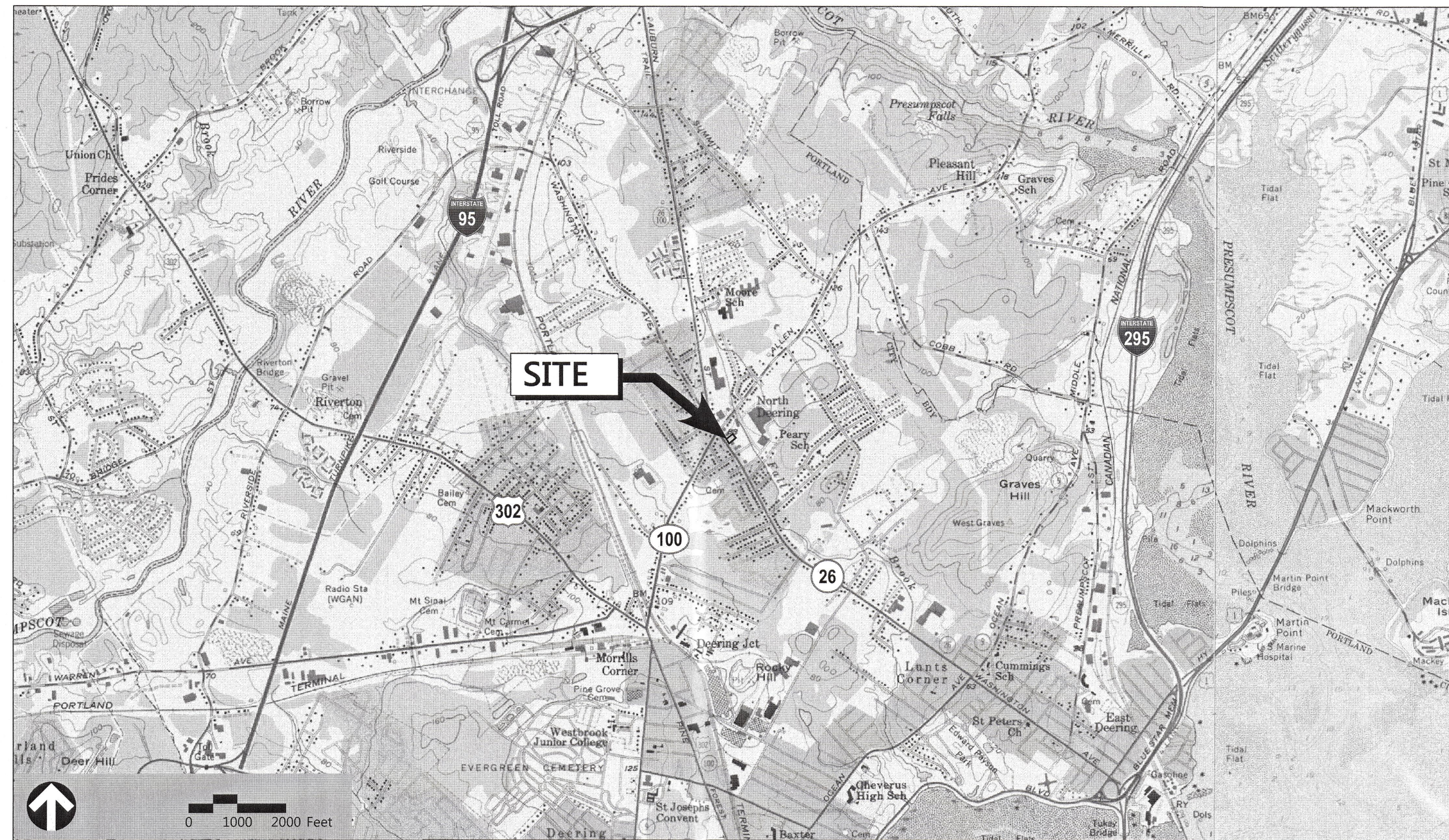


Site Plans

Issued for Final Permit Plans Revised
 Date Issued January 4, 2016
 Latest Issue September 22, 2016

Proposed Taco Bell

1363 Washington Avenue
Portland, Maine



vhb.com



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Architect

GLMV Architecture
1525 E. Douglas Ave
Wichita, KS 67211
316-265-9367

Owner

Chau Tsan
238 Gorham Road
Scarborough, Maine 04074

Applicant

Guggenheim Retail Real Estate Partners, Inc.
3000 Internet Boulevard
Suite 570
Frisco, Texas 75034

Assessor's Map: 401
Lot: A0002

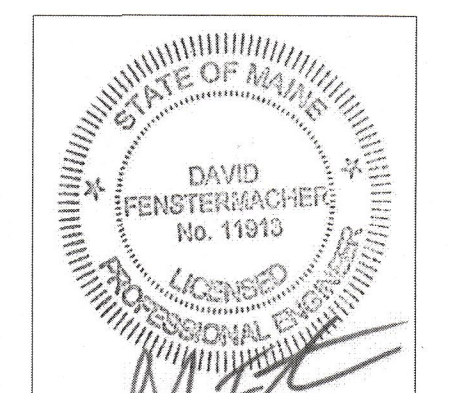
Sheet Index

No.	Drawing Title	Latest Issue
C-1	Legend And General Notes	July 6, 2016
C-2	Layout & Materials Plan	July 6, 2016
C-3	Utility Plan	July 6, 2016
C-4	Details	July 6, 2016
C-5	Details	September 22, 2016
L-1	Planting Plan	May 4, 2016

Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1	Existing Conditions Plan of Land	May 4, 2016

Taco Bell
1363 Washington Ave
2016-007
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 5-13-2016





2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Legend		Exist.	Prop.	Exist.	Prop.	
	PROPERTY LINE					CONCRETE
	PROJECT LIMIT LINE					HEAVY DUTY PAVEMENT
	RIGHT-OF-WAY/PROPERTY LINE					RIPRAP
	EASEMENT					CONSTRUCTION ENTRANCE
	BUILDING SETBACK			27.35 TC x	27.35 TC x	TOP OF CURB ELEVATION
	PARKING SETBACK			26.85 BC x	26.85 BC x	BOTTOM OF CURB ELEVATION
	BASELINE			132.75 x	132.75 x	SPOT ELEVATION
	CONSTRUCTION LAYOUT			45.0 TW x	45.0 TW x	TOP & BOTTOM OF WALL ELEVATION
	ZONING LINE			38.5 BW	38.5 BW	BORING LOCATION
	TOWN LINE					TEST PIT LOCATION
	LIMIT OF DISTURBANCE					MONITORING WELL
	WETLAND LINE WITH FLAG					UNDERDRAIN
	FLOODPLAIN					DRAIN
	BORDERING LAND SUBJECT TO FLOODING					ROOF DRAIN
	WETLAND BUFFER ZONE					SEWER
	NO DISTURB ZONE					FORCE MAIN
	200' RIVERFRONT AREA					OVERHEAD WIRE
	GRAVEL ROAD					WATER
	EDGE OF PAVEMENT					FIRE PROTECTION
	BITUMINOUS BERM					DOMESTIC WATER
	BITUMINOUS CURB					GAS
	CONCRETE CURB					ELECTRIC
	CURB AND GUTTER					STEAM
	EXTRUDED CONCRETE CURB					TELEPHONE
	MONOLITHIC CONCRETE CURB					FIRE ALARM
	PRECAST CONC. CURB					CABLE TV
	SLOPED GRAN. EDGING					CATCH BASIN
	VERT. GRAN. CURB					DOUBLE CATCH BASIN
	LIMIT OF CURB TYPE					GUTTER INLET
	SAWCUT					DRAIN MANHOLE
	BUILDING					TRENCH DRAIN
	BUILDING ENTRANCE					PLUG OR CAP
	LOADING DOCK					CLEANOUT
	BOLLARD					FLARED END SECTION
	DUMPER PAD					HEADWALL
	SIGN					SEWER MANHOLE
	DOUBLE SIGN					CURB STOP & BOX
	STEEL GUARDRAIL					WATER VALVE & BOX
	WOOD GUARDRAIL					TAPPING SLEEVE, VALVE & BOX
	PATH					SIAMESE CONNECTION
	TREE LINE					FIRE HYDRANT
	WIRE FENCE					WATER METER
	FENCE					POST INDICATOR VALVE
	STOCKADE FENCE					WATER WELL
	STONE WALL					GAS GATE
	RETAINING WALL					GAS METER
	STREAM / POND / WATER COURSE					ELECTRIC MANHOLE
	DETENTION BASIN					ELECTRIC METER
	HAY BALES					LIGHT POLE
	SILT FENCE					TELEPHONE MANHOLE
	SILT SOCK / STRAW WATTLE					TRANSFORMER PAD
	MINOR CONTOUR					UTILITY POLE
	MAJOR CONTOUR					GUY POLE
	PARKING COUNT					GUY WIRE & ANCHOR
	COMPACT PARKING STALLS					HAND HOLE
	DOUBLE YELLOW LINE					PULL BOX
	STOP LINE					MATCHLINE
	CROSSWALK					
	ACCESSIBLE CURB RAMP					
	ACCESSIBLE PARKING					
	VAN-ACCESSIBLE PARKING					

Abbreviations	
General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
ELEV	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
PIV	POST INDICATOR VALVE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE





Notes:	
General	
1.	CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2.	CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3.	ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4.	AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5.	WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6.	WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7.	UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8.	TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9.	AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10.	IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11.	CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12.	DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13.	CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
Utilities	
1.	THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2.	WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3.	SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4.	RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS: A. PAVEMENTS AND CONCRETE SURFACES: FLUSH B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5.	THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6.	CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7.	UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN: A. WATER PIPES SHALL BE DUCTILE IRON (DI) CLASS 52 FOR PIPES GREATER THAN 4" DIAMETER AND TYPE K COPPER FOR PIPES LESS THAN 4" DIAMETER, UNLESS OTHERWISE NOTED B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE, SDR 35. C. STORM DRAINAGE PIPES SHALL BE SMOOTH INTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE NOTED. D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
8.	CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEMARK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9.	CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10.	ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

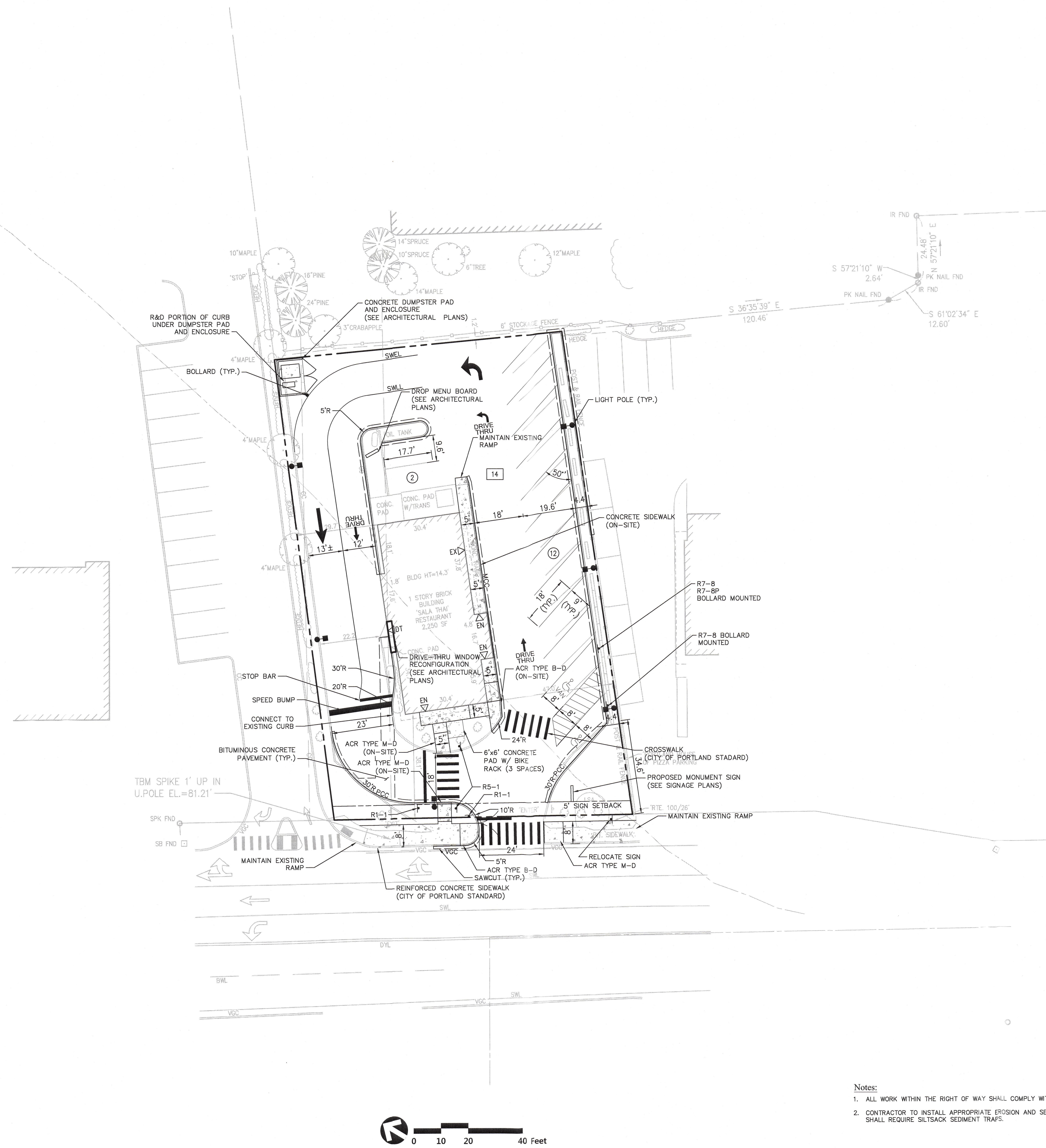
Notes:	
Layout and Materials	
1.	DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2.	CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
3.	CURBING SHALL BE PCC WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4.	SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5.	PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6.	PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
Demolition	
1.	CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2.	EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3.	CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4.	THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5.	UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.
Erosion Control	
1.	THE PROJECT SHALL COMPLY WITH THE MAINE DEP BASIC STANDARDS FOR EROSION AND SEDIMENT CONTROL, INSPECTION AND MAINTENANCE, AND GOOD HOUSEKEEPING PRACTICES, AS OUTLINED IN APPENDIX A, B, & C OF THE MAINE DEP CHAPTER 600 REGULATIONS. THE CONTRACTOR SHALL UTILIZE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES.
2.	PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS INTENDED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
3.	SILT/SACK SEDIMENT TRAPS SHALL BE INSTALLED IN ALL EXISTING CATCH BASIN STRUCTURES LOCATED WITHIN THE SITE AND IMMEDIATELY DOWNSTREAM OF THE CONSTRUCTION SITE.
4.	A STABILIZED CONSTRUCTION EXIT WILL BE UTILIZED AS REQUIRED, AND AS DIRECTED BY THE CITY OF PORTLAND, TO PREVENT THE TRACKING OF SEDIMENT FROM THE SITE ONTO THE STREET.
5.	THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
6.	CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
7.	CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
8.	UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
Existing Conditions Information	
1.	BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC IN NOVEMBER 2015 WITH AN ERROR OF CLOSURE LESS THAN 1:10,000 AND PLANS AND DEEDS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VANASSE HANGEN BRUSTLIN, INC IN NOVEMBER 2015.
2.	TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD 1988.
Document Use	
1.	THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2.	CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3.	SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
Local Permits	
1.	LEVEL II SITE PLAN APPROVAL WITH CONDITIONS (PROJECT ID: #2016-007)

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 5/13/16

Proposed Taco Bell
1363 Washington Avenue
Portland, Maine

No.	Revision	Date	Apprd.
1			

Sign Summary			
M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	
R5-1	30"	30"	
R7-8	12"	18"	
R7-8P	12"	6"	



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 5-13-2016

Proposed Taco Bell

1363 Washington Avenue
Portland, Maine

No.	Revision	Date	Appr.
1	RESPONSE TO STAFF COMMENTS	3/2/16	
2	FINAL PERMIT PLANS	5/4/16	
3	ISSUED FOR BUILDING PERMIT	7/6/16	

Designed by	Checked by
Issued for	Date
Construction	Jan. 4, 2016

Drawing Title
Layout & Materials

Drawing Number

STATE OF MAINE
DAVID FENSTERMACHER
No. 11913
PROFESSIONAL ENGINEER

C-2

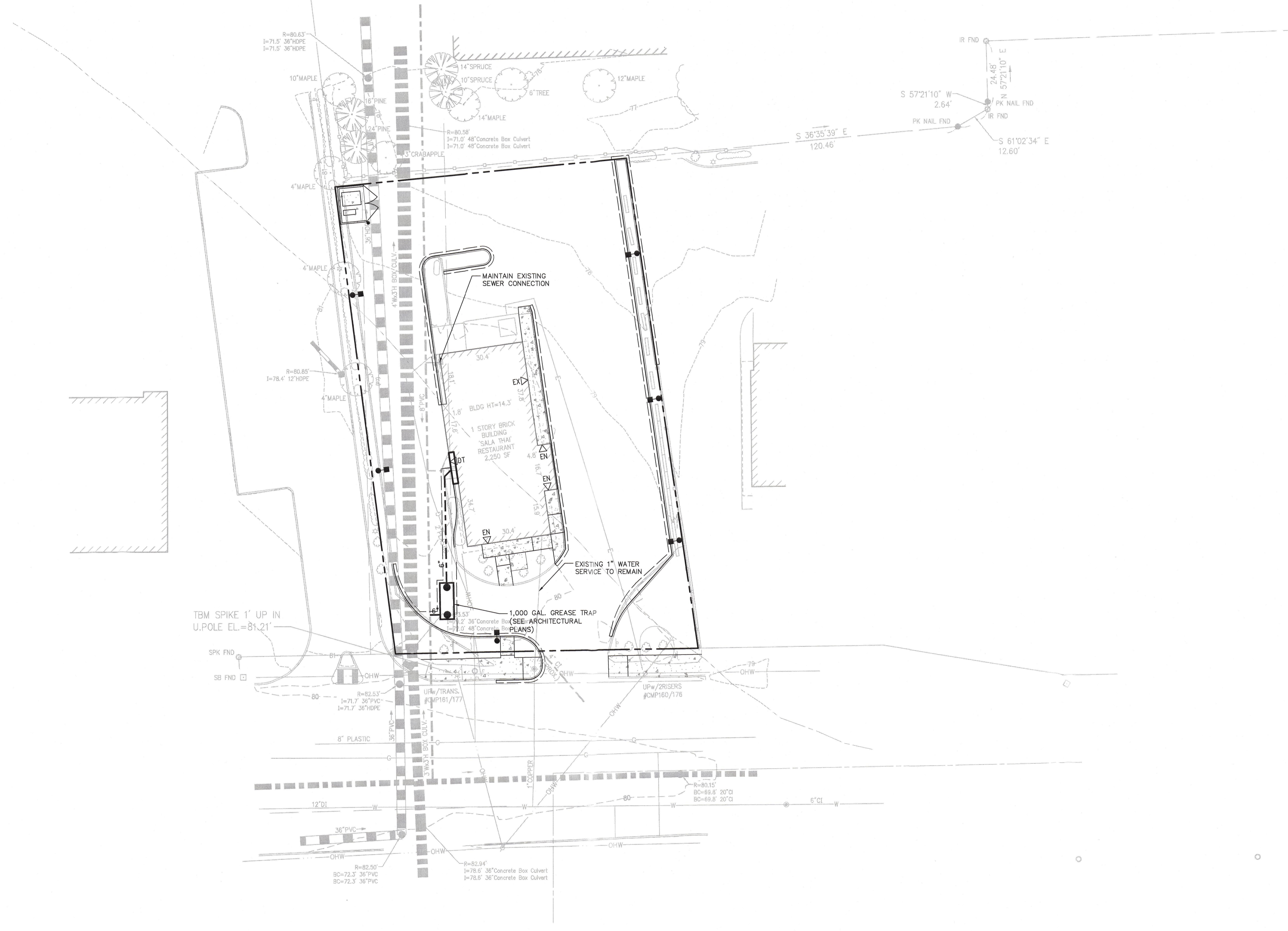
Sheet 2 of 6

Project Number
52387.04

- Notes:
- ALL WORK WITHIN THE RIGHT OF WAY SHALL COMPLY WITH THE CITY OF PORTLAND TECHNICAL MANUAL.
 - CONTRACTOR TO INSTALL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES. CATCH BASINS SHALL REQUIRE SILTSACK SEDIMENT TRAPS.



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



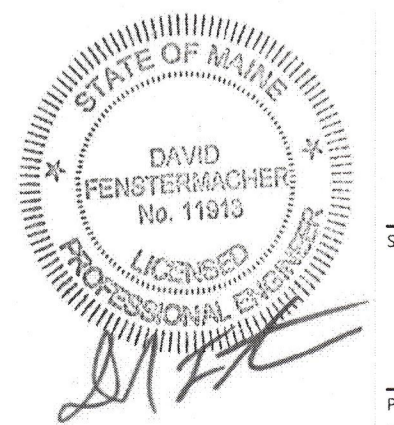
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 5-13-2014

Proposed Taco Bell
1363 Washington Avenue
Portland, Maine

No.	Revision	Date	Appvd.
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Designed by	Checked by

Issued for: **Construction** Date: **Jan. 4, 2016**

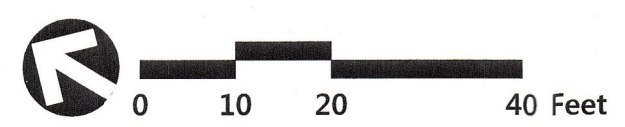


C-3

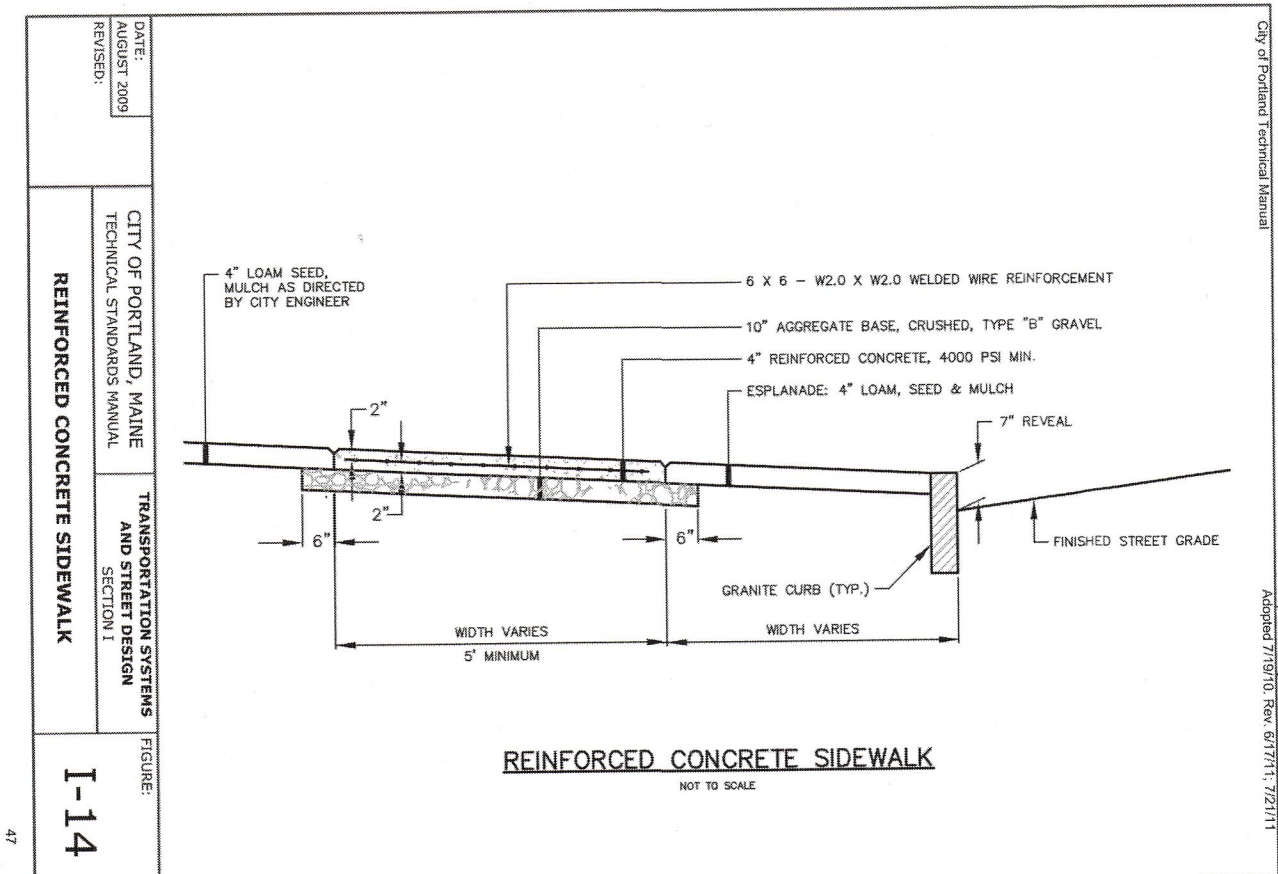
Sheet **3** of **6**

Project Number
52387.04

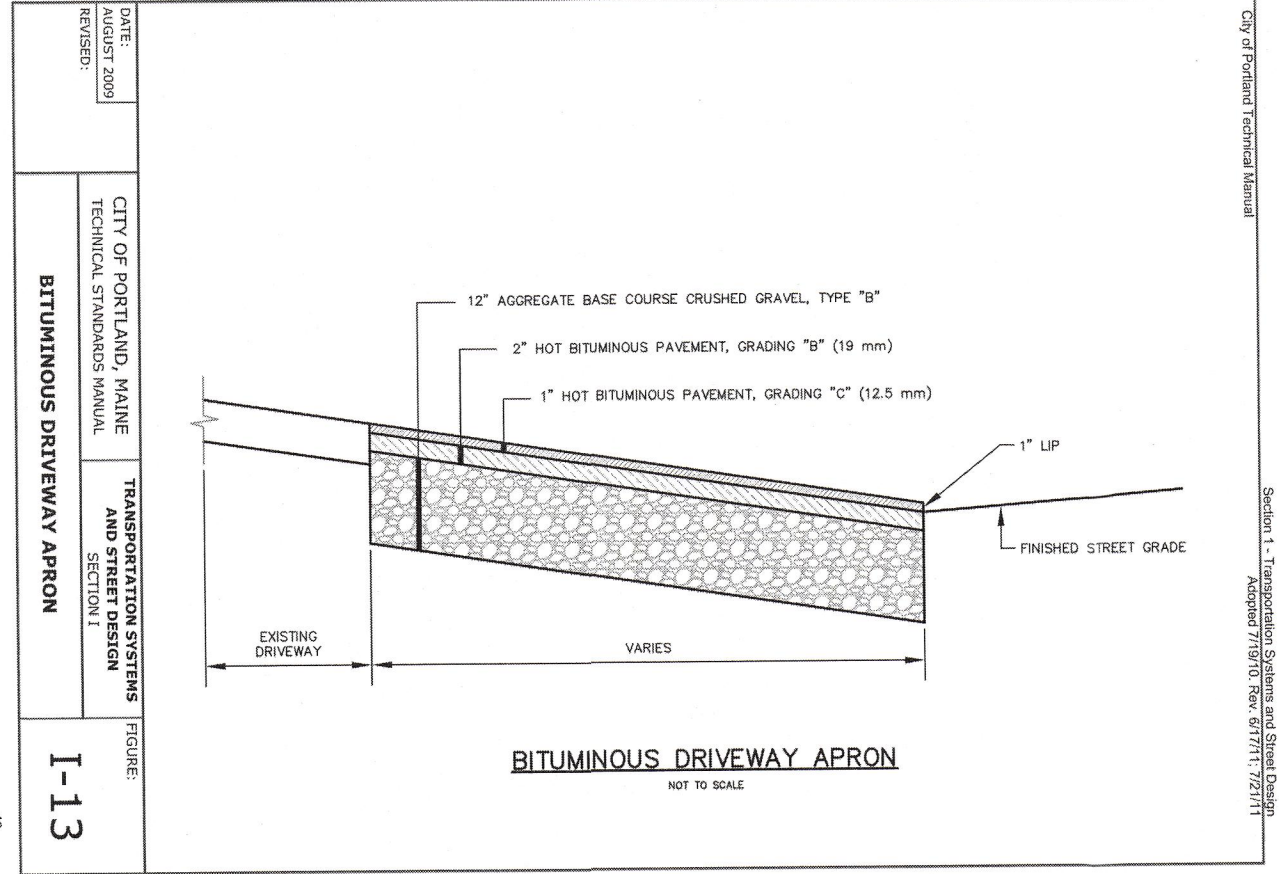
Notes:
1. SITE GRADES SHALL BE MAINTAINED AS UNDER EXISTING CONDITIONS



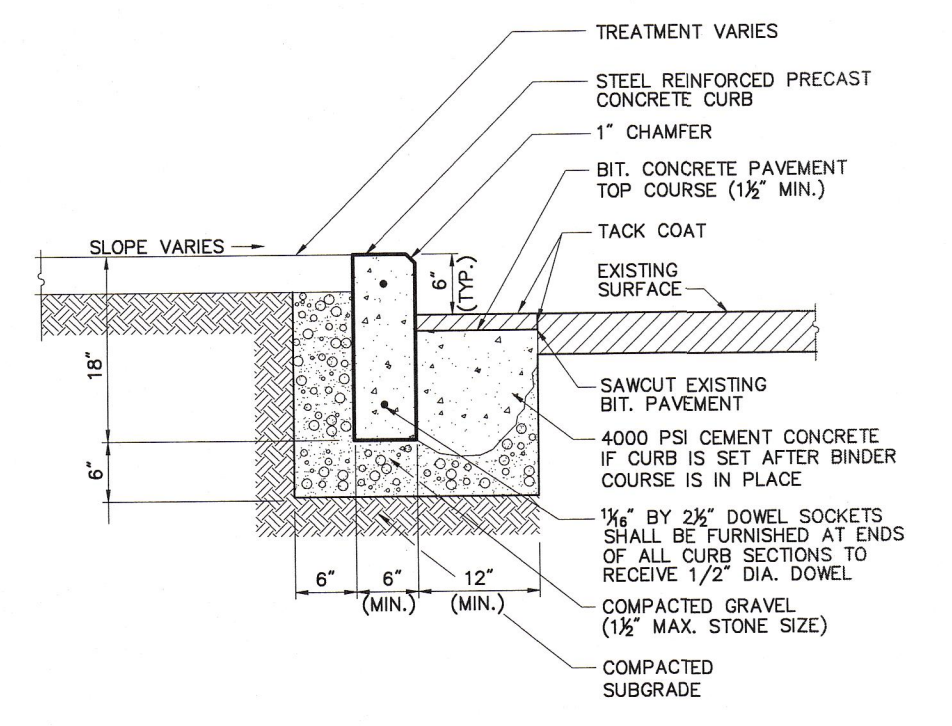
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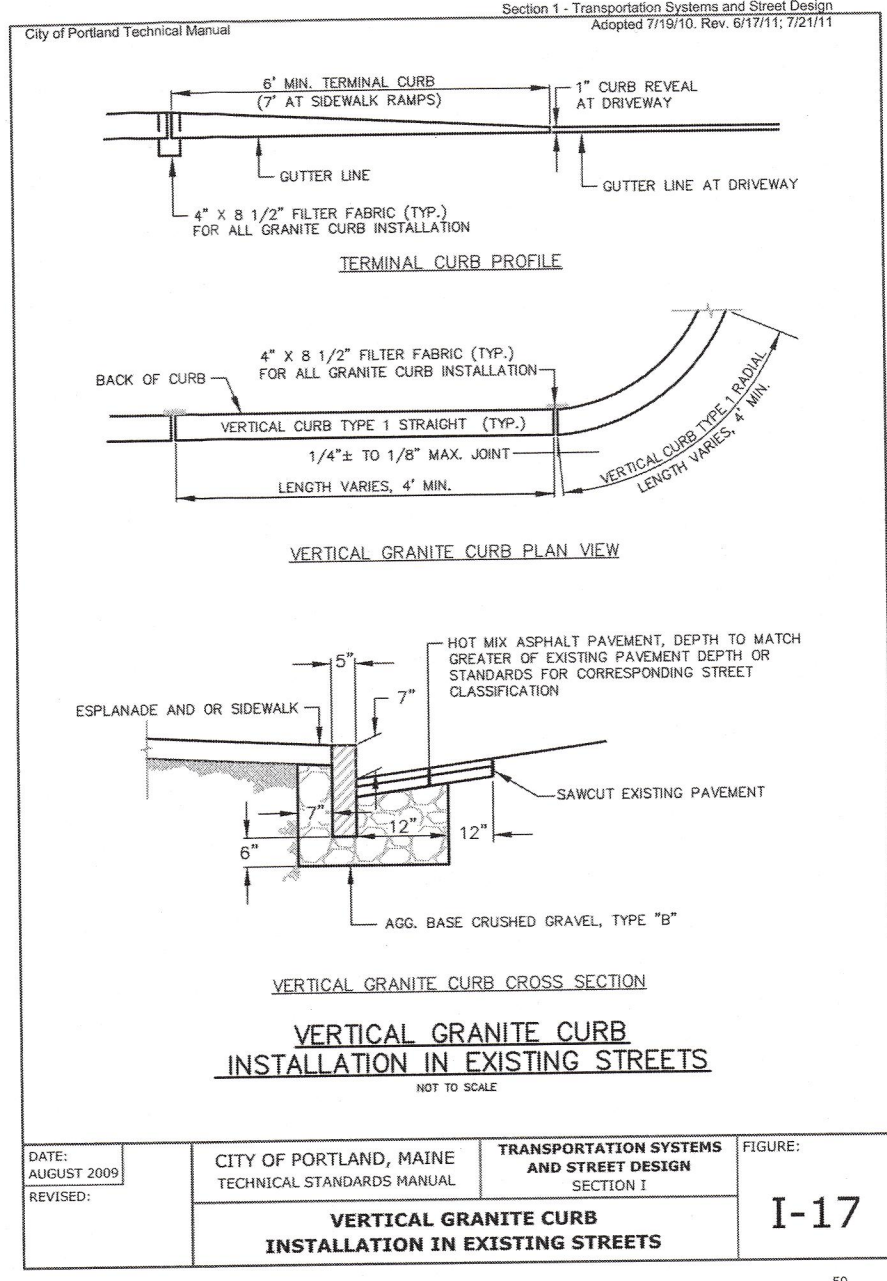
REINFORCED CONCRETE SIDEWALK
NOT TO SCALE



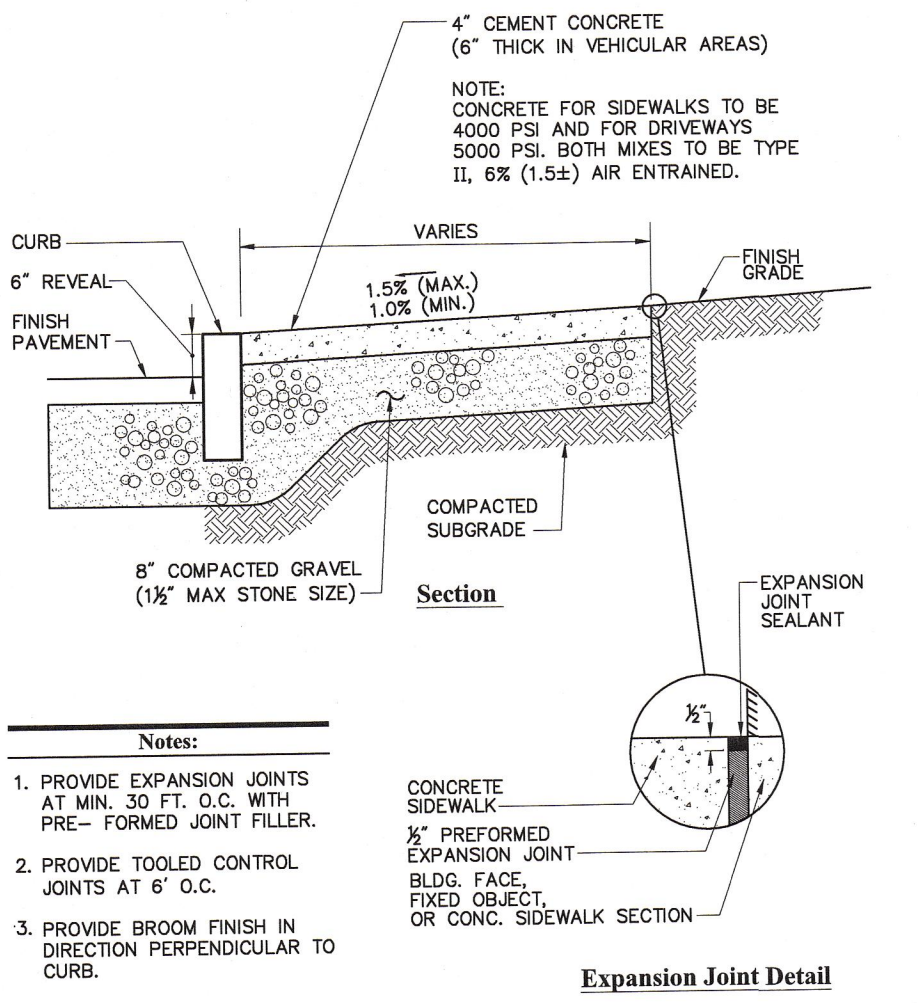
BITUMINOUS DRIVEWAY APRON
NOT TO SCALE



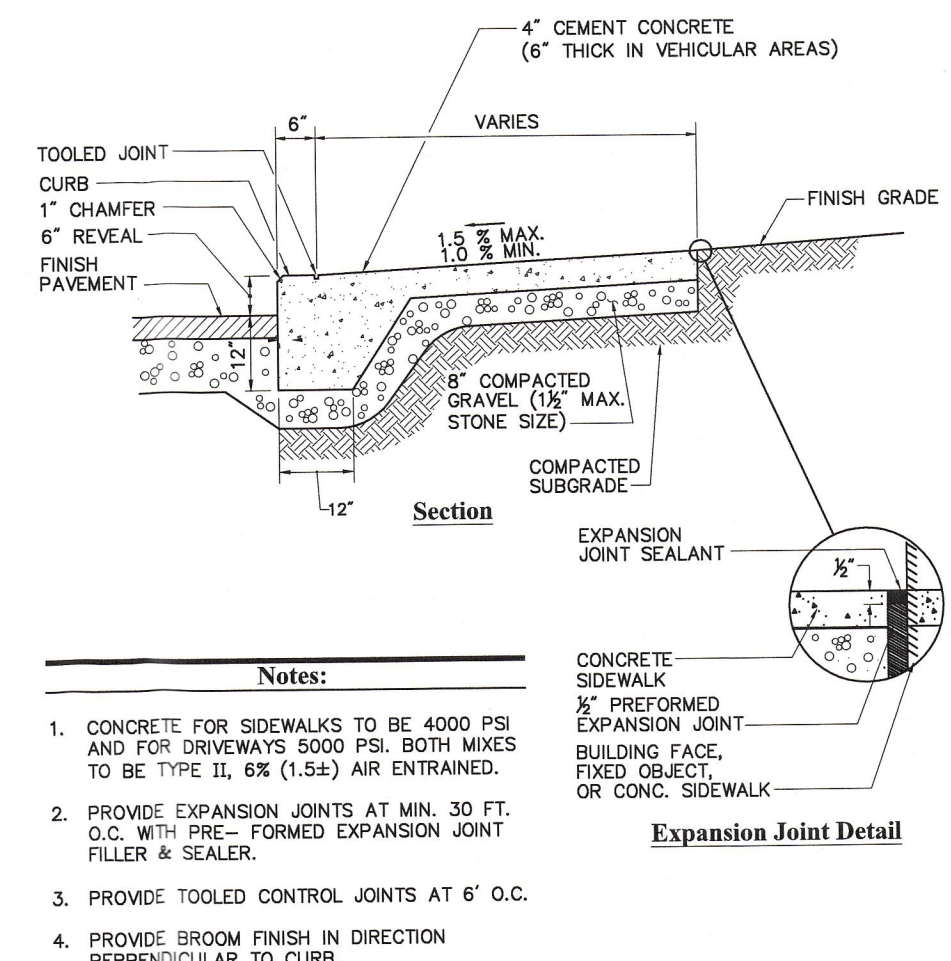
Precast Concrete Curb (PCC) Set In Existing Pavement
N.T.S. Source: VHB LD_405



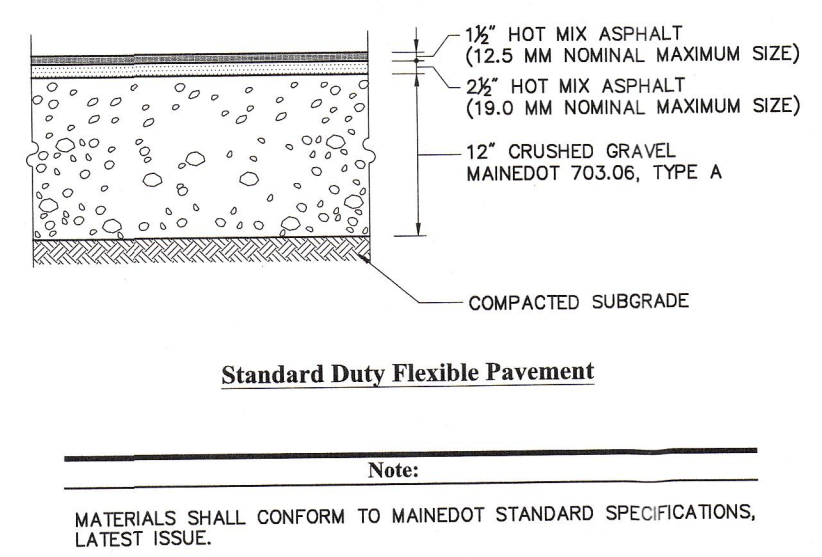
VERTICAL GRANITE CURB INSTALLATION IN EXISTING STREETS
N.T.S. Source: VHB LD_405



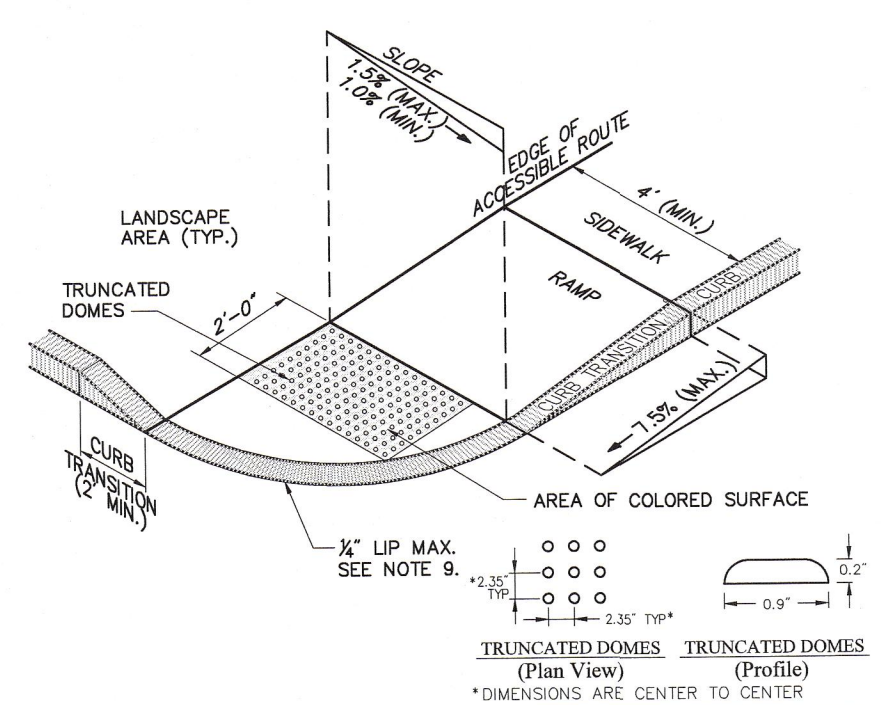
Concrete Sidewalk (On-Site)
N.T.S. Source: VHB REV LD_420



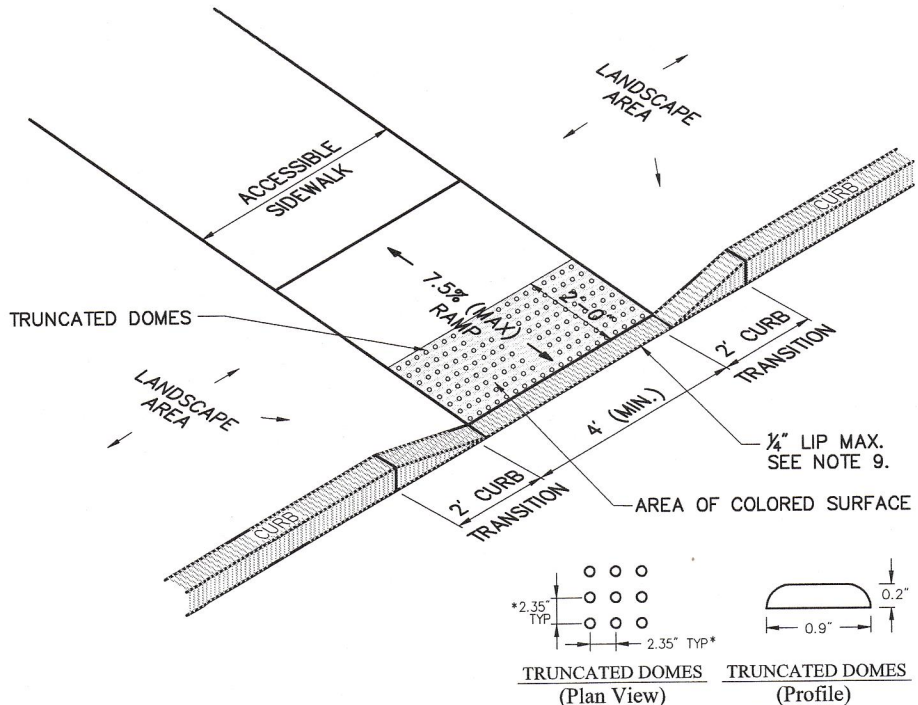
Monolithic Concrete Curb (MCC) & Sidewalk
N.T.S. Source: VHB REV LD_421



Bituminous Concrete Pavement Section
N.T.S. Source: VHB REV LD_430



Accessible Curb Ramp (ACR) Type 'B-D' (On-Site)
N.T.S. Source: VHB REV LD_510



Accessible Curb Ramp (ACR) Type 'M-D' (On-Site)
N.T.S. Source: VHB REV LD_512

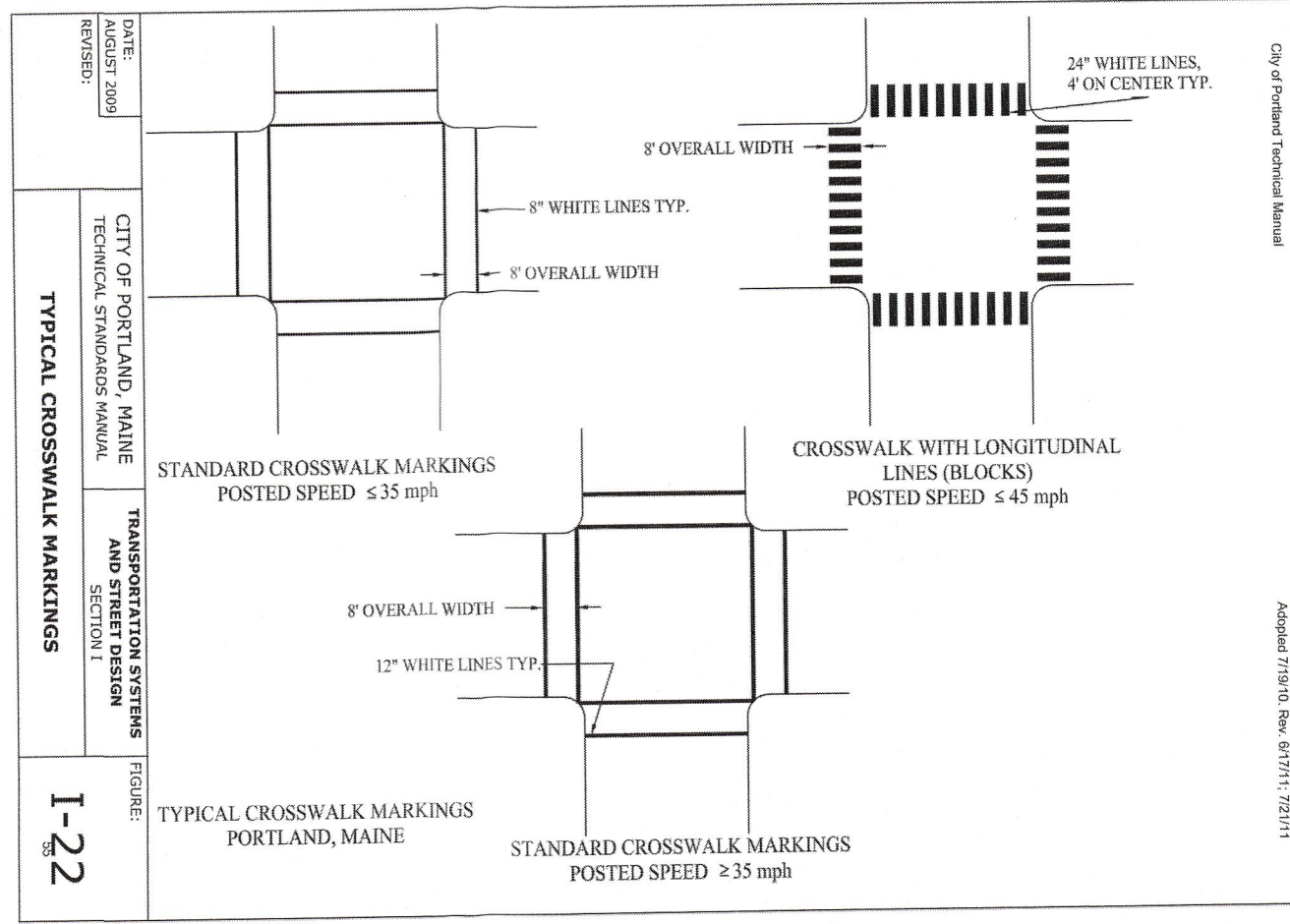
Notes:
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED JOINT FILLER.
2. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

Notes:
1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI, BOTH MIXES TO BE TYPE II, 6% (1.5±) AIR ENTRAINED.
2. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED EXPANSION JOINT FILLER & SEALER.
3. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

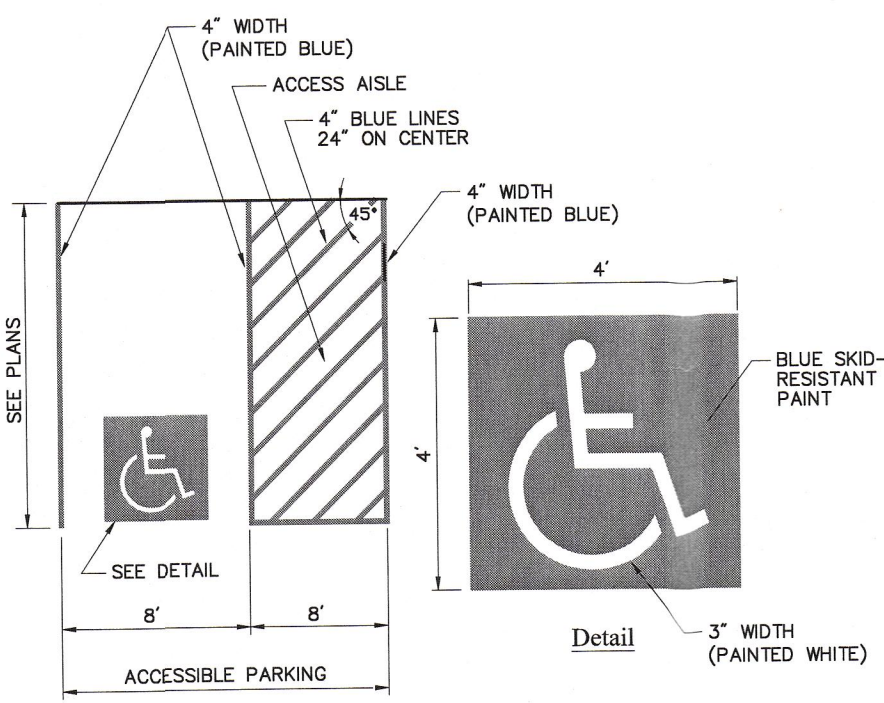
Notes:
MATERIALS SHALL CONFORM TO MAINEDOT STANDARD SPECIFICATIONS, LATEST ISSUE.

Notes:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMP SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

Notes:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMP SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

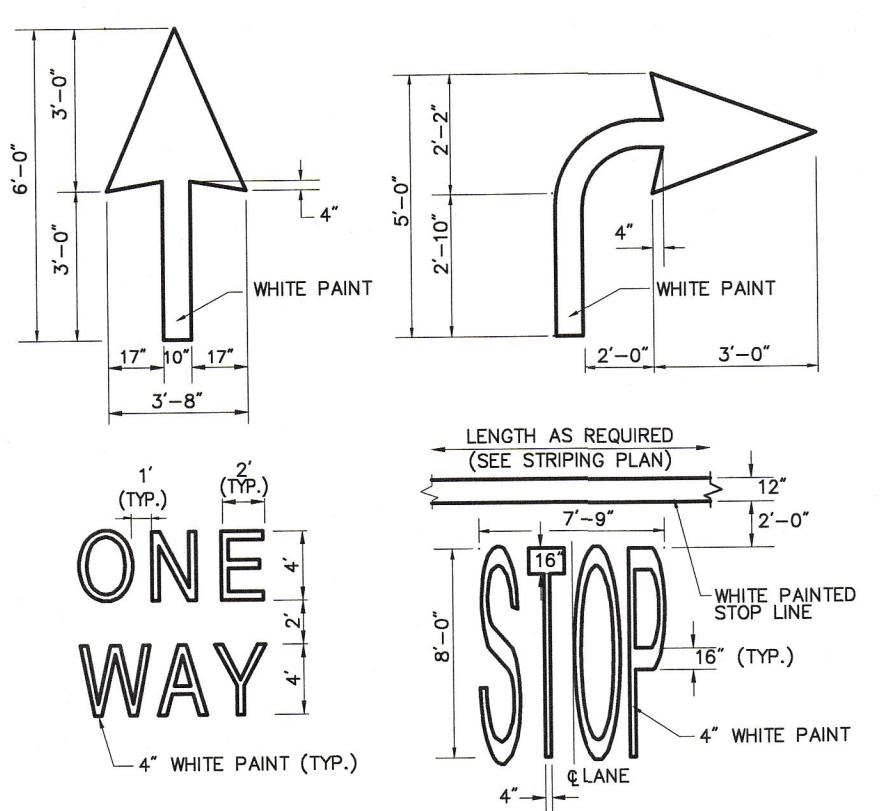


TYPICAL CROSSWALK MARKINGS
N.T.S. Source: VHB REV LD_513



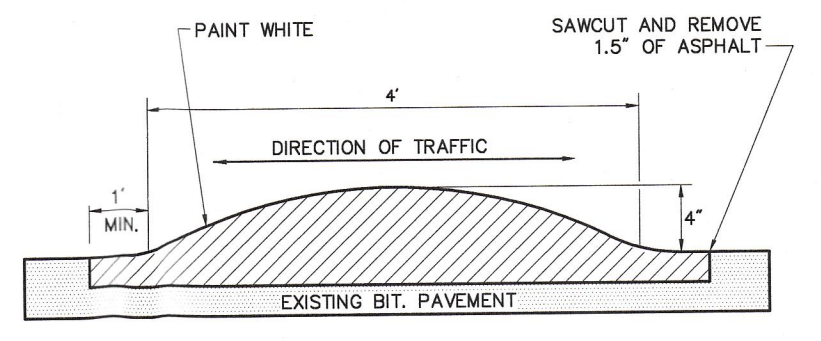
Notes:
1. ALL DIMENSIONS TO EDGES OF 4\"/>

Accessible Parking Space
N.T.S. Source: VHB REV LD_552



Notes:
1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Painted Pavement Markings - On Site
N.T.S. Source: VHB REV LD_554



Speed Bump
N.T.S. Source: VHB REV LD_706



CITY OF PORTLAND APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 5-13-2014

Proposed Taco Bell
1363 Washington Avenue
Portland, Maine

No.	Revision	Date	App'd.
1	RESPONSE TO STAFF COMMENTS	3/2/16	
2	FINAL PERMIT PLANS	5/4/16	
3	ISSUED FOR BUILDING PERMIT	7/6/16	

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
Construction Jan. 4, 2016

Details

Drawing Title: _____ Drawing Number: _____

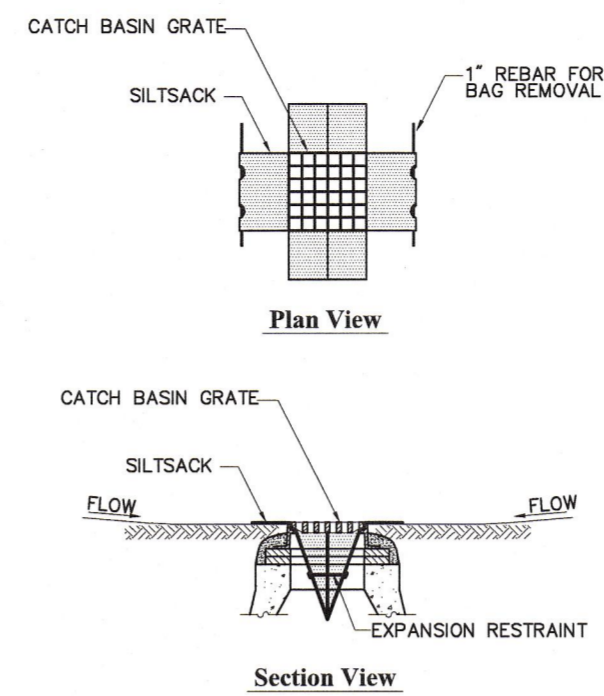
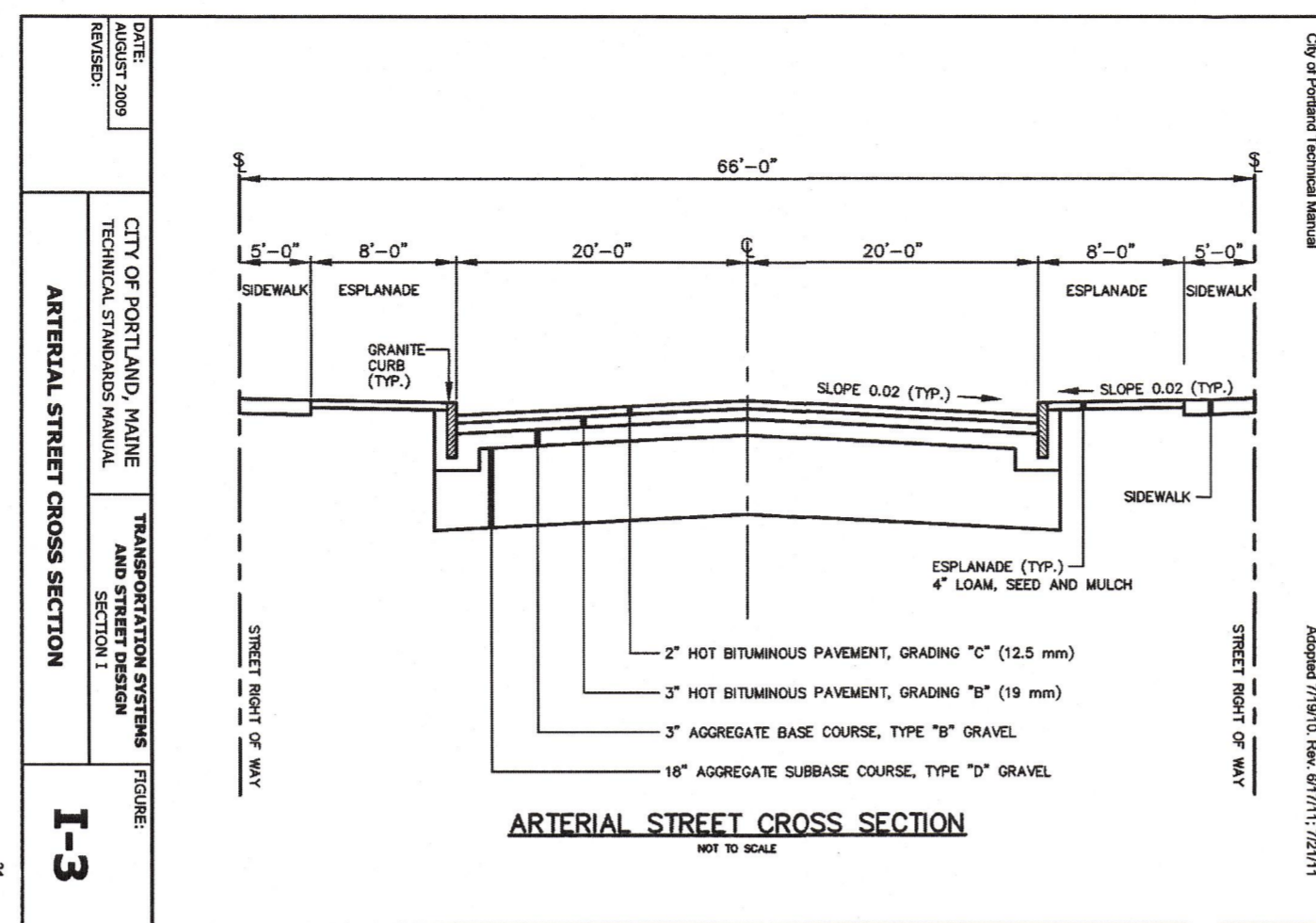
C-4

Sheet 4 of 6

Project Number: 52387.04

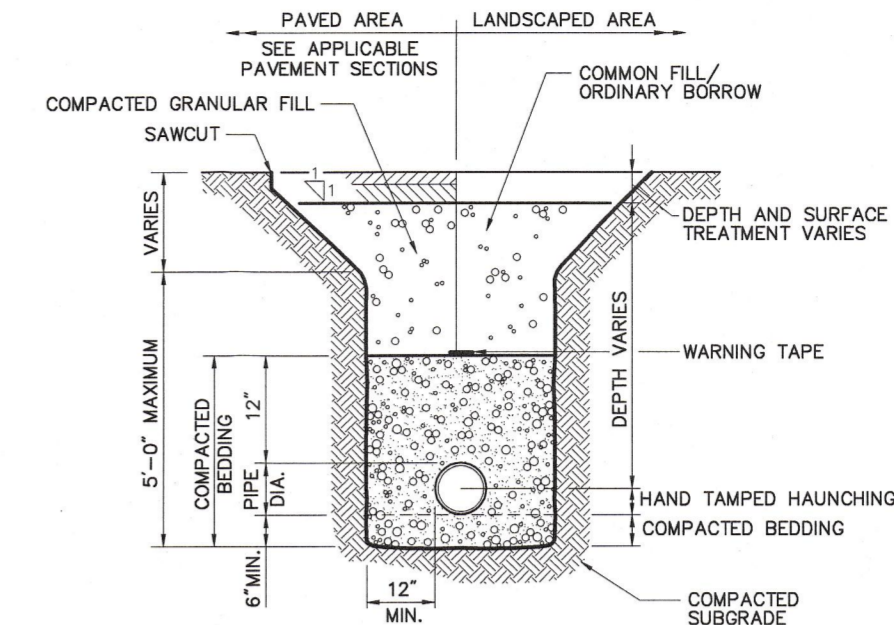


2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



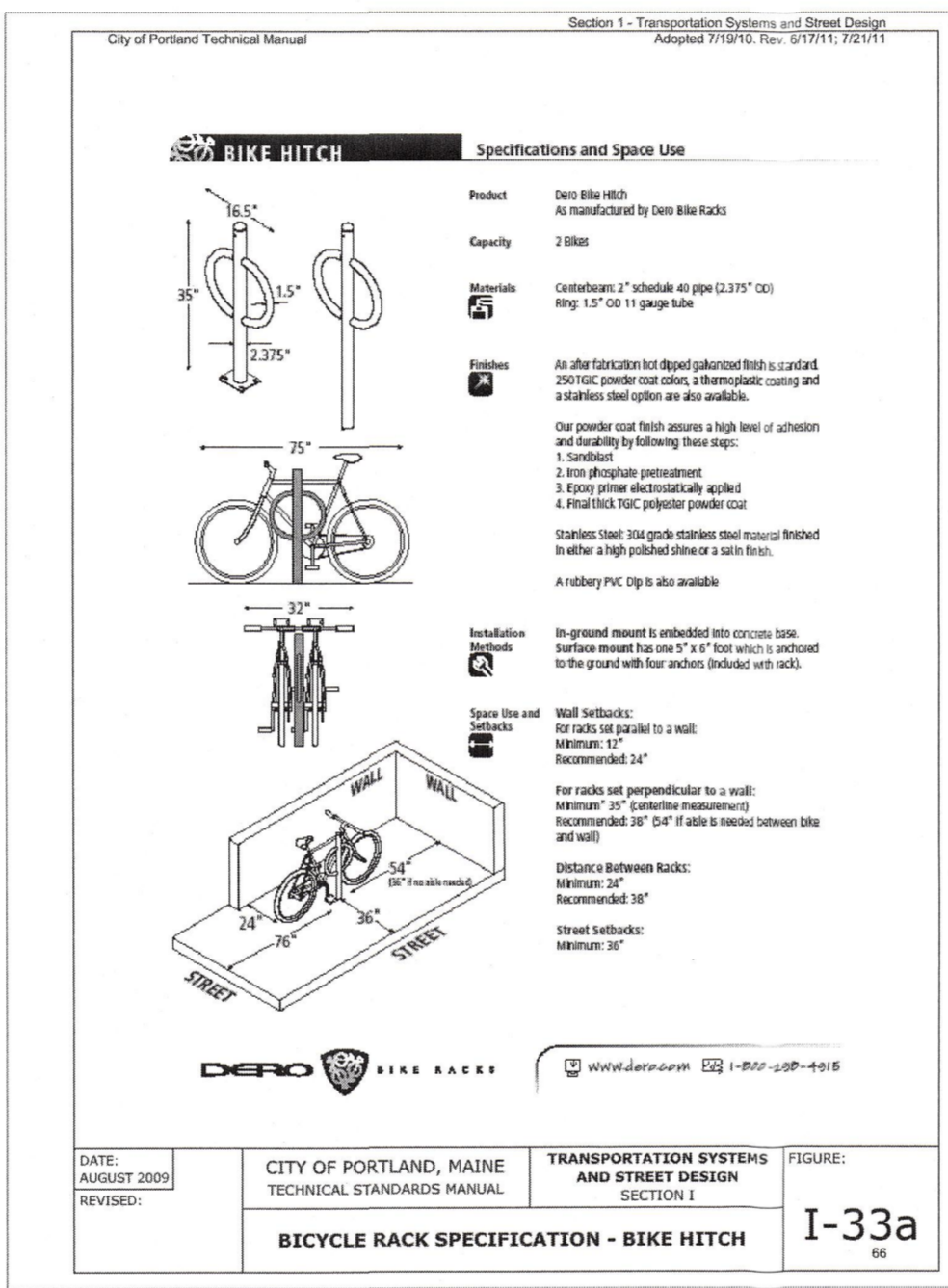
- Notes:**
- INSTALL SILT SACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
 - GRATE TO BE PLACED OVER SILT SACK.
 - SILT SACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

Silt sack Sediment Trap 6/08
N.T.S. Source: VHB LD_674

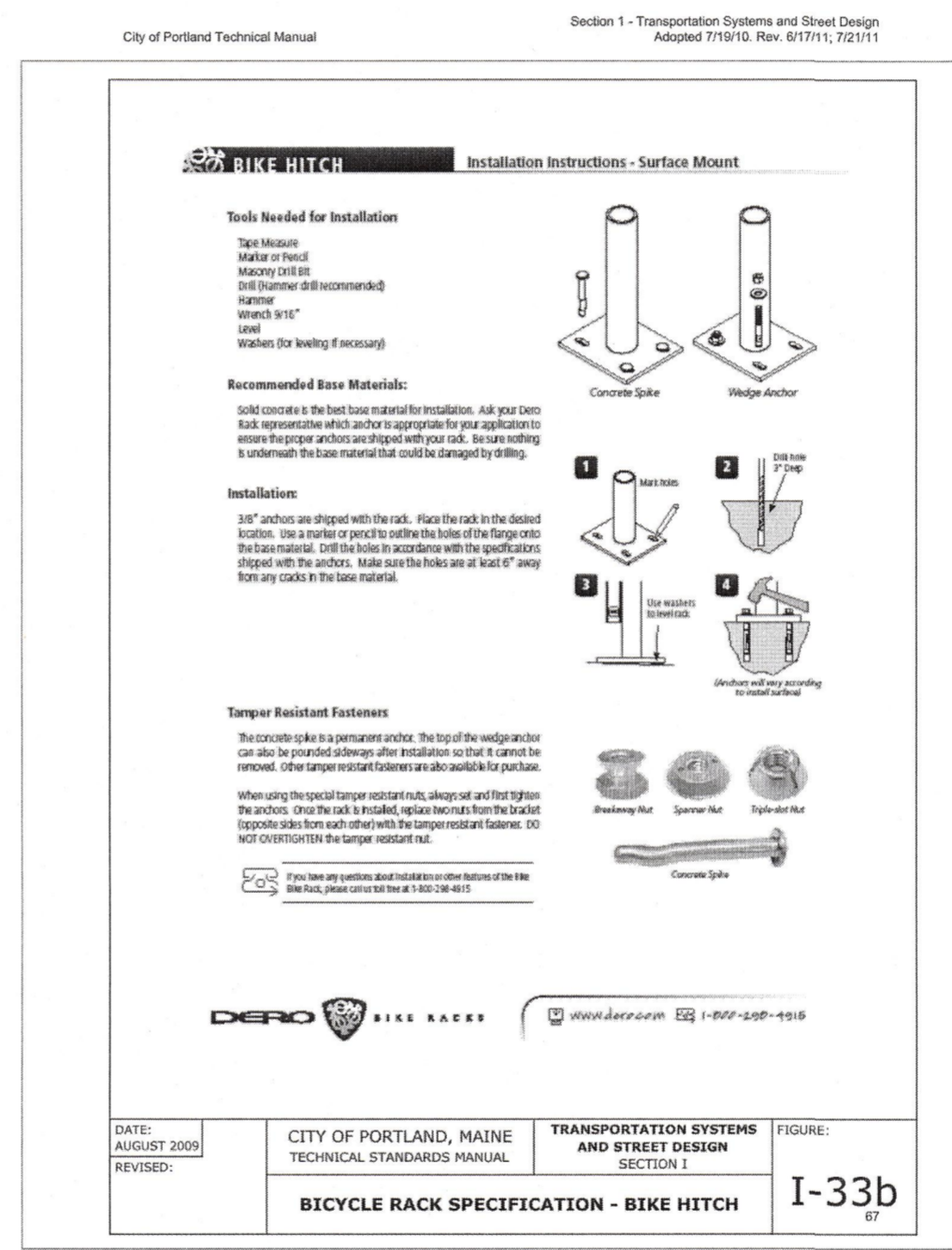


- Notes:**
- WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
 - USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

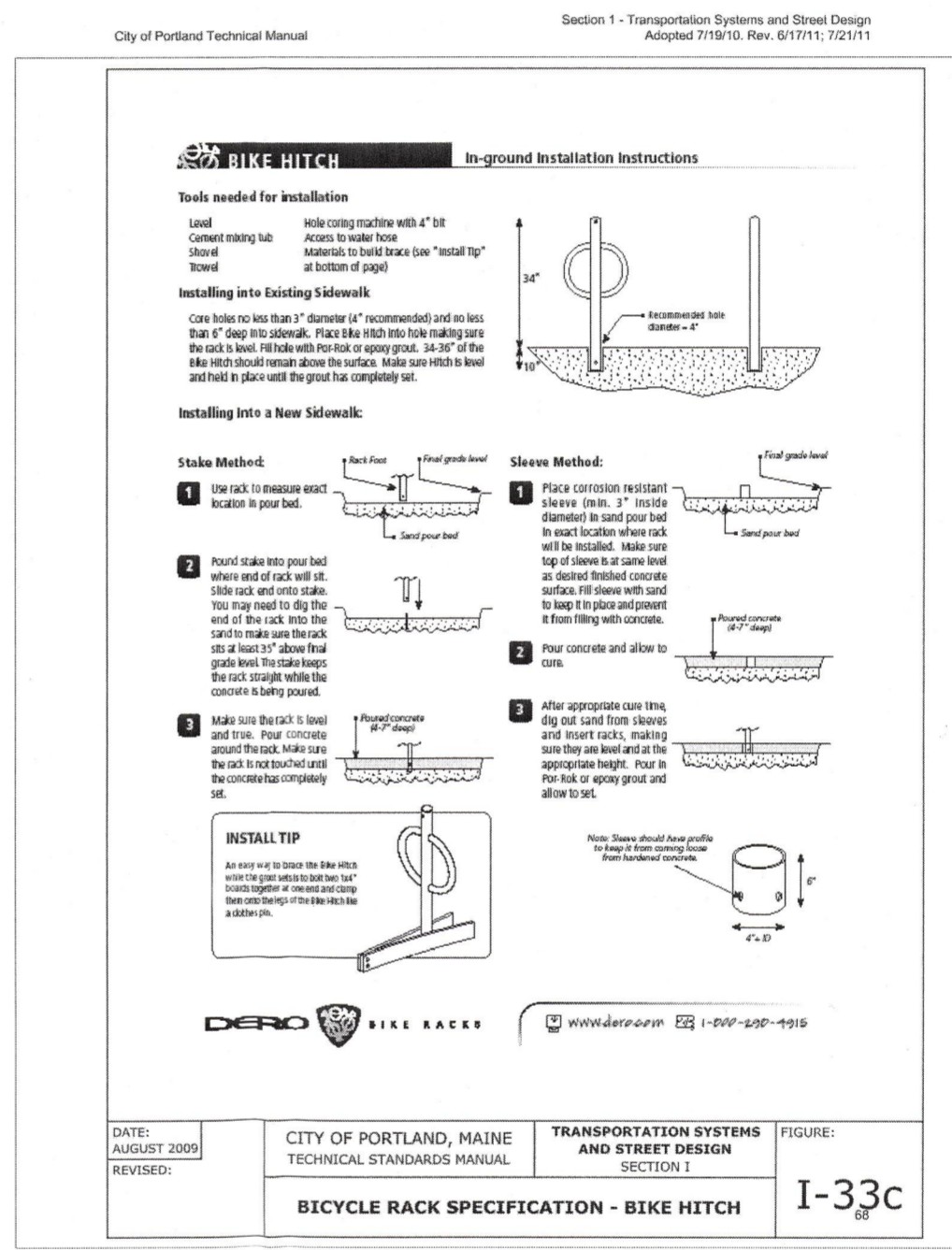
Utility Trench 6/11
N.T.S. Source: VHB LD_300



BICYCLE RACK SPECIFICATION - BIKE HITCH I-33a
DATE: AUGUST 2009
REVISED:



BICYCLE RACK SPECIFICATION - BIKE HITCH I-33b
DATE: AUGUST 2009
REVISED:



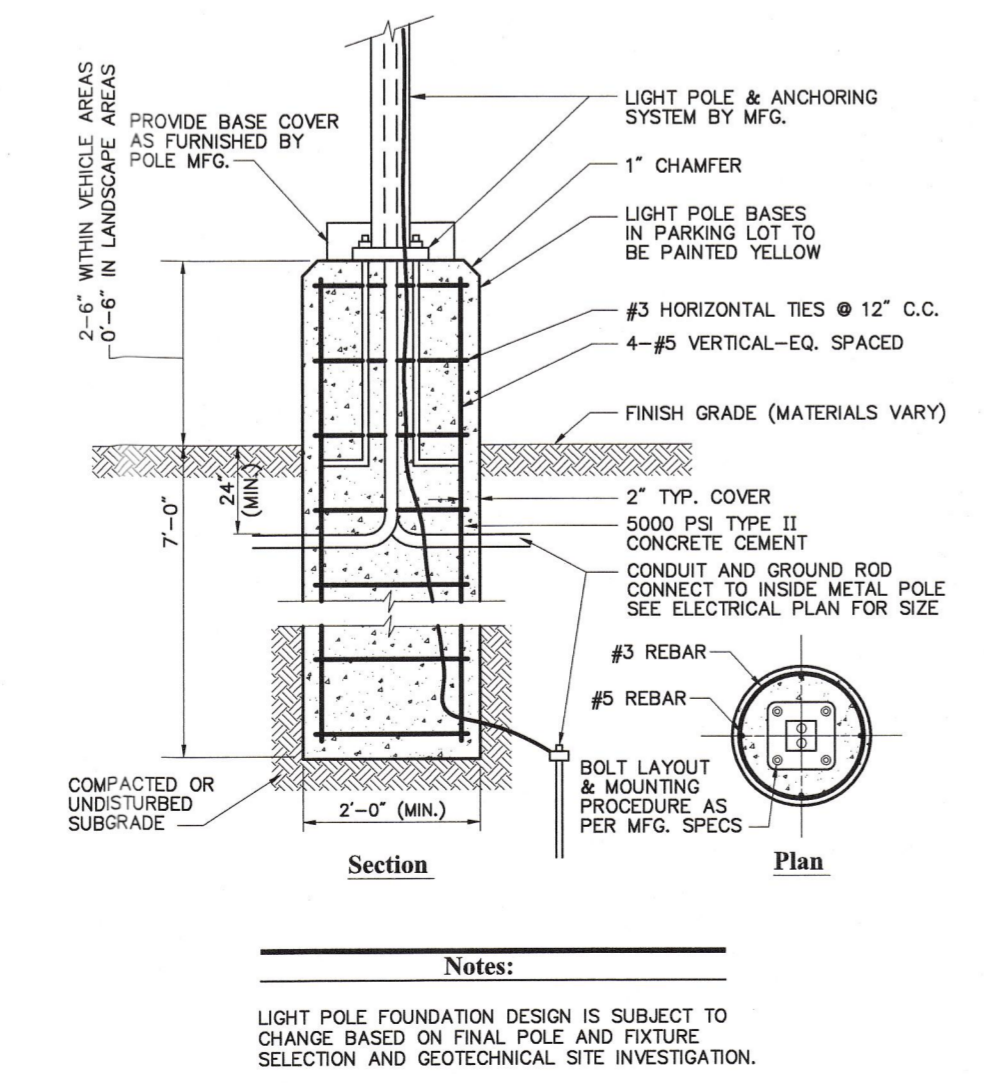
BICYCLE RACK SPECIFICATION - BIKE HITCH I-33c
DATE: AUGUST 2009
REVISED:

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 5/13/2016

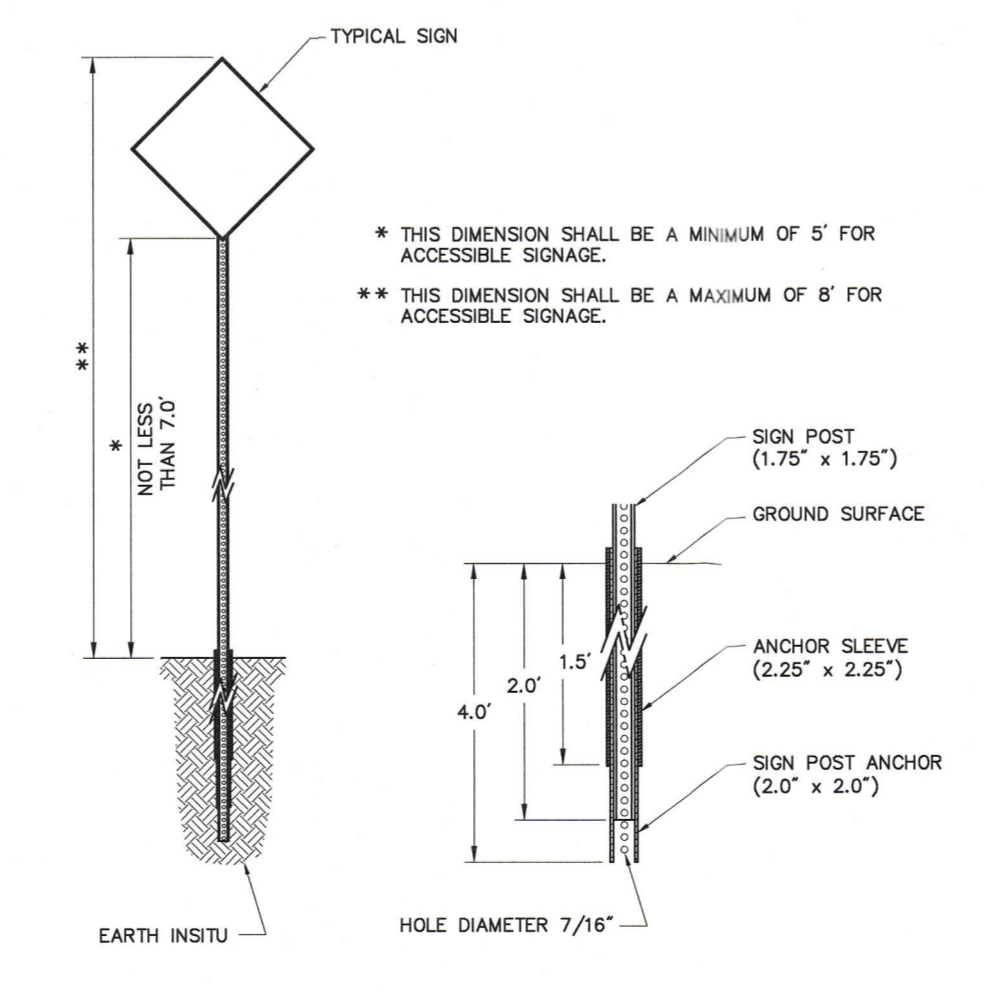
Proposed Taco Bell
1363 Washington Avenue
Portland, Maine

No.	Revision	Date	Appr.
1	RESPONSE TO STAFF COMMENTS	3/2/16	
2	FINAL PERMIT PLANS	5/4/16	
3	ISSUED FOR BUILDING PERMIT	7/6/16	
4	FINAL PERMIT PLANS REVISED	9/22/16	

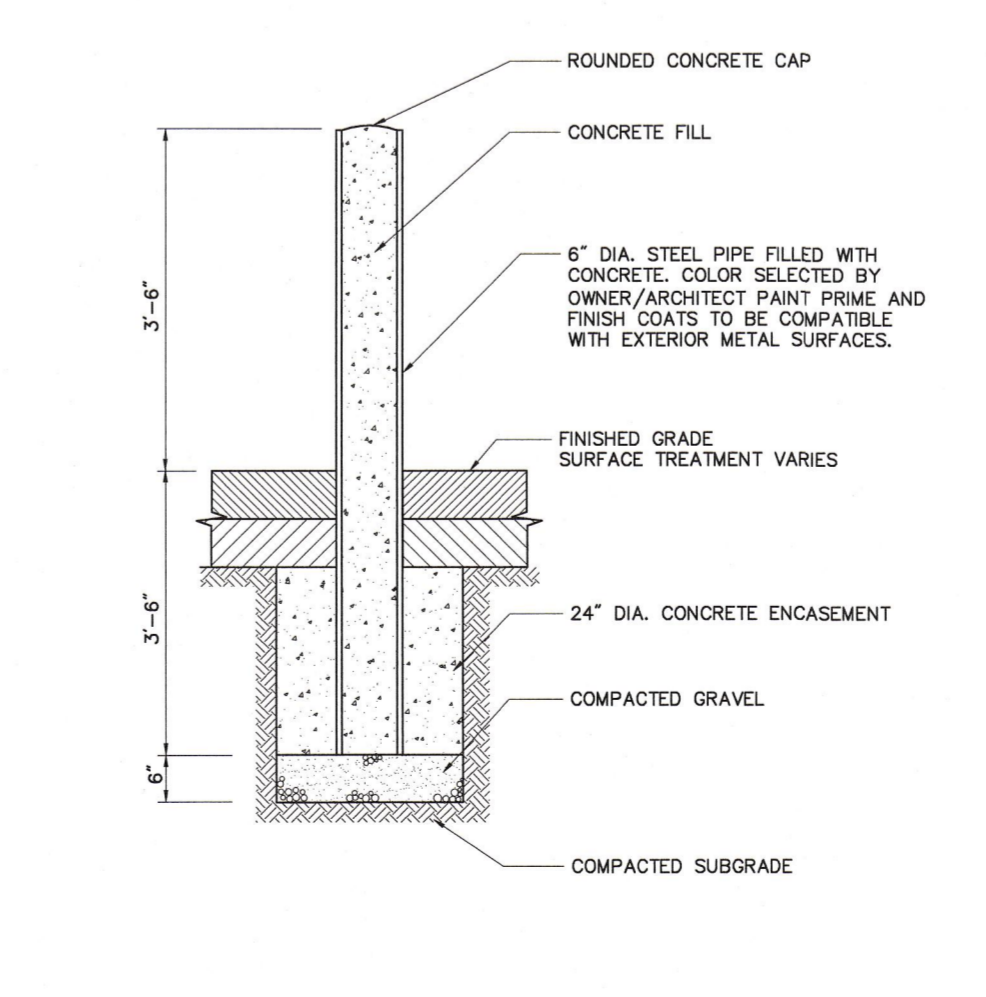
Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
Construction Jan. 4, 2016



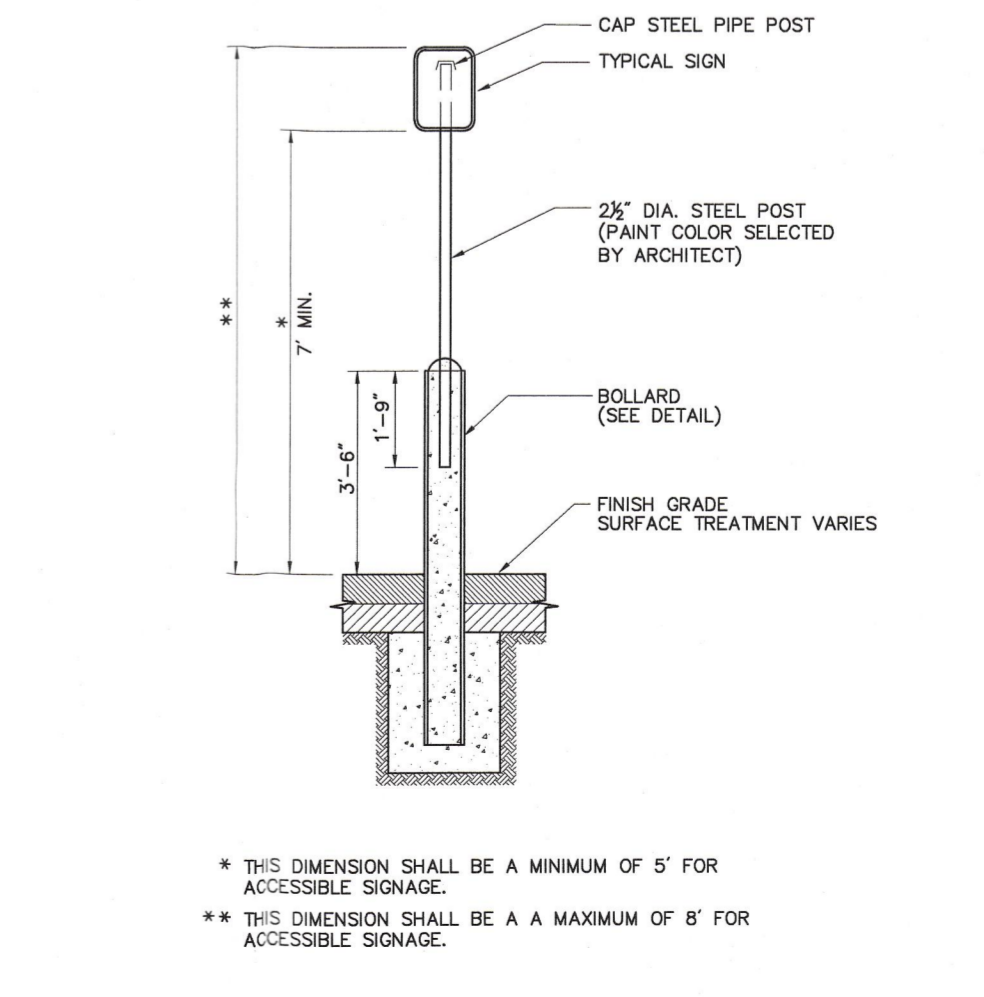
Light Pole Foundation Detail (Up to 40' Pole) 2/11
N.T.S. Source: VHB LD_310



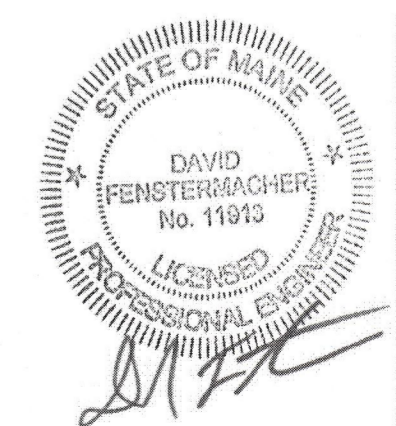
Sign Post - Type 'B' 12/12
N.T.S. Source: VHB LD_702



Bollard 6/08
N.T.S. Source: VHB LD_700



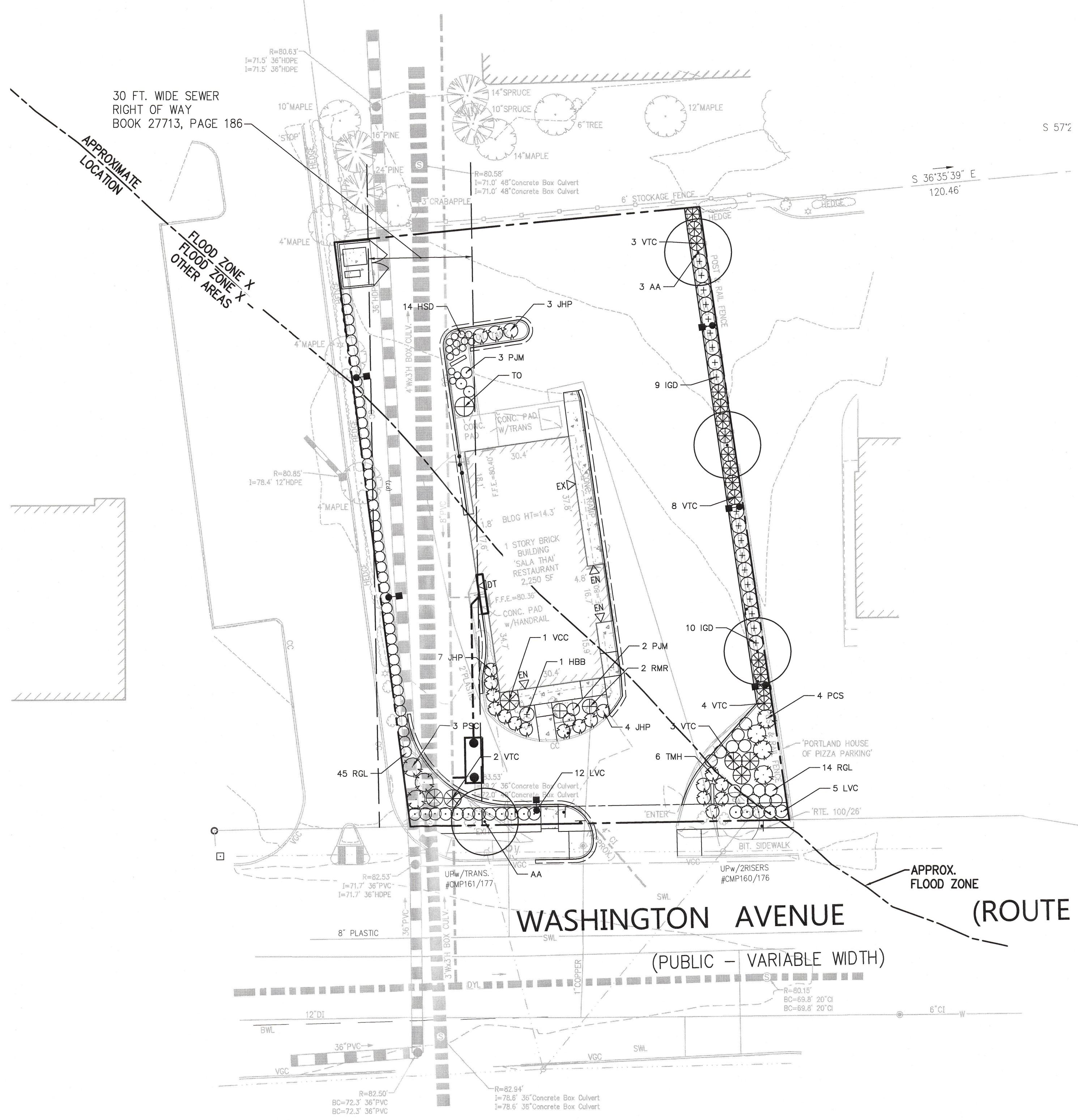
Bollard Mounted Sign 4/12
N.T.S. Source: VHB LD_703



C-5
Sheet 5 of 6
Project Number 52387.04



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



Planting Notes

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Plant Maintenance Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

Irrigation Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
5. BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.
6. IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR.
7. SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.

Tree Protection

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

PLANT LIST				
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES				
4	AA	ACER FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	3-3 1/2" CAL.
1	TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6-7' HT.

SHRUBS				
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE
1	HBB	HYDRANGEA 'BLUSHING BRIDE'	BLUSHING BRIDE HYDRANGEA	5 GAL.
14	HSD	HEMEROCALLIS 'STELA D'ORO'	STELA D'ORO DAY LILLY	1 GAL.
19	IGD	ILEX GLABRA 'DENSA'	DENSA INKBERRY	5 GAL.
14	JHP	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	ANDORRA JUNIPER	1.8-2.4"
17	LVC	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	3-4'
5	PJM	RHODODENDRON 'PJM COMP CLONE'	COMPACT PJM	2-2 1/2'
7	PSC	PRUNUS CISTENA	SAND CHERRY	4'-5" BB
59	RGL	RHUS 'GROW LOW'	GROW LOW SUMAC	3 GAL.
2	RMR	ROSA MEIDLAND RED	MEIDLAND ROSE	3 GAL.
6	TMH	TAXUS MEDIA 'HICKSII'	HICKS YEW	3-3 1/2'
1	VCC	VIBURNUM CARLESII 'COMPACTA'	COMPACT MAYFLOWER	2 1/2-3'
20	VTC	VIBURNUM TRILOBUM 'COMPACTA'	COMPACT AMERICAN CRANBERRY	3-4" BB

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 5/13/2016

Proposed Taco Bell

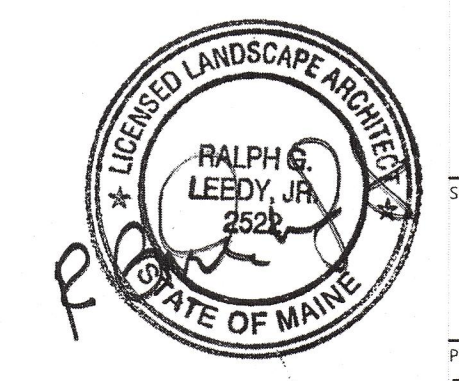
1363 Washington Avenue
Portland, Maine

No.	Revision	Date	Apprv.
1	RESPONSE TO STAFF COMMENTS	3/2/16	
2	FINAL PERMIT PLANS	5/4/16	

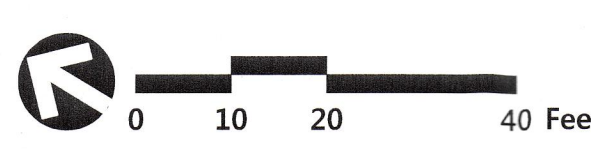
Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
Permitting Jan. 4, 2016

Not Approved for Construction

Drawing Title
Planting Plan
Drawing Number

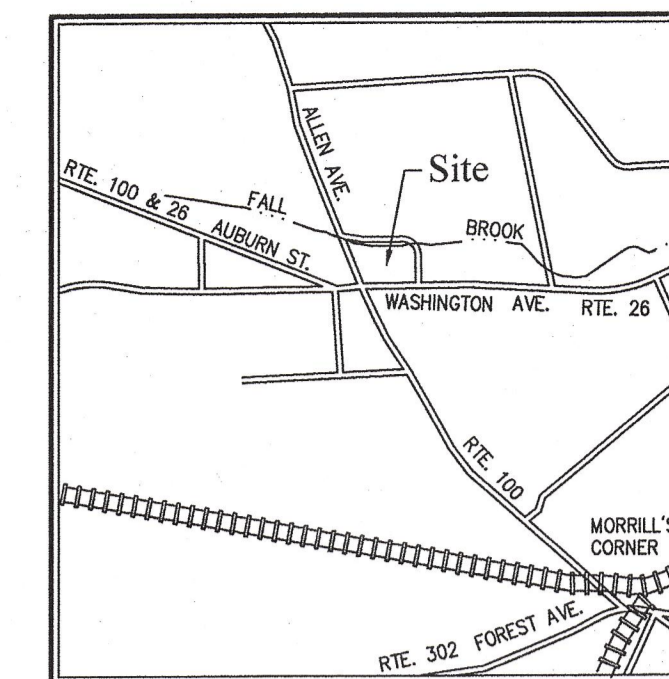


L-1
Sheet 5 of 5
Project Number 52387.04

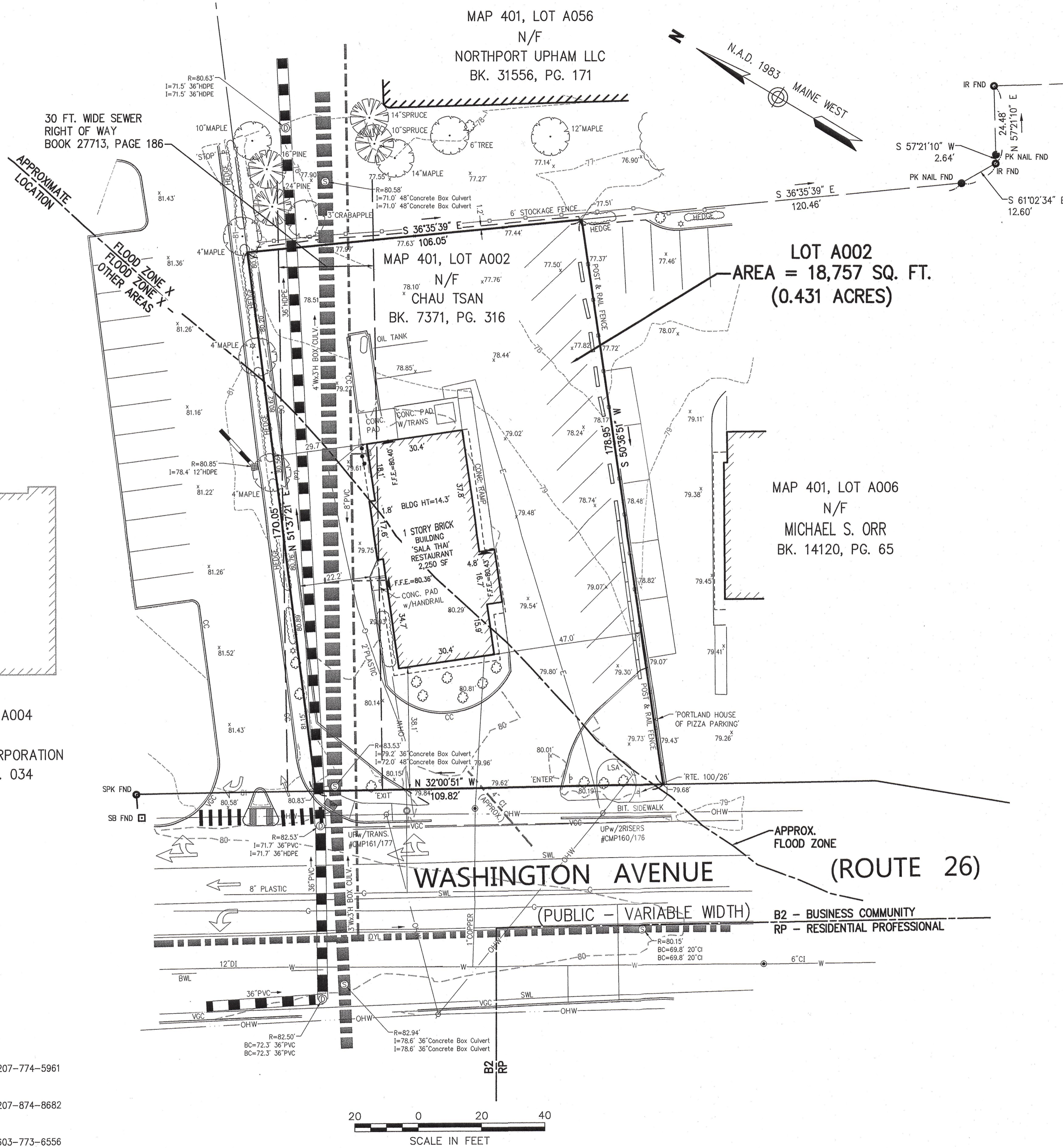




500 Southborough Drive
Suite 105B
South Portland, ME 04106
207.889.3150



Locus Map
(NOT TO SCALE)



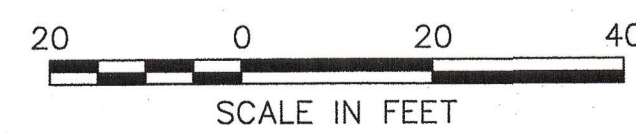
MAP 401, LOT A004
N/F
REALTY INCOME CORPORATION
BK. 25785, PG. 034

MAP 401, LOT A056
N/F
NORTHPORT UPHAM LLC
BK. 31556, PG. 171

MAP 401, LOT A002
N/F
CHAU TSAN
BK. 7371, PG. 316

LOT A002
AREA = 18,757 SQ. FT.
(0.431 ACRES)

MAP 401, LOT A006
N/F
MICHAEL S. ORR
BK. 14120, PG. 65



Utility Contacts

Utility	Contact	Phone
WATER		
PORTLAND WATER DISTRICT	KEVIN ISHIHARA	207-774-5961
WASTE WATER		
PORTLAND SEWER DISTRICT	MICHELLE SWEENEY	207-874-8682
NATURAL GAS		
UNTIL	ESTHER OLSON-MURPHY	603-773-6556
ELECTRIC		
CENTRAL MAINE POWER	TOM ATWOOD	207-791-1022
TELEPHONE/INTERNET/TV		
TIME WARNER CABLE	DON JOHNSON	207-253-2291

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 5/13/16

Legend

- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ HH - HANDHOLE
- ⊙ BOLLARD
- ⊙ WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- CC — EDGE OF PAVEMENT
- VGC — CONCRETE CURB
- VGC — VERTICAL GRANITE CURB
- SGE — SLOPED GRANITE EDGE
- BB — BITUMINOUS BERM
- GR — GUARD RAIL
- X — CHAIN LINK FENCE
- — — DRAINAGE LINE
- — — SEWER LINE
- OHW — OVERHEAD WIRE
- E — UNDERGROUND ELECTRIC
- T — TELEPHONE LINE
- G — GAS LINE
- W — WATER LINE
- — — STONE WALL
- — — TREE LINE
- WFT-100 — VEGETATED WETLAND BOUNDARY

Plan References

- "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WENDWORD CORP. PROPOSED WENDY'S SITE PROPOSED BUILDING ON 50' SETBACK" PREPARED BY H.I. & E.C. JORDAN - SURVEYORS, DATED MARCH 17, 1977 AND RECORDED IN PLAN BOOK 118, PAGE 63.
- "CONDOMINIUM PLAT OF NORTHPORT BUSINESS PARK WASHINGTON AVE AND ALLEN AVE. PORTLAND, MAINE FOR : LL BEAN, INC." DATED 6-1-06, REVISED TO 7-20-06 AND RECORDED IN PLAN BOOK 207, PAGE 20.
- "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR NEW ENGLAND LAND COMPANY" PREPARED BY H.I. & E.C. JORDAN - SURVEYORS, DATED MAY 20, 1970 AND RECORDED IN PLAN BOOK 86, PAGE 29.
- "RIGHT OF WAY MAP STATE HIGHWAY "15" (WASHINGTON AVE. & ALLEN AVE.) PORTLAND CUMBERLAND COUNTY FEDERAL AID PROJECT NO. STP-7541 (00)", DATED JANUARY 2003.

General Notes

- THE OWNER OF RECORD AT THE TIME OF THE SURVEY IS:
CHAU TSAN
238 GORHAM ROAD
SCARBOROUGH, MAINE 04074
- THE PROPERTY LINES SHOWN WERE DETERMINED BY ACTUAL FIELD SURVEY CONDUCTED IN NOVEMBER 2015 WITH AN ERROR OF CLOSURE LESS THAN 1:10,000 AND PLANS AND DEEDS OF RECORD.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC IN NOVEMBER 2015
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- HORIZONTAL DATUM IS N.A.D. 1983. (MAINE WEST)
- CONTOURS AND SPOT ELEVATIONS SHOWN ARE BASED UPON N.A.V.D. 1988.
- MAP 401 LOT A002 LIES PARTIALLY WITHIN ZONE X (AREA OUTSIDE OF 500 YEAR FLOODPLAIN) AND ZONE X (AREA OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FT) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF PORTLAND COMMUNITY PANEL NUMBER 230051 0002 C, AND 230051 0007 C, EFFECTIVE DATE DECEMBER 8, 1988.
- MAP 426 LOT 44-6 LIES ENTIRELY WITHIN THE BUSINESS COMMUNITY (B2) ZONING DISTRICT AS DEFINED BY THE PORTLAND ZONING ORDINANCE, DIMENSIONAL REQUIREMENTS FOR THE COMMERCIAL DISTRICT AT THE TIME OF THE SURVEY ARE AS FOLLOWS:

MINIMUM LOT AREA	NONE
MINIMUM FRONTAGE	80 FEET
MINIMUM FRONT YARD SETBACK	15 FEET
MINIMUM SIDE YARD SETBACK	10 FEET
MINIMUM REAR YARD SETBACK	25 FEET
- 15 PARKING SPACES WERE OBSERVED ON LOCUS.

1363 Washington Avenue
Route 26
Portland, Maine 04101

No.	Revision	Date	Appr.

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____

December 13, 2015

Drawing Title
**Existing Conditions
Plan of Land**

Drawing Number

Sv-1
Sheet 1 of 1
Project Number 52387.04

