

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

**20000165**

I. D. Number

**Mark Jordan**

Applicant

**617 Broadway, South Portland, ME 04106**

Applicant's Mailing Address

**Gorrill/Palmer**

Consultant/Agent

**N/A**

**N/A**

Applicant or Agent Daytime Telephone, Fax

**8/10/00**

Application Date

**Dunkin Donuts**

Project Name/Description

**546 Deering Ave, Portland, ME 04101**

Address of Proposed Site

**125 F004**

Assessor's Reference: Chart-Block-Lot

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

**429sf expansion**

**.34ac**

**B2**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \$100.00 Date: 8/10/00

**Planning Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permit \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

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

- |   |                            |  |                             |
|---|----------------------------|--|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____ date _____           | _____ amount _____                                 | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid                | _____ date _____           | _____ amount _____                                 |                             |
| <input type="checkbox"/> Building Permit Issued             | _____ 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 _____ |

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Consultant/Agent  
N/A N/A  
Applicant or Agent Daytime Telephone, Fax

8/10/00  
Application Date  
Dunkin Donuts  
Project Name/Description

546 Deering Ave, Portland, ME 04101  
Address of Proposed Site  
125 F004  
Assessor's Reference: Chart-Block-Lot

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 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_  
429sf expansion .34ac B2  
Proposed Building square Feet or # of Units 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 Subdivisio \_\_\_\_\_ Engineer Review \$100.00 Date 8/10/00

**Planning Approval Status:**

Reviewer William B. Needelman

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 8/25/00 Approval Expiration 8/25/01 Extension to \_\_\_\_\_  
 OK to Issue Building Permi wbn 9/25/00  Additional Sheets Attached  
signature date

Performance Guarantee  Required\*  Not Required

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|  |                         |  |                                   |
|--|-------------------------|--|-----------------------------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | <u>9/25/00</u><br>date  | <u>\$8,057.50</u><br>amount                        | <u>9/18/00</u><br>expiration date |
| <input checked="" type="checkbox"/> Inspection Fee Paid            | <u>9/20/00</u><br>date  | <u>\$136.98</u><br>amount                          |                                   |
| <input type="checkbox"/> Building Permit Issue                     | _____<br>date           |  |                                   |
| <input type="checkbox"/> Performance Guarantee Reduced             | _____<br>date           | _____<br>remaining balance                         | _____<br>signature                |
| <input type="checkbox"/> Temporary Certificate of Occupancy        | _____<br>date           | <input type="checkbox"/> Conditions (See Attached) |                                   |
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Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \$100.00 Date: 8/10/00

**DRC Approval Status:**

Reviewer wbn for Steve Bushy

- Approved  Approved w/Conditions  
see attache  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance wbn for Steve Bushy  
signature \_\_\_\_\_ date \_\_\_\_\_

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Consultant/Agent

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Applicant or Agent Daytime Telephone, Fax

8/10/00

Application Date

Dunkin Donuts

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Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \$100.00 Date: 8/10/00

**Fire Approval Status:**

Reviewer Lt. Mc Dougall

- Approved  Approved w/Conditions  
see attache  Denied

Approval Date 8/29/00 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Lt. Mc Dougall 8/29/00  
signature date

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**8/10/00**  
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**Dunkin Donuts**  
Project Name/Description

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Fees Paid: Site Plan **\$300.00** Subdivision \_\_\_\_\_ Engineer Review **\$100.00** Date: **8/10/00**

**Inspections Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions  
see attache  Denied
- Approval Date **8/25/00** Approval Expiration **8/25/01** Extension to \_\_\_\_\_  Additional Sheets  
Attached
- Condition Compliance \_\_\_\_\_  
signature \_\_\_\_\_ date \_\_\_\_\_

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| <input type="checkbox"/> Defect Guarantee Submitted                | _____<br>submitted date | _____<br>amount                                    | _____<br>expiration date          |
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**CITY OF PORTLAND, MAINE  
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ADDENDUM**

20000165

I. D. Number

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Applicant

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**Gorrill/Palmer**

Consultant/Agent

N/A

N/A

Applicant or Agent Daytime Telephone, Fax

8/10/00

Application Date

**Dunkin Donuts**

Project Name/Description

546 Deering Ave, Portland, ME 04101

Address of Proposed Site

125 F004

Assessor's Reference: Chart-Block-Lot

---

**DRC Conditions of Approval**

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

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**Fire Conditions of Approval**

# City of Portland Planning Department

389 Congress Street, 4th Floor  
Portland, ME 04101  
207-874-8721 or 207-874-8719  
Fax: 207-756-8258

## FAX TRANSMISSION COVER SHEET

Date: 9-21-00  
To: Mark Jordan  
Company: Donkon Donuts  
Fax #: 799-9048 / 883-0527  
From: Bill Needelman  
RE: Edits to Letter of Credit

YOU SHOULD RECEIVE \_\_\_\_\_ PAGE(S),  
INCLUDING THIS COVER SHEET.  
IF YOU DO NOT RECEIVE ALL THE PAGES,  
PLEASE CALL 207-874-8721 OR 207-874-8719.

16

# MAINE BANK & TRUST

SITE PLANS/SUBDIVISIONS  
DEFECT BOND:  
IRREVOCABLE LETTER OF  
CREDIT #1705

September 18, 2000

Joseph E. Grah, Jr., Director  
Planning and Urban Development  
City of Portland  
Portland, ME 04101

RE: Dunkin Donuts, (505 Main St Corporation) 546 Deering Ave., Portland, Maine

Maine Bank & Trust Company hereby issues its Irrevocable Letter of Credit for the account of Dunkin Donuts, (505 Main St. Corporation) 617 Broadway, So. Portland, Maine 04106 herein referred to as the Owners: in the name of the City of Portland in the aggregate amount of \$8,057.50.

The City, through its Director of Planning and Urban Development, may draw on this Letter of Credit by presentation of a sight draft and the original Letter of Credit and all amendments thereto, at Maine Bank & Trust Company offices located at 467 Congress Street, Portland, Maine, stating that;

1. the Owners have failed to complete by September 18, 2001, or by the expiration date of any temporary certificate of occupancy issued, whichever date comes first, at the Owners' expense, the work on the roads and other public improvements as set forth in a certain Schedule of Costs of Public Improvements dated 8/31/ 2000.
2. The Owners have failed to post the ten percent (10%) Defect Bond or Guarantee required by the Portland City Code Sections 14-501 and 14-525: or
3. The Owners have failed to notify the City for inspections.

In the event of Maine Bank & Trust Company's dishonor of the City of Portland's sight draft, Maine Bank & Trust Company shall inform the City of Portland in writing of the reason or reasons therefore within three (3) working days of the dishonor.

After all underground work in the public right of way has been completed and inspected to the satisfaction of the Department of Public works, including, but not limited to, sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Urban Development or the City of Portland Director of Finance as provided in Section 14-501 of the Portland City code may authorize Maine Bank & Trust Company, by written certification, to reduce the available amount of this Letter of Credit by a specified amount.



# MAINE BANK & TRUST

Performance Guarantee  
Letter of Credit #1705  
September 18, 2000  
Page 2

It is a condition of this Letter of Credit that it is deemed to ~~automatically~~ <sup>unless</sup> extended without amendment for a period(s) of one year each from the current expiration date hereof, or any future expiration date. <sup>be</sup> Maine Bank & Trust Company notifies the Director of Planning and Urban Development by registered mail at the above listed address that Maine Bank & Trust Company elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by the original Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Urban Development reading as follows:

This drawing results from notification that Maine Bank & Trust Company has Elected not to renew its Letter of Credit #1705; or

This drawing results from the Owners' failure to timely complete to the satisfaction of the City the public improvements set forth in a certain Schedule of Costs of Public Improvements dated 8/31/ 2000; or

This drawing results from the Owners' failure to post a ten percent (10%) Defect Guarantee bond as provided in Section 14-501 of the Portland City Code; or

This drawing results from the Owners' failure to notify the City for inspections,

The Letter of Credit will automatically expire upon the earlier of:

1. Maine Bank & Trust Company's receipt of a written notification from the City of Portland that said work as outlined in a certain Schedule of Costs of Public Improvements dated 8/31/ 2000, between the Owners and the city of Portland has been completed in accordance with the City of Portland's specification and Maine bank & Trust Company's Letter of Credit #1705 may be canceled; or
2. The expiration date of September 18, 2001, or any automatically extended date as specified herein.

Partial drawings are permitted.

Department of Planning and Urban Development  
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 8-31-00

Name of Project: DUNKIN DONUTS

Address/Location: WASSFORDS CORNER

Developer: MARIC SORDANO

Name of Performance Guarantee: \_\_\_\_\_

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

BE FILLED OUT BY APPLICANT:

|  | PUBLIC   |           |          | PRIVATE  |           |          |
|--|----------|-----------|----------|----------|-----------|----------|
|  | Quantity | Unit Cost | Subtotal | Quantity | Unit Cost | Subtotal |
| <b>STREET SIDEWALK</b>                     |          |           |          |          |           |          |
| Road                                       |          |           |          | 1227.54  | 2.50      | 3067.50  |
| Granite Curbing                            |          |           |          |          |           |          |
| Sidewalks                                  | 4.434    | 50.0      | 220.0    |          |           |          |
| Esplanades                                 |          |           |          |          |           |          |
| Plantings                                  |          |           |          | 2.00     | 500       | 1000     |
| Monuments                                  |          |           |          |          |           |          |
| Street Lighting                            |          |           |          |          |           |          |
| Other                                      |          |           |          | 23       | 50.0      | 1150     |
| <b>SEWAGE SANITARY SEWER</b>               |          |           |          |          |           |          |
| Manholes                                   |          |           |          |          |           |          |
| Piping                                     |          |           |          | 50.0     | 20.0      | 1000.0   |
| Connections                                |          |           |          | 1.4      | 150       | 150.0    |
| Other                                      |          |           |          |          |           |          |
| <b>STORM DRAINAGE</b>                      |          |           |          |          |           |          |
| Manholes                                   |          |           |          |          |           |          |
| Catchbasins                                |          |           |          |          |           |          |
| Piping                                     |          |           |          |          |           |          |
| Retention Basin                            |          |           |          |          |           |          |
| Other                                      |          |           |          |          |           |          |
| <b>STREET LIGHTING</b>                     |          |           |          |          |           |          |
| <b>EROSION CONTROL</b>                     |          |           |          |          |           |          |
| <b>RECREATION AND OPEN SPACE AMENITIES</b> |          |           |          |          |           |          |

|   | PUBLIC   |           |          | PRIVATE  |           |          |
|---|----------|-----------|----------|----------|-----------|----------|
|   | Quantity | Unit Cost | Subtotal | Quantity | Unit Cost | Subtotal |
| LANDSCAPING (Attach<br>breakdown of plant materials,<br>quantities, and unit costs) |          |           |          | 98       | 15.5      | 1470.5   |
| MISCELLANEOUS   |          |           |          |          |           |          |
| TOTAL   |          |           | 220.5    |          |           | 7837.50  |
| GRAND TOTAL:  |          |           |          |          |           |          |

SPECTION FEE (to be filled out by City)

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

EST. 00 00

### LANDSCAPE PLANTS

|                                |             |        |
|--------------------------------|-------------|--------|
| 11 - CLEMATIS SUMMERSWEET      | - \$18.50 @ | 203.50 |
| 32 - HIBISCUS returns day lily | - \$4.79 @  | 159.68 |
| 1 - MALUS SEMINAL              | - \$130.00  | 130 -  |
| 38 - Birdsket spruce           | - 18.50 @   | 518.00 |
| 14 - POTANTILLA Red Ace        | - 15.30 @   | 214.20 |
| 12 asst perennials             | - 3.99 @    | 47.88  |

1273.26

BACK

\$100.00

\$1373.26

**DUNKIN' DONUTS**  
MPM CORPORATION  
546 DEERING AVENUE  
PORTLAND, MAINE 04103 SO. PORTLAND, MAINE 04106

MAINE BANK & TRUST  
52-150/112


38314

PAY TO THE ORDER OF:

City of Portland  
One Hundred Thirty Six

DATE 9/18/80

AMOUNT \$ 136.98

DUNKIN' DONUTS  
AUTHORIZED SIGNATURE  


546 Deering Ave - Dunkin' Donuts Project  
⑆038314⑆ ⑆011201500⑆ 0054455 8⑆

**From:** "Steve Bushey" <srbushey@maine.rr.com>  
**To:** "william needleman" <wn@ci.portland.me.us>  
**Date:** Fri, Aug 25, 2000 2:51 PM  
**Subject:** Dunkin donuts

Bill,

I have reviewed the Dunkin donuts plans and find that the work is generally minor in nature. I would conclude that most of the issues are more planning related and not related to drainage etc. My only comment would be is that the applicant should be required to clean all onsite drainage structures and pipe and confirm that they are functioning properly.

if you have any questions please call.

Steve bushey acting development review Coordinator

# MAINE BANK & TRUST

SITE PLANS/SUBDIVISIONS  
DEFECT BOND:  
IRREVOCABLE LETTER OF  
CREDIT #1705

September 18, 2000

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Planning and Urban Development  
City of Portland  
Portland, ME 04101

RE: Dunkin Donuts, (505 Main St Corporation) 546 Deering Ave., Portland, Maine

Maine Bank & Trust Company hereby issues its Irrevocable Letter of Credit for the account of Dunkin Donuts, (505 Main St. Corporation) 617 Broadway, So. Portland, Maine 04106 herein referred to as the Owners: in the name of the City of Portland in the aggregate amount of \$8,057.50.

The City, through its Director of Planning and Urban Development, may draw on this Letter of Credit by presentation of a sight draft and the original Letter of Credit and all amendments thereto, at Maine Bank & Trust Company offices located at 467 Congress Street, Portland, Maine, stating that;

1. the Owners have failed to complete by September 18, 2001, or by the expiration date of any temporary certificate of occupancy issued, whichever date comes first, at the Owners' expense, the work on the roads and other public improvements as set forth in a certain Schedule of Costs of Public Improvements dated August 31, 2000.
2. The Owners have failed to post the ten percent (10%) Defect Bond or Guarantee required by the Portland City Code Sections 14-501 and 14-525: or
3. The Owners have failed to notify the City for inspections.

In the event of Maine Bank & Trust Company's dishonor of the City of Portland's sight draft, Maine Bank & Trust Company shall inform the City of Portland in writing of the reason or reasons therefore within three (3) working days of the dishonor.

After all underground work in the public right of way has been completed and inspected to the satisfaction of the Department of Public works, including, but not limited to, sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Urban Development or the City of Portland Director of Finance as provided in Section 14-501 of the Portland City code may authorize Maine Bank & Trust Company, by written certification, to reduce the available amount of this Letter of Credit by a specified amount.

# MAINE BANK & TRUST

Performance Guarantee  
Letter of Credit #1705  
September 18, 2000  
Page 2

It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for a period(s) of one year each from the current expiration date hereof, or any future expiration date unless Maine Bank & Trust Company notifies the Director of Planning and Urban Development by registered mail at the above listed address that Maine Bank & Trust Company elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by the original Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Urban Development reading as follows:

This drawing results from notification that Maine Bank & Trust Company has Elected not to renew its Letter of Credit #1705; or

This drawing results from the Owners' failure to timely complete to the satisfaction of the City the public improvements set forth in a certain Schedule of Costs of Public Improvements dated August 31, 2000; or

This drawing results from the Owners' failure to post a ten percent (10%) Defect Guarantee bond as provided in Section 14-501 of the Portland City Code; or

This drawing results from the Owners' failure to notify the City for inspections,

The Letter of Credit will automatically expire upon the earlier of:

1. Maine Bank & Trust Company's receipt of a written notification from the City of Portland that said work as outlined in a certain Schedule of Costs of Public Improvements dated August 31, 2000, between the Owners and the city of Portland has been completed in accordance with the City of Portland's specification and Maine bank & Trust Company's Letter of Credit #1705 may be canceled; or
2. The expiration date of September 18, 2001, or any automatically extended date as specified herein.

Partial drawings are permitted.



# MAINE BANK & TRUST

Performance Guarantee  
Letter of Credit #1705  
September 18, 2000  
Page 3

We engage with you that drafts drawn under and in compliance with the terms of this credit will be duly honored if presented at our offices at 467 Congress Street, Portland, Maine, on or before September 18, 2001, or any automatically extended date as specified herein.

Very truly yours,  
**Maine Bank & Trust Company**

By: Wayne C. McGarvey  
Its: Chairman & Chief Executive Officer

The City of Portland has accepted the providing of alternative security for the Owners' obligations to be performed pursuant to Section 14-501 and/or Section 14-525 of the Portland City Code.

Date: \_\_\_\_\_

By: Joseph E. Gray, Jr.  
Its: Duly authorized Director of  
Planning and Urban  
Development.

**Seen and Agreed to Dunkin Donuts (505 Main Street Corporation)**

Date: 9/19/00

By: Mark Jordan  
Mark Jordan, President

**Reviewed pursuant to Section 14-501 and/or Section 14-525, Portland City Code.**

Date: \_\_\_\_\_

By: \_\_\_\_\_

**Performance Guarantee of Letter of Credit**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Director of Finance

Date: 9/25/00

By: Penny Hittell  
Corporation Counsel

Department of Planning and Urban Development  
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 9-31-00

Name of Project DUNKIN DONUTS

Address/Location WINDFORDS CORNER

Developer MARIC SORDANO

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

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

BE FILLED OUT BY APPLICANT:

|                                     | PUBLIC   |           |          | PRIVATE  |           |          |
|-------------------------------------|----------|-----------|----------|----------|-----------|----------|
|                                     | Quantity | Unit Cost | Subtotal | Quantity | Unit Cost | Subtotal |
| STREET SIDEWALK                     |          |           |          |          |           |          |
| Road                                |          |           |          | 1227.54  | 2.50      | 3067.50  |
| Granite Curbing                     |          |           |          |          |           |          |
| Sidewalks                           | 4.434    | 50.0      | 220.0    |          |           |          |
| Esplanades Planters                 |          |           |          | 2.00     | 500       | 1000     |
| Monuments                           |          |           |          |          |           |          |
| Street Lighting                     |          |           |          |          |           |          |
| Other WATER STOPS                   |          |           |          | 2.3      | 50.0      | 1150     |
| Sanitary Sewer                      |          |           |          |          |           |          |
| Manholes                            |          |           |          |          |           |          |
| Piping                              |          |           |          | 50.0     | 20.0      | 1000.0   |
| Connections                         |          |           |          | 1.54     | 150       | 150.0    |
| Other                               |          |           |          |          |           |          |
| Storm Drainage                      |          |           |          |          |           |          |
| Manholes                            |          |           |          |          |           |          |
| Catchbasins                         |          |           |          |          |           |          |
| Piping                              |          |           |          |          |           |          |
| Retention Basin                     |          |           |          |          |           |          |
| Other                               |          |           |          |          |           |          |
| Street Lighting                     |          |           |          |          |           |          |
| Erosion Control                     |          |           |          |          |           |          |
| Recreation and Open Space Amenities |          |           |          |          |           |          |

|   | PUBLIC   |           |          | PRIVATE  |           |          |
|---|----------|-----------|----------|----------|-----------|----------|
|   | Quantity | Unit Cost | Subtotal | Quantity | Unit Cost | Subtotal |
| LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs) |          |           |          | 98       | 15.5      | 1470.5   |
| MISCELLANEOUS   |          |           |          |          |           |          |
| TOTAL   |          | 220.5     |          | 7837.50  |           |          |
| GRAND TOTAL:  |          |           |          |          |           |          |

SPECTION FEE (to be filled out by City)

|                         | PUBLIC | PRIVATE | TOTAL |
|-------------------------|--------|---------|-------|
| 1.7% of total:          |        |         |       |
| or                      |        |         |       |
| Alternative Assessment: |        |         |       |
| Assessed by:            | (name) | (name)  |       |

8-2-00

### LANDSCAPE PLANTS

|      |            |              |             |            |        |
|------|------------|--------------|-------------|------------|--------|
| 11 - | CLEMATIS   | SCUMMERSWEET | - \$18.50 @ | 203.50     |        |
| 32 - | HARRY      | RETURNS      | day lily    | - \$4.79 @ | 159.68 |
| 1 -  | MALUS      | SENTINEL     | - \$130.00  | 130 -      |        |
| 38 - | Birds nest | spruce       | - 18.50 @   | 518.00     |        |
| 14 - | POTENTILLA | Red Ace      | - 15.30 @   | 214.20     |        |
| 12   | asst       | perennials   | - 3.99 @    | 47.88      |        |

1273.26

BARK

\$100.00

\$1373.26

DUNKIN' DONUTS

MPM CORPORATION  
546 DEERING AVENUE 633 MAIN STREET  
PORTLAND, MAINE 04103 SO. PORTLAND, MAINE 04106

MAINE BANK & TRUST  
52-150/112

38314

PAY  
TO THE  
ORDER  
OF:

City of Portland  
One Hundred thirty Six

DATE

9/18/00

AMOUNT

136.98

100

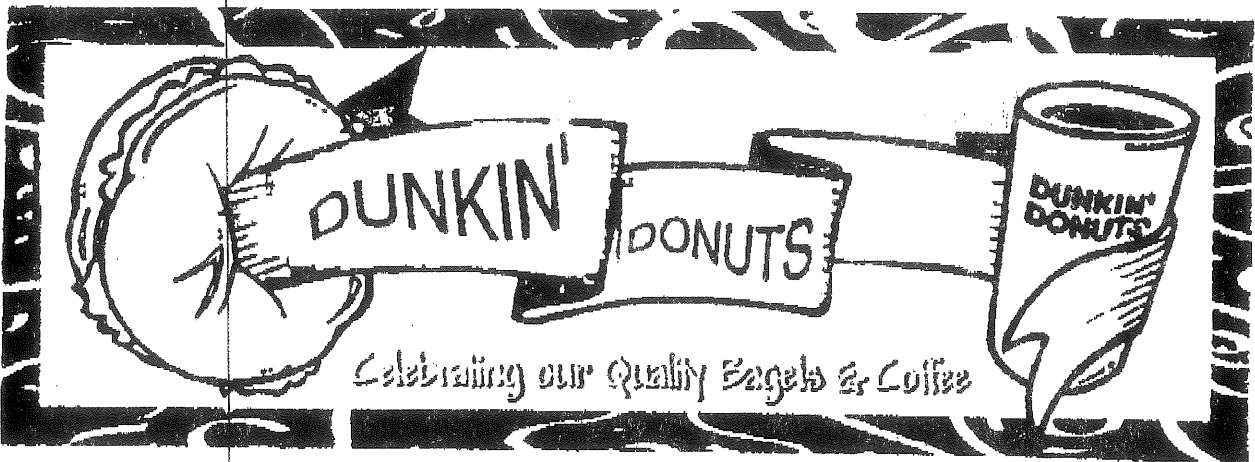
DUNKIN' DONUTS

*[Handwritten Signature]*

AUTHORIZED SIGNATURE

546 Deering Ave - Dunkin Donuts Project

⑈038314⑈ ⑆011201500⑆ 0054455 8⑈



### FAX COVER SHEET

Dunkin Donuts  
 617 Broadway  
 South Portland, ME  
 04106

Mark Jordan  
 Scott Jordan  
 Tel: (207)799-9057  
 Fax: (207)799-9048

Company: \_\_\_\_\_  
 Attention: Bill Needleman  
 Fax No: 756-8258

From: Malc  
 Date: 9/1/00  
 Phone: \_\_\_\_\_

Total Pages, Including Cover Page: 4

Urgent     Reply ASAP     Please Comment     Please Review     FYI

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

273 90.10

LANDSCAPE PLANTS

|               |                    |             |        |
|---------------|--------------------|-------------|--------|
| 11 - CLEMATIS | Summer variety     | - \$18.50 @ | 203.50 |
| 32 - HIBISCUS | Returns day lily   | - \$4.29 @  | 159.68 |
| 1 - MALUS     | SENTINEL           | - \$130.00  | 130.00 |
| 28 -          | Birds nest spruce  | - 18.50 @   | 518.00 |
| 14 -          | POTENTILLA Red Ace | - 15.30 @   | 214.20 |
| 12            | asst perennials    | - 3.99 @    | 47.88  |

1273.26

\$100.00

\$1373.26

BARK

SEP-01-2000 09:51

MARIETTA CONSTRUCTION

P. 03/04

AUG-29-00 03:12 PM

PERMANENT PERMITS

|   | PUBLIC   |           |          | PRIVATE  |           |          |
|---|----------|-----------|----------|----------|-----------|----------|
|   | Quantity | Unit Cost | Subtotal | Quantity | Unit Cost | Subtotal |
| LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs) |          |           |          | 98       | 15.5      | 1470.5   |
| MISCELLANEOUS   |          |           |          |          |           |          |
| TOTAL   |          | 220.00    |          |          | 7837.50   |          |
| GRAND TOTAL:  |          |           |          |          |           |          |

SPECTION FEE (to be filled out by City)

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



Department of Planning and Urban Development  
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 8-31-00

Name of Project: DUNKIN DONUTS  
Address/Location: WOODFORDS CENTER  
Developer: MARIC SURDAN

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

TO BE FILLED OUT BY APPLICANT:

|  | PUBLIC   |           |          | PRIVATE  |           |          |
|--|----------|-----------|----------|----------|-----------|----------|
|  | Quantity | Unit Cost | Subtotal | Quantity | Unit Cost | Subtotal |
| <b>STREET SIDEWALK</b>                     |          |           |          |          |           |          |
| Road                                       |          |           |          | 1227.54  | 2.50      | 3067.50  |
| Granite Curbing                            |          |           |          |          |           |          |
| Sidewalks                                  | 4.424    | 50.00     | 220.00   |          |           |          |
| Esplanades                                 |          |           |          | 2.00     | 500.00    | 1000.00  |
| Plantings                                  |          |           |          |          |           |          |
| Monuments                                  |          |           |          |          |           |          |
| Street Lighting                            |          |           |          | 23       | 50.00     | 1150.00  |
| Other                                      |          |           |          |          |           |          |
| Wheel Stops                                |          |           |          |          |           |          |
| <b>SANITARY SEWER</b>                      |          |           |          |          |           |          |
| Manholes                                   |          |           |          |          |           |          |
| Piping                                     |          |           |          | 50.00    | 20.00     | 1000.00  |
| Connections                                |          |           |          | 1.54     | 150.00    | 150.00   |
| Other                                      |          |           |          |          |           |          |
| <b>STORM DRAINAGE</b>                      |          |           |          |          |           |          |
| Manholes                                   |          |           |          |          |           |          |
| Catchbasins                                |          |           |          |          |           |          |
| Piping                                     |          |           |          |          |           |          |
| Retention Basin                            |          |           |          |          |           |          |
| Other                                      |          |           |          |          |           |          |
| <b>SITE LIGHTING</b>                       |          |           |          |          |           |          |
| <b>EROSION CONTROL</b>                     |          |           |          |          |           |          |
| <b>RECREATION AND OPEN SPACE AMENITIES</b> |          |           |          |          |           |          |



## CITY OF PORTLAND

August 25, 2000

Mr. Mark Jordan  
617 Broadway  
South Portland, ME 04106

Re: 546 Deering Avenue, Dunkin Donuts

Dear Mr. Jordan:

On August 25, 2000 the Portland Planning Authority granted minor site plan approval for the rehabilitation, 429 square foot addition, and site improvements to the Woodfords Corner Dunkin Donuts.

The approval is based on the submitted revised site plan dated August 24, 2000. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

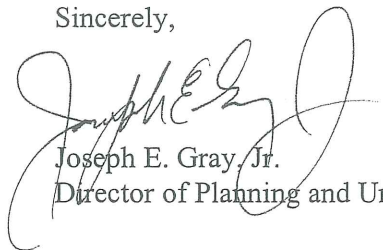
Please note the following provisions and requirements for all site plan approvals:

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.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working

days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



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

cc: Alexander Jaegerman, Chief Planner  
✓ William B. Needelman, Planner  
P. Samuel Hoffses, Building Inspector  
Marge Schmuckal, Zoning Administrator  
Tony Lombardo, Project Engineer  
Development Review Coordinator  
William Bray, Director of Public Works  
Nancy Knauber, Associate Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Inspection Department  
Lee Urban, Director of Economic Development  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Approval Letter File

July 31, 2000

Ms. Marge Schmuckal, Code Enforcement Officer  
City of Portland  
389 Congress Street  
Portland, ME 04101-3503

Subject: Dunkin' Donuts Rehabilitation  
Minor Site Plan Review

Dear Marge:

Gorrill-Palmer Consulting Engineers, Inc. has been retained Mark Jordan of Dunkin' Donuts to prepare plans and permit applications for the rehabilitation and expansion of the Woodford's Corner Dunkin' Donuts restaurant. A location map depicting the site is enclosed. As part of franchise agreements with Dunkin' Donuts, all restaurants must be upgraded intermittently. At this time, the current rehabilitation includes

- A 429 s.f. building expansion, which includes a 253 s.f. building addition and a 176 s.f. freezer.
- Rehabilitation of the internal building and façade. (Elevation Plans are enclosed)
- Resurfacing of the parking facility.

In accordance with Section 14-525, (a) of the Land Use Ordinance for the City of Portland, this letter and accompanying plan are intended to satisfy the Minor Site Plan submittal for review by the City of Portland Planning Authority and look forward to your review.

### Site Description

The site is located at the southwest corner of the intersection of Woodford Street, Forest Avenue and Deering Avenue and comprises approximately 0.33 acres. The site has approximately 100 feet of frontage on both Woodford Street and Deering Avenue with an access drive on each road. The existing facility is approximately 1930 square feet with 25 parking spaces. The existing facility has 25 seats. The entire site is paved apart from a planter at the corner of the site nearest to the intersection and a planter on the right side of the building.

### Zoning

The current zoning of the site is B-2 Community Business. A restaurant is a permitted use within the zone. The lot is located on the corner of Woodford Street and Deering Avenue. The zoning ordinance indicates that the required side yard is zero feet and the rear yard is ten feet. For the purposes of this project, it was assumed, based upon the location of the existing building that the rear yard is opposite Deering Avenue and the side yard is opposite Woodford Street.

Ms. Marge Schmuckal  
July 31, 2000  
Page 2

### **Proposed Rehabilitation**

A 253 square foot addition is proposed on the right side of the building with a 176 square foot freezer connected to the expansion. As shown on the enclosed plans, the layout of the parking lot has been reconfigured as 22 parking spaces, including an ADA required barrier free space. The existing dumpster enclosure has been removed and replaced with a new fence with privacy slats. A landscaped island is proposed at the corner of the lot, as well as near the Woodford Street entrance. The addition to the structure will result in the removal of a 253 s.f. landscaped area next to the building. The proposed facility will have 24 seats.

### **Access**

As mentioned above two access drives exist on the site, one on Woodford Street and one on Deering Avenue. No revisions are proposed to the access ways at this time.

### **Utilities**

At this time, the only revisions to existing utilities would be the removal and replacement of the underground telephone and electric service to Woodford Street. No increase in water or sewer demands are anticipated as the number of seats in the facility will decrease.

### **Traffic**

No additional traffic is anticipated due to the rehabilitation of the structure.

### **Stormwater**

The existing facility is almost entirely a non-vegetated surface with the exception of approximately 440 square feet of vegetated surface. The proposed site has approximately 630 square feet of vegetated surface with the rest of the site remaining non-vegetated. It is anticipated that peak runoff from the proposed site would be less than peak runoff from the existing site as the area of vegetated surface is increased in the post development condition.

### **Landscaping**

As mentioned above, two areas on the proposed layout plan have been landscaped. Detailed information regarding the proposed landscaping is shown on the Site Layout Plan. The expanded existing island within the parking field and the addition of a new landscaped island will result in an overall increase of 190 s.f. in landscaped area.

Ms. Marge Schmuckal  
July 31, 2000  
Page 3

**Lighting**

No changes to the existing lighting at the site are proposed at this time.

**Conclusion**

As proposed, the rehabilitation and expansion of the existing Dunkin' Donuts facility at Woodford's Corner will improve the appearance of the site, while not increasing and of the impacts associated with the development. Please contact this office as we await a response as to the schedule for staff review of this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

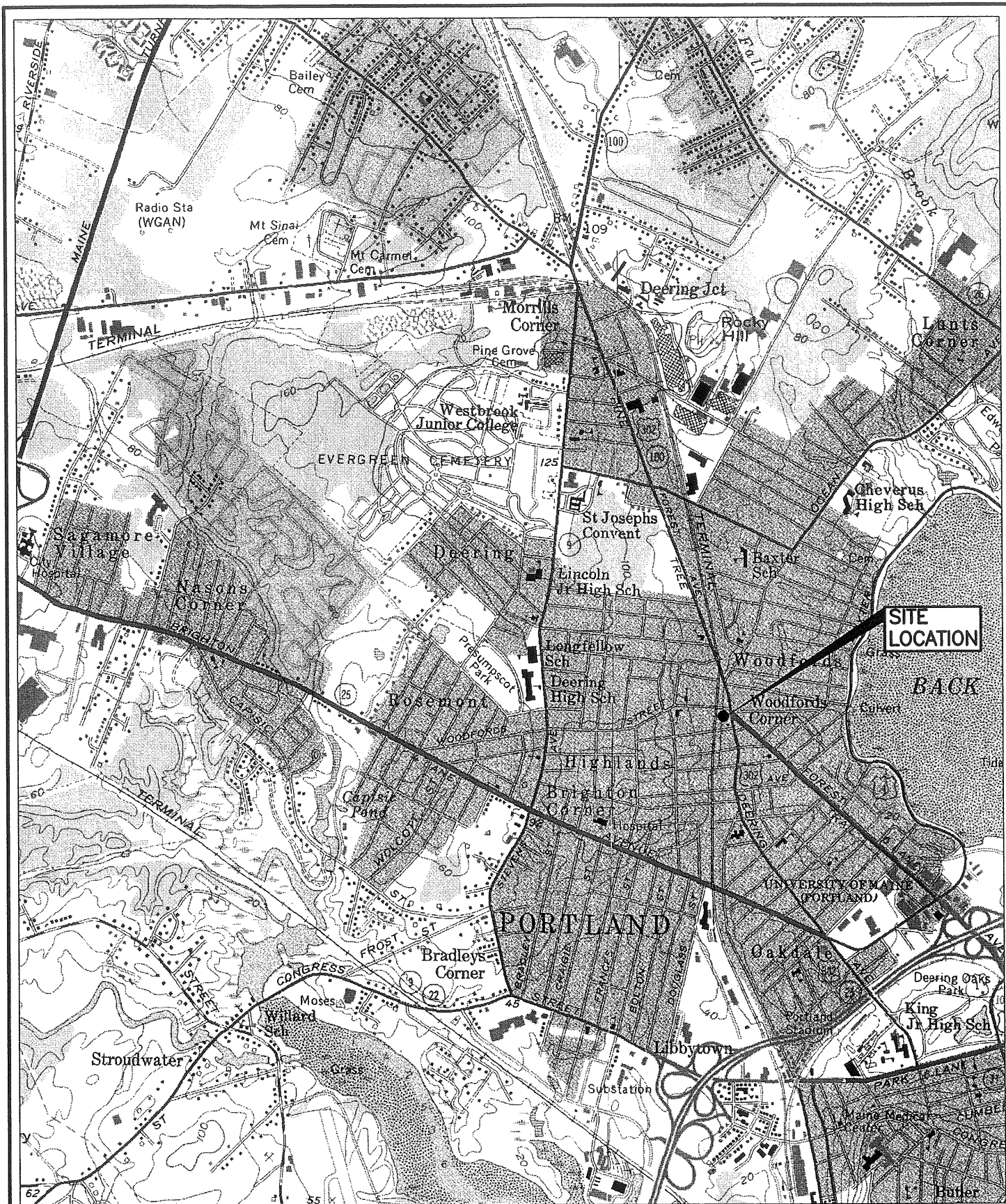


Alton M. Palmer, P.E.  
Vice President

Enclosure


AMP/aw/JN189/Schmuckal7-31-00

cc: Mr. Mark Jordan, Dunkin' Donuts



**U.S.G.S. Location Map**  
 Dunkin Donuts Site Rehabilitation, Portland, Maine  
 U.S.G.S. Portland West Quadrangles, Maine-7.5 Minute Series

|           |                |         |        |
|-----------|----------------|---------|--------|
| Design    | DER            | Date    | 8/2/00 |
| Drawn     | LAN            | Scale   | N.T.S. |
| Check     | AMP            | Job No. | 189    |
| File Name | 189-LOCMAP.DWG |         |        |


**Gorrill-Palmer Consulting Engineers, Inc.**  
*Traffic and Civil Engineering Services*

PO Box 1237  
 26 Main Street  
 Gray, ME 04039  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: gpec@maine.rr.com

Figure  
**1**

**Site Review Pre-Application  
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling  
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Applicant MARK JORDAN Application Date 8/2/00

Applicant's Mailing Address 617 Broadway So. Portland Me Project Name/Description Dunkin Donuts

Consultant/Agent Gorrell / Palmer Address Of Proposed Site 546 Deering Ave Portland

Assessor's Reference, Chart#, Block, Lot# MAP 125 F-4

Applicant/Agent Daytime telephone and FAX \_\_\_\_\_

Proposed Development (Check all that apply)  New Building  Building Addition  Change of Use  Residential  Office  Retail

Manufacturing  Warehouse/Distribution  Other(Specify) \_\_\_\_\_

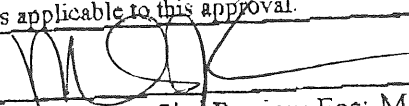
429 S.F. EXPANSION 34 Ac. B-2 Community Business

Proposed Building Square Footage and /or # of Units Acreage of Site Zoning

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
  - 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.
- (Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

|   |                     |
|---|---------------------|
| Signature of applicant:  | Date: <u>8/2/00</u> |
|---|---------------------|

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.



034793

WARRANTY DEED

HIGHLAND LAKE RESORT, LLC, a Maine limited liability company with a mailing address of P.O. Box 5537 Portland, Maine, in consideration of One (\$1.00) and other valuable considerations paid by, 505 MAIN STREET SACO CORPORATION, a Maine Corporation with a mailing address of 617 Broadway, South Portland, Maine 04106, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said 505 Main Street Corporation, its successors and assigns forever the following property located in the City of Portland, County of Cumberland and State of Maine:

SEE ATTACHED SCHEDULE A

Meaning and intending to convey the same premises conveyed to Elizabeth G. Woodward by deed of Quimby & Skillin, Inc., dated December 10, 1942 and recorded in the Cumberland County Registry of Deeds in Book 1704, Page 258. Also being the same premises conveyed to the Grantor herein by deed of Elizabeth G. Woodward of even or near date herewith to be recorded.

IN WITNESS WHEREOF, Robert F. Woodward, Manager of Highland Lake Resort, LLC has caused this instrument to be executed this 30th day of June, 1997.

Signed, Sealed and Delivered in the presence of

HIGHLAND LAKE RESORT, LLC

Cam Vogel  
witness

By: [Signature]  
Robert F.. Woodward  
Its Manager duly authorized

State of Maine  
County of Cumberland

June 30, 1997.

Then personally appeared the above named Robert F. Woodward and acknowledged the foregoing instrument to be his free act and deed in his capacity as Manager of Highland Lake Resort, LLC and the free act and deed of Highland Lake Resort, LLC.

Before me,

Cam Vogel  
Notary Public/Attorney at Law  
GARY D. VOGEL

MAINE REAL ESTATE TAX PAID

SCHEDULE A

A certain lot or parcel of land, with the buildings thereon, situated in said Portland, at Woodfords Corner so-called, and bounded and described as follows:

Beginning at a point on the westerly side of Deering Avenue at the northeasterly corner of land now or formerly of Maine Savings Bank; thence northerly along said Deering Avenue ninety-two and thirty hundredths (92.30) feet to a point; thence northwesterly at an angle of  $144^{\circ} 05' \frac{1}{2}$  with the last mentioned bound twenty and six hundredths (20.06) feet to a point in the southerly side line of Woodford Street; thence westerly at an angle of  $141^{\circ} 05'$  with the last mentioned bound along said Woodford Street seventy-four and seventy-three hundredths (74.73) feet to a point; thence northerly at an angle of  $90^{\circ}$  with the last mentioned bound (5) feet to a point; thence westerly at an angle of  $90^{\circ}$  with the last mentioned bound along said Woodford Street twenty and forty-three hundredths (20.43) feet to a point and land now or formerly of Rocky Hill Lodge Corporation; thence southerly at an angle of  $91^{\circ} 53'$  with the last mentioned bound by land of said Rocky Hill Lodge Corporation one hundred thirty-eight and sixty-four hundredths (138.64) feet to land of said Maine Savings Bank; thence easterly at an angle of  $75^{\circ} 16'$  with the last mentioned bound by land of said Maine Savings Bank one hundred forty-three and fifteen hundredths (143.15) feet to said Deering Avenue and the point of beginning.

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1997 JUL -1 AM 10:41

CUMBERLAND COUNTY

*John B. O'Brien*