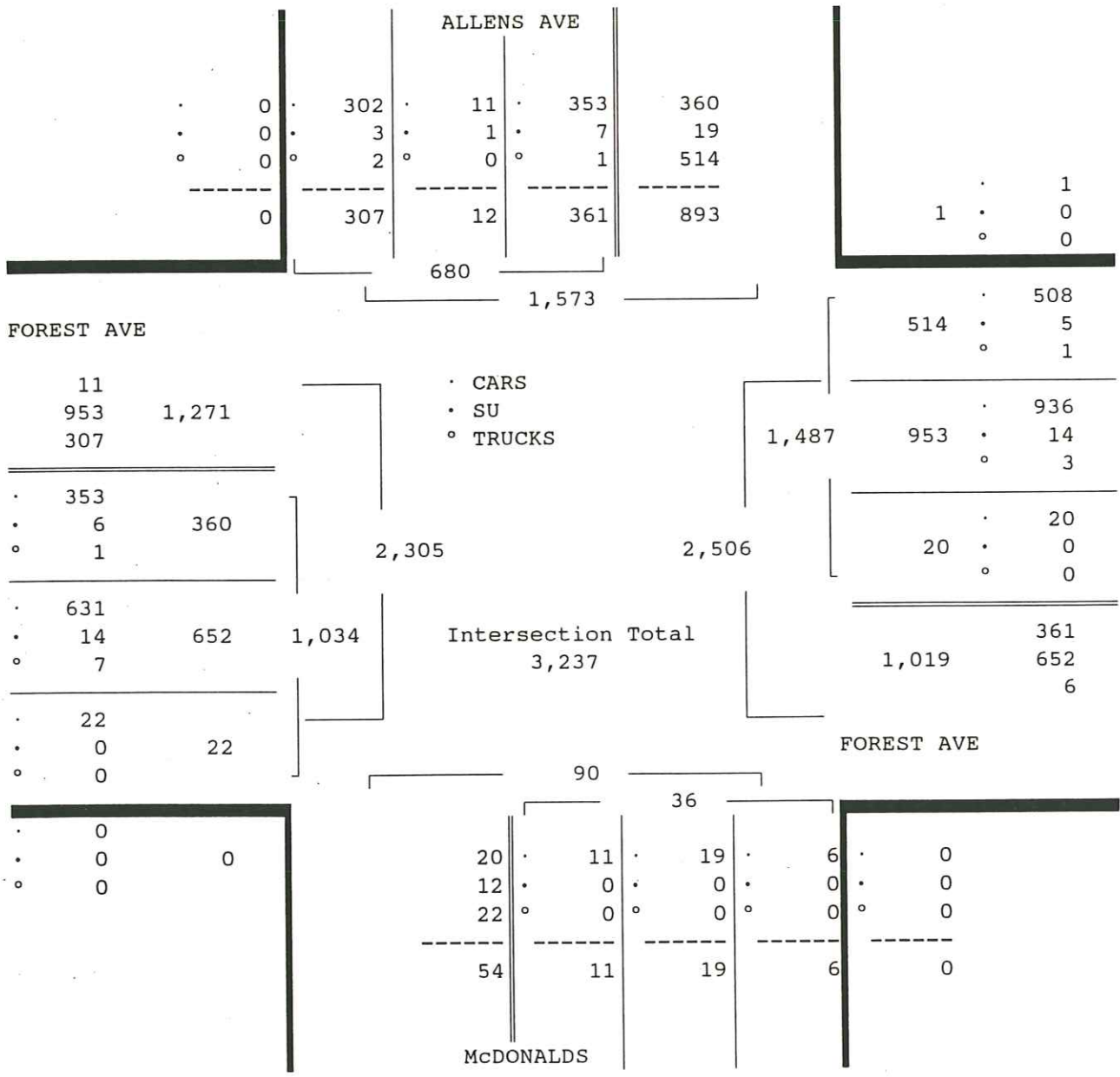
CARS, SU, TRUCKS

ALLENS AVE Southbound				FOREST AVE Westbound				McDONALDS Northbound				FOREST AVE Eastbound				Total
Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	

Date 08/28/97

Peak Hour Analysis By Entire Intersection for the Period: 15:30 to 17:30 on 08/28/97

Peak start 16:30	16:30				16:30				16:30							
Volume	361	12	307	0	20	953	514	1	11	19	6	0	360	652	22	0
Percent	53%	2%	45%	0%	1%	64%	35%	0%	31%	53%	17%	0%	35%	63%	2%	0%
Pk total	680				1488				36				1034			
Highest	17:00				17:15				16:45				16:30			
Volume	103	0	85	0	2	264	136	0	2	7	3	0	96	179	4	0
Hi total	188				402				12				279			
PHF	.90				.93				.75				.93			





Deluca-Hoffman Associates, Inc.

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 (207) 775-1121

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CARS, SU, TRUCKS

Date	ALLENS AVE Southbound				FOREST AVE Westbound				McDONALDS Northbound				FOREST AVE Eastbound				Total
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	
08/28/97																	
15:30	94	5	70	0	2	213	113	3	5	3	1	0	77	189	3	0	778
15:45	95	5	56	0	8	193	110	0	4	6	5	0	88	146	6	0	722
16:00	88	3	58	0	3	216	127	0	5	2	3	0	69	151	4	0	729
16:15	88	3	77	0	4	215	137	0	5	6	2	0	81	152	4	0	774
Hr Total	365	16	261	0	17	837	487	3	19	17	11	0	315	638	17	0	3003
16:30	79	4	74	0	9	221	124	0	1	4	0	0	96	179	4	0	795
16:45	96	3	84	0	3	235	136	0	2	7	3	0	80	159	7	0	815
17:00	103	0	85	0	6	233	118	1	4	3	2	0	96	159	6	0	816
17:15	83	5	64	0	2	264	136	0	4	5	1	0	88	155	5	0	812
Hr Total	361	12	307	0	20	953	514	1	11	19	6	0	360	652	22	0	3238
*TOTAL*	726	28	568	0	37	1790	1001	4	30	36	17	0	675	1290	39	0	6241

CITY OF PORTLAND

August 22, 1997

Mr. Peter Hedrich, P.E.  
Project Engineer  
DeLuca-Hoffman Associates, Inc.  
778 Main Street  
Suite 8  
South Portland, ME 04106

RE: McDonalds, 1208 Forest Avenue

Dear Mr. Hedrich:

A review of the McDonald's site plan at 1208 Forest Avenue has been completed. Below are issues that need to be addressed:

- Traffic was not addressed. It looks like it is anticipated that there will be an increase in traffic. The timing of the traffic signal may need to be changed.
- Street trees shall be added along Forest Avenue.

Attached is the Engineering Review form stating the amount that should be submitted for the Engineering Review Fee. Also attached is a the Performance Guarantee packet.

If you have any questions, please do not hesitate to contact me at 874-8721.

Sincerely,

*Kandice Talbot*

Kandice Talbot  
Planner

Attachments

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