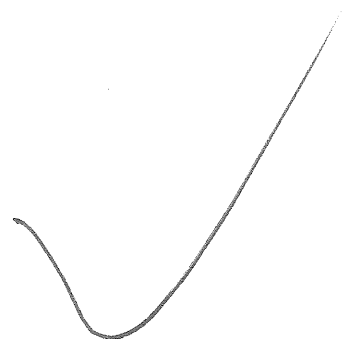


314-A-7

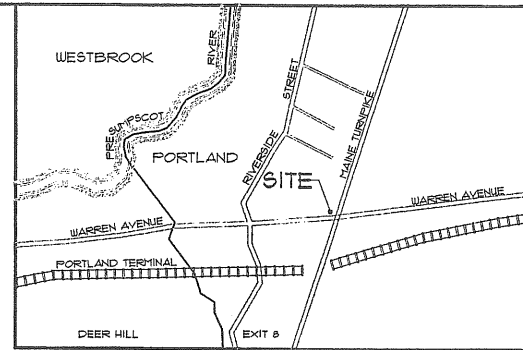
599 Warren Ave.

Dunkin Donuts

Kimco Realty



A# 14



LOCATION MAP N.T.S.

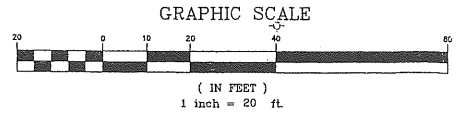
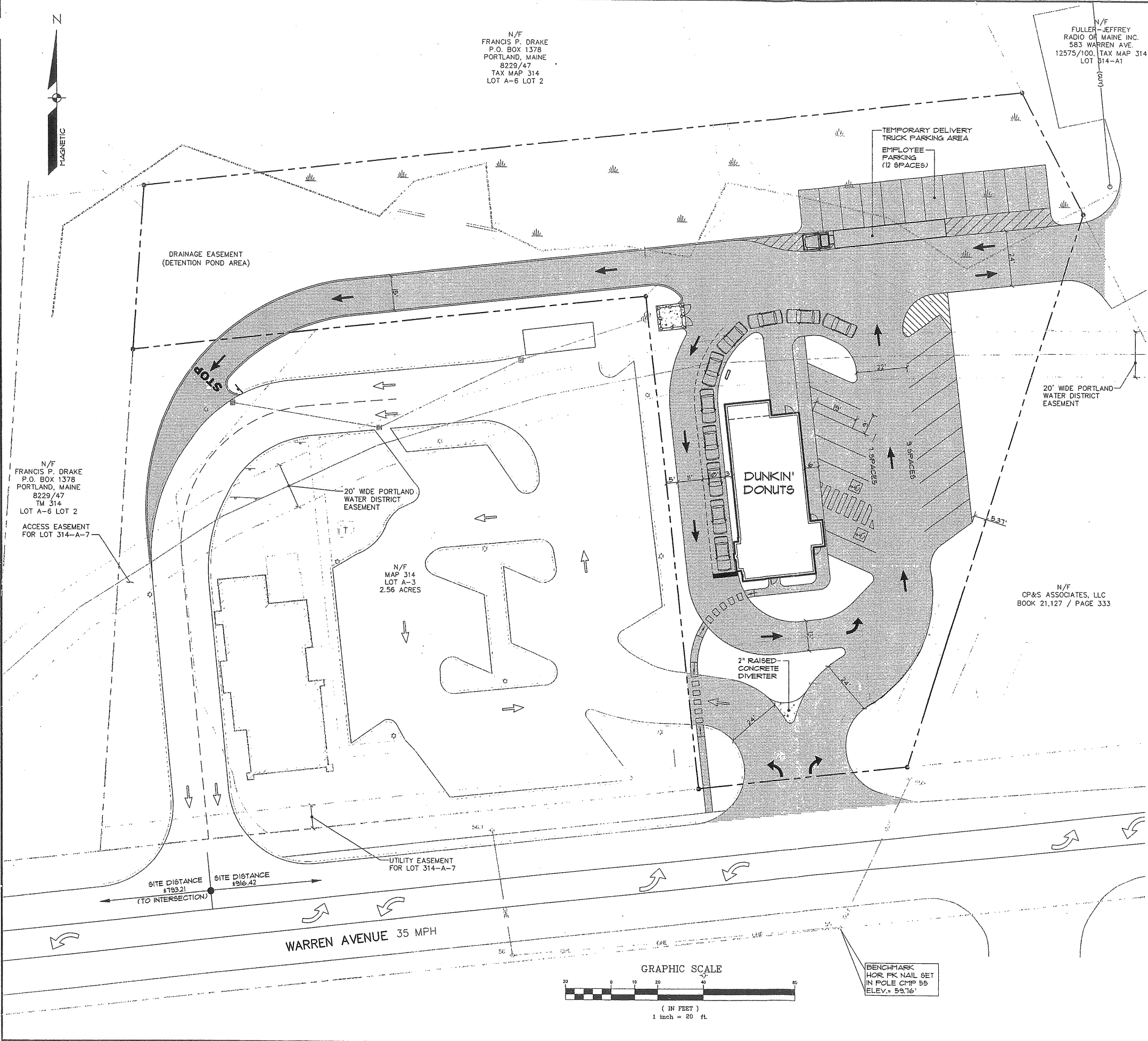
GENERAL NOTES:

- THE RECORD OWNER OF THE PROPERTY IS OLDER BROTHER LLC AND YOUNGER BROTHER LLC BY DEED AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 314, BLOCK A, DEPICTED AS LOT 1 AND IS LOCATED IN THE B-4 (COMMERCIAL CORRIDOR BUSINESS).
- SPACE AND BULK CRITERIA: (B-4 COMMERCIAL CORRIDOR BUSINESS)

ITEM:	ORDINANCE:	SUBJECT:
MIN. LOT SIZE:	10,000 SF	59,242 SF
MIN. STREET FRONTAGE:	60'	1044'
MIN. FRONT YARD:	20'	90'
MIN. SIDE YARD:	10'	27'
MIN. REAR YARD:	20'	120'
MAX. BUILDING HEIGHT:	25 FT	25'
MAX. LOT COVERAGE:	80%	58%
IMPERVIOUS AREA:		28,249 SF.
- PLAN REFERENCES:
 - EXISTING CONDITIONS PLAN PREPARED BY OWEN HASKELL, INC. DATED JAN. 30, 2002, REVISED AUGUST 12, 2002.
 - WETLANDS HAVE BEEN DELINEATED BY DUKE ENGINEERING AND FIELD LOCATED BY OWEN HASKELL, INC.
 - BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED UPON GRID NORTH NAD 1983 MAINE WEST ZONE. CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 VERTICAL DATUM.
- THE PROJECT IS TO BE SERVICED BY PUBLIC WATER AND SEWER SYSTEMS.
- ALL MATERIALS AND INSTALLATIONS SHALL MEET M.D.O.T. AND/OR CITY OF PORTLAND STANDARDS AND SPECIFICATIONS.
- APPARENT UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON THE LOCATION OF EXISTING PAINT MARKINGS TOGETHER WITH THE VISIBLE ABOVE GROUND FEATURES OF UNDERGROUND UTILITY STRUCTURES. DIGSAFE MUST BE NOTIFIED PRIOR TO ANY UNDERGROUND EXCAVATION ON THIS SITE TO CONFIRM THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR IS HEREBY CAUTIONED THAT ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- ALL TRAFFIC SIGNS SHALL MEET MUTCD STANDARDS.
- LANDSCAPING SHALL MEET THE "ARBORETCULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN APPROVED BY THE PLANNING AUTHORITY OR PLANNING BOARD. SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS AND CURBS SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION MARCH 1991 OR LATEST EDITION.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES. (SEE ABOVE)
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS 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 REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
- EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	EASEMENT	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	GAS	---
---	STORM DRAIN	---
---	FORCE MAIN	---
---	OVERHEAD ELEC. 4 TEL.	---
---	UNDERGROUND ELEC. 4 TEL.	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	CATCH BASIN	---
---	MANHOLE	---



BENCHMARK
HOR. FK NAIL SET
IN POLE C/P 55
ELEV. = 59.16'

N/F
FRANCIS P. DRAKE
P.O. BOX 1378
PORTLAND, MAINE
8229/47
TM 314
LOT A-6 LOT 2
ACCESS EASEMENT
FOR LOT 314-A-7

DRAINAGE EASEMENT
(DETENTION POND AREA)

N/F
MAP 314
LOT A-3
2.56 ACRES

DUNKIN'
DONUTS

N/F
CP&S ASSOCIATES, LLC
BOOK 21,127 / PAGE 333

N/F
FULLER-JEFFREY
RADIO OF MAINE INC.
583 WARREN AVE.
12575/100, TAX MAP 314
LOT 314-A1

N/F
FRANCIS P. DRAKE
P.O. BOX 1378
PORTLAND, MAINE
8229/47
TAX MAP 314
LOT A-6 LOT 2

REV.	BY:	DATE:	STATUS:

Sebago Technics
Engineering Expertise You Can Build On
One Chubb Street
Westbrook, ME 04098-1339
Tel: (207) 586-0277

PROJECT NO.	03461
FIELD BOOK	
DESIGN	JRP
CHKD	JRP
DRAWN	MAL

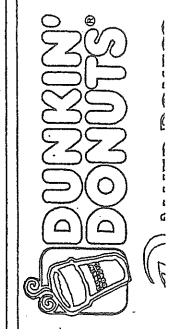
SITE PLAN
OF
DUNKIN' DONUTS
WARREN AVENUE
PORTLAND, MAINE

FOR:
KIMCO
25 SPURWINK ROAD
SCARBOROUGH, MAINE 04074

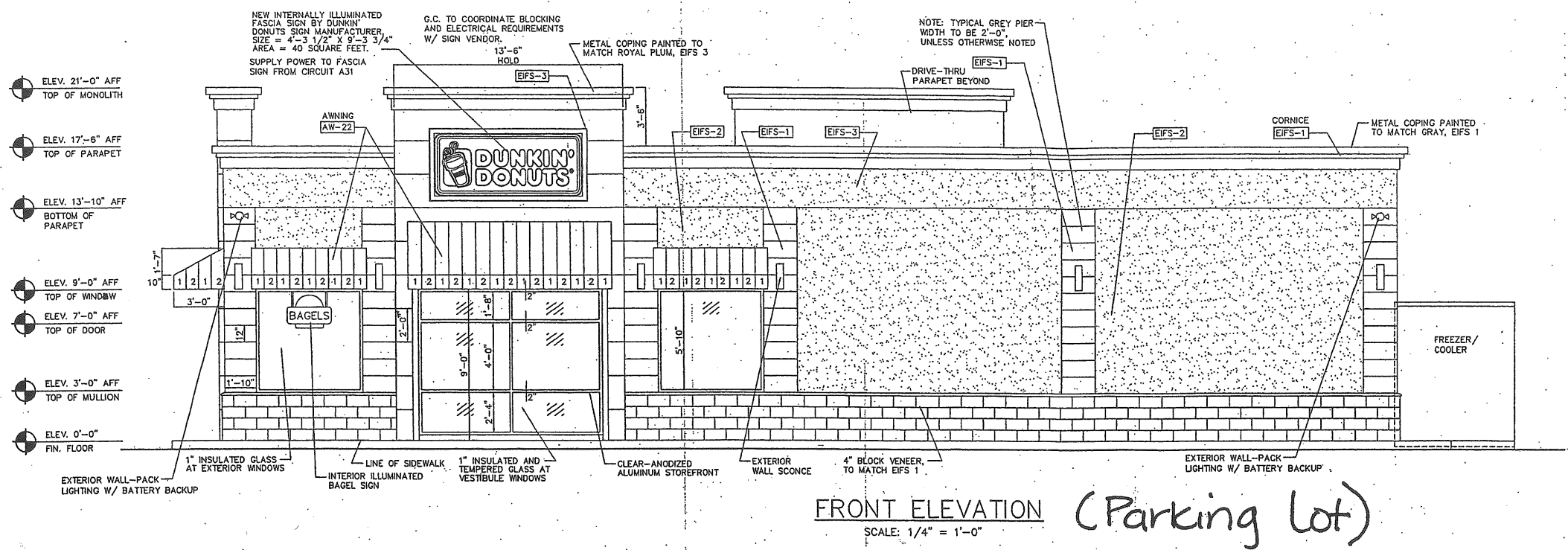
DATE	SCALE
12-1-04	1"=20'

03461S3

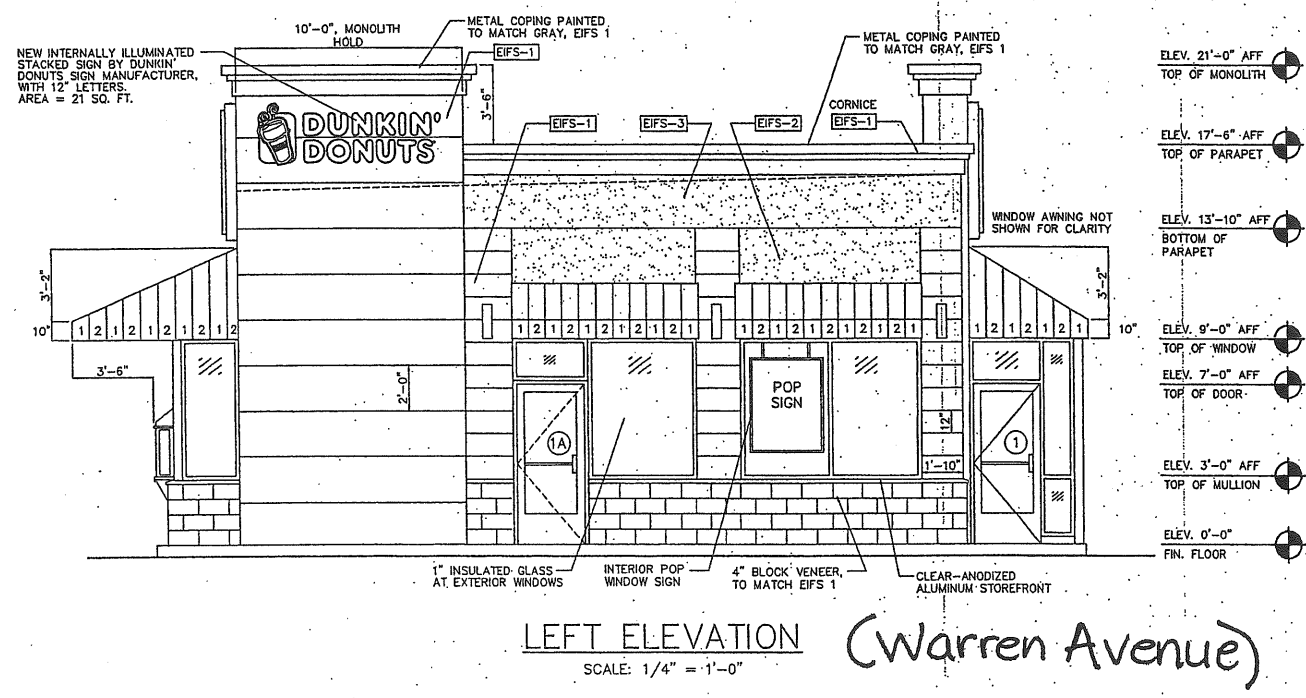
Att. 15



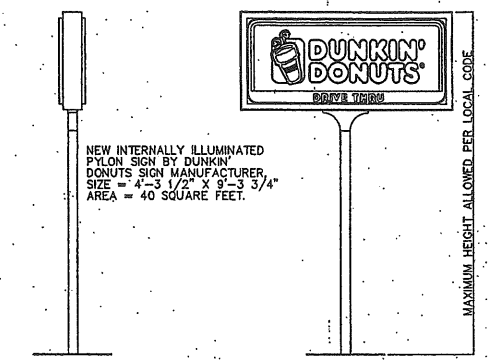
NEW ENGLAND DESIGN
P.O. BOX 311
BRANDSFIELD, MA 02668
508-362-9724



FRONT ELEVATION (Parking Lot)
SCALE: 1/4" = 1'-0"



LEFT ELEVATION (Warren Avenue)
SCALE: 1/4" = 1'-0"



PYLON SIGN ELEVATION
SCALE: 1/4" = 1'-0"

COLOR NOTES:
DUNKIN', COFFEE CUP, BORDER & STEAM TO BE ORANGE, PMS#165C, VT2790 3M VINYL.
DONUTS, CUP BACKGROUND AND R TO BE RASPBERRY, PMS#218C, VT2577 3M VINYL.
DRIVE THRU TO BE WHITE ON ORANGE BACKGROUND. ALL VINYL TO BE APPLIED TO SECOND SURFACE.
LETTERS & COFFEE CUP TO BE EMBOSSED. BACKGROUND TO BE WHITE.

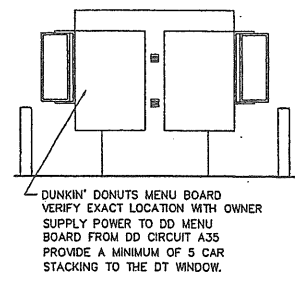
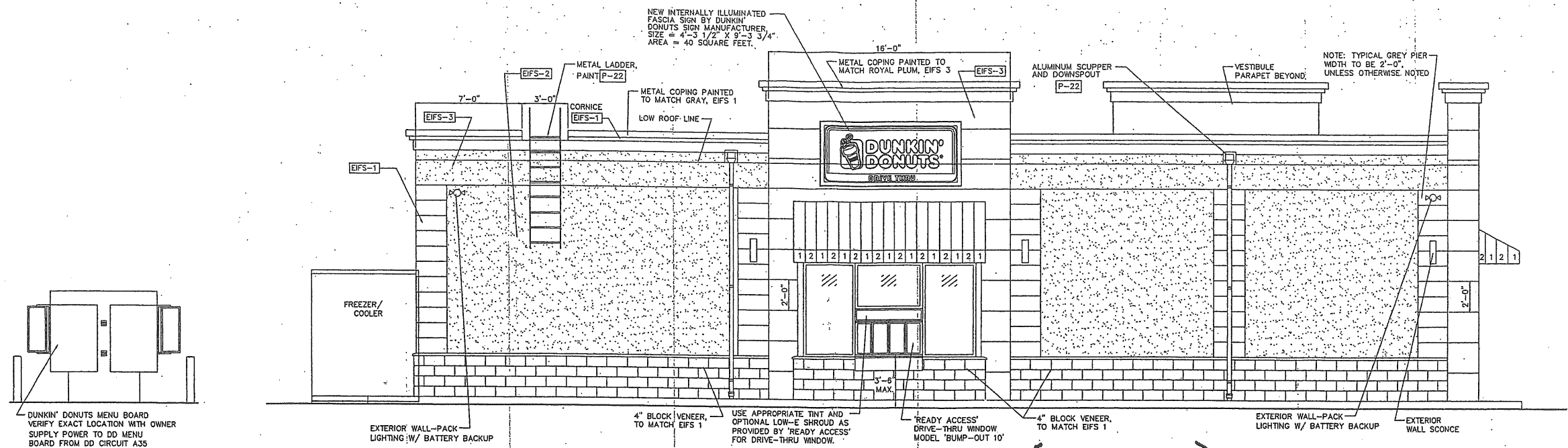
NOTES:
1. REFER TO DUNKIN' DONUTS DRAWINGS FOR EXACT CONFIGURATION, SIZE AND DETAILS OF AWNINGS.
2. PROVIDE A LIGHT FIXTURE AND EGG CRATE GRILLE AT AWNINGS LOCATED ABOVE DRIVE THRU WINDOWS.

EXTERIOR FINISH MATERIAL SCHEDULE					10/03
CODE	MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION	REMARKS
AW-22	AWNING FABRIC	3M	VQ-11418 & VQ-11419	PLUM & ORANGE	STRIPED AWNING
CMU-1	MASONRY VENEER	E.P.HENRY OR APP	VD EQUAL	MATCH EIFS-1	SEE ELEV'S.(SMOOTH FACE @ WALK-IN)
EIFS-1	EXTERIOR	DRYVIT	GREY	# NA1-68-12-01-10	TO MATCH PMS #2U /SW7016 MINDFUL GRAY
EIFS-2	INSULATION FINISH	DRYVIT	TAN	# NA1-68-12-01-12	TO MATCH PMS #720U /SW6359 SOCIABLE
EIFS-3	SYSTEM	DRYVIT	ROYAL PLUM	# NA1-68-12-01-07	TO MATCH PMS #222U /SW6293 FABULOUS GRAPE
P-22	PAINT	SHERWIN WILLIAMS	SW 7016	MINDFUL GRAY	EXTERIOR TRIM, LADDERS, DOORS

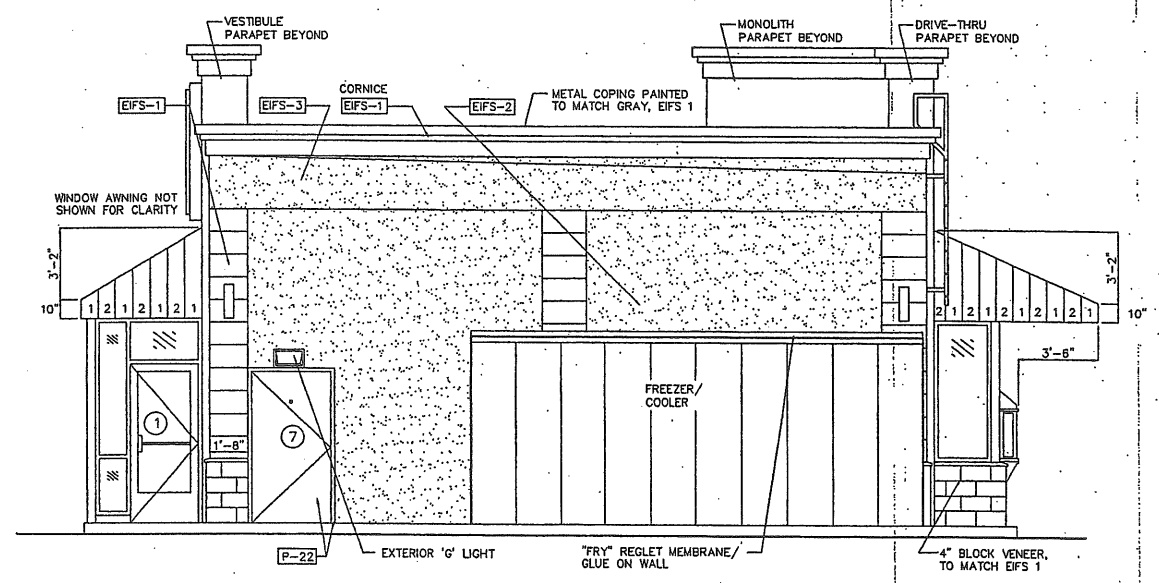
NO.	DESCRIPTION	BY	DATE
INITIAL	ISSUE	JR	06/09/04

JOB LOCATION:
PORTLAND, ME
WARREN AVENUE
PRELIMINARY EXTERIOR ELEVATIONS;

15A



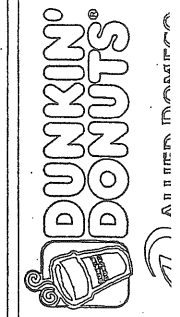
REAR ELEVATION (Wendy's)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (Rear)
SCALE: 1/4" = 1'-0"

NOTES:
1. REFER TO DUNKIN' DONUTS DRAWINGS FOR EXACT CONFIGURATION, SIZE AND DETAILS OF AWNINGS.
2. PROVIDE A LIGHT FIXTURE AND EGG CRATE GRILLE AT AWNINGS LOCATED ABOVE DRIVE THRU WINDWS.

EXTERIOR FINISH MATERIAL SCHEDULE						10/03
CODE	MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION	REMARKS	
AW-22	AWNING FABRIC	3M	VQ-11418 & VQ-11419	PLUM & ORANGE	STRIPED AWNING	
CMU-1	MASONRY VENEER	E.P.HENERY OR APP'X EQUAL		MATCH EIFS-1	SEE ELEV'S.(SMOOTH FACE @ WALK-IN)	
EIFS-1	EXTERIOR	DRYVIT	GREY	# NA1-68-12-01-10	TO MATCH PMS #2U /SW7016 MINDFUL GRAY	
EIFS-2	INSULATION FINISH	DRYVIT	TAN	# NA1-68-12-01-12	TO MATCH PMS #72DU /SW6359 SOCIABLE	
EIFS-3	SYSTEM	DRYVIT	ROYAL PLUM	# NA1-68-12-01-07	TO MATCH PMS #222U /SW6293 FABULOUS GRAP	
P-22	PAINT	SHERWIN WILLIAMS	SW 7016	MINDFUL GRAY	EXTERIOR TRIM, LADDERS, DOORS	

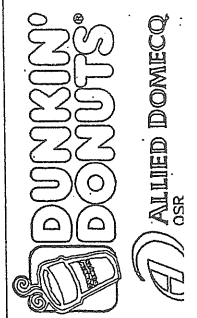


NEW ENGLAND DESIGN
P.O. BOX 311
W. BARNstable, MA 02668
508-382-9724

NO.	DESCRIPTION	BY	DATE
1	INITIAL ISSUE	JR	06/09/04

JOB LOCATION: PORTLAND, ME
WARREN AVENUE
PRELIMINARY EXTERIOR ELEVATIONS;

13B

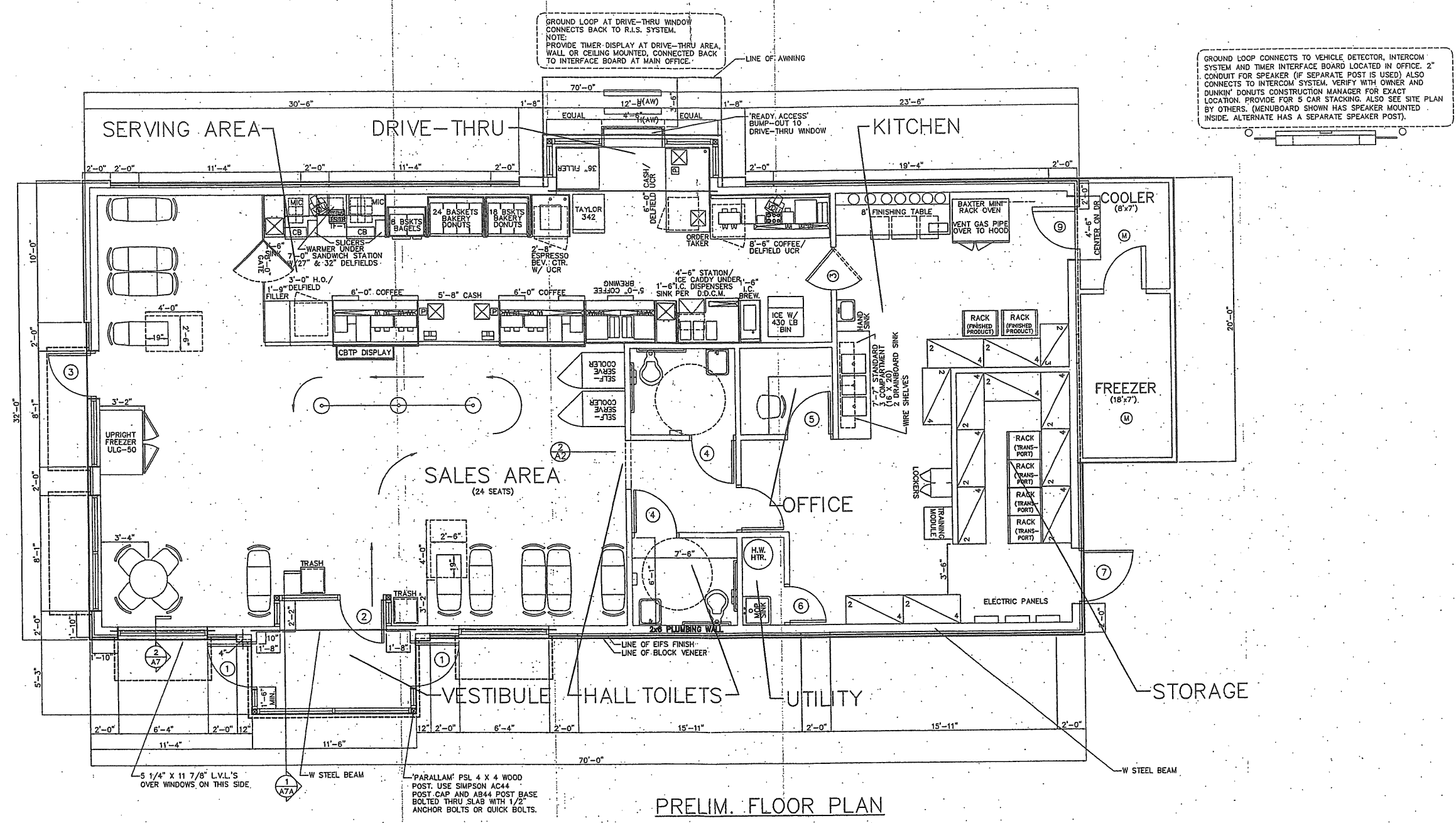


NEW ENGLAND DESIGN

NO.	DESCRIPTION	BY	DATE

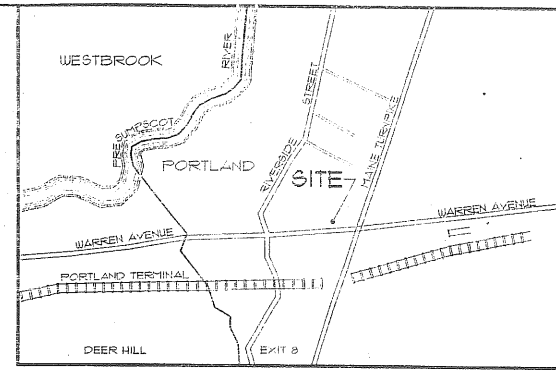
PORTLAND, ME
WARREN AVENUE
PRELIM. FLOOR PLAN

SHEET
A1
FILE#: D04079
DATE: 06/09/04
PROJ. MGR. J.R.
C.M. J. WELCH



SYMBOL	DESCRIPTION
---	LOCUS PROPERTY
---	ADJUTING PROPERTY
---	LINE PER PLAN REF 5A45B
---	SETBACK
---	EASEMENT
---	MONUMENT
---	IRON PIPE/ROD
---	CURVE/LINE NO.
---	BUILDING
---	WETLANDS
---	EDGE WETLAND
---	SIGN
---	EDGE PAVEMENT
---	GRAVEL ROAD
---	CURBLINE
---	CONTOURS
---	GAS
---	WATER
---	SEWER
---	STORM DRAIN
---	OVERHEAD ELEC. 4 TEL.
---	UNDERGROUND ELEC. 4 TEL.
---	TRANSFORMER PAD
---	GATE VALVE
---	LIGHT POLE
---	UTILITY POLE
---	HYDRANT
---	CATCH BASIN
---	MANHOLE
---	CULVERT
---	CHAIN LINK FENCE
---	STOCKADE FENCE
---	BENCHMARK
---	RIPRAP
---	TRANSFORMER

EASEMENT CURVE DATA				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	29.00'	35.00'	S31°21'52"E	29.00
C2	12.26'	35.00'	S37°34'46"E	12.20
C3	28.99'	15.00'	S27°49'17"W	24.68
C4	171.90'	180.00'	S37°23'33"E	185.44

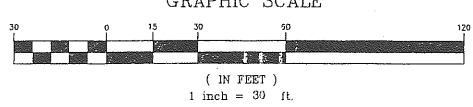
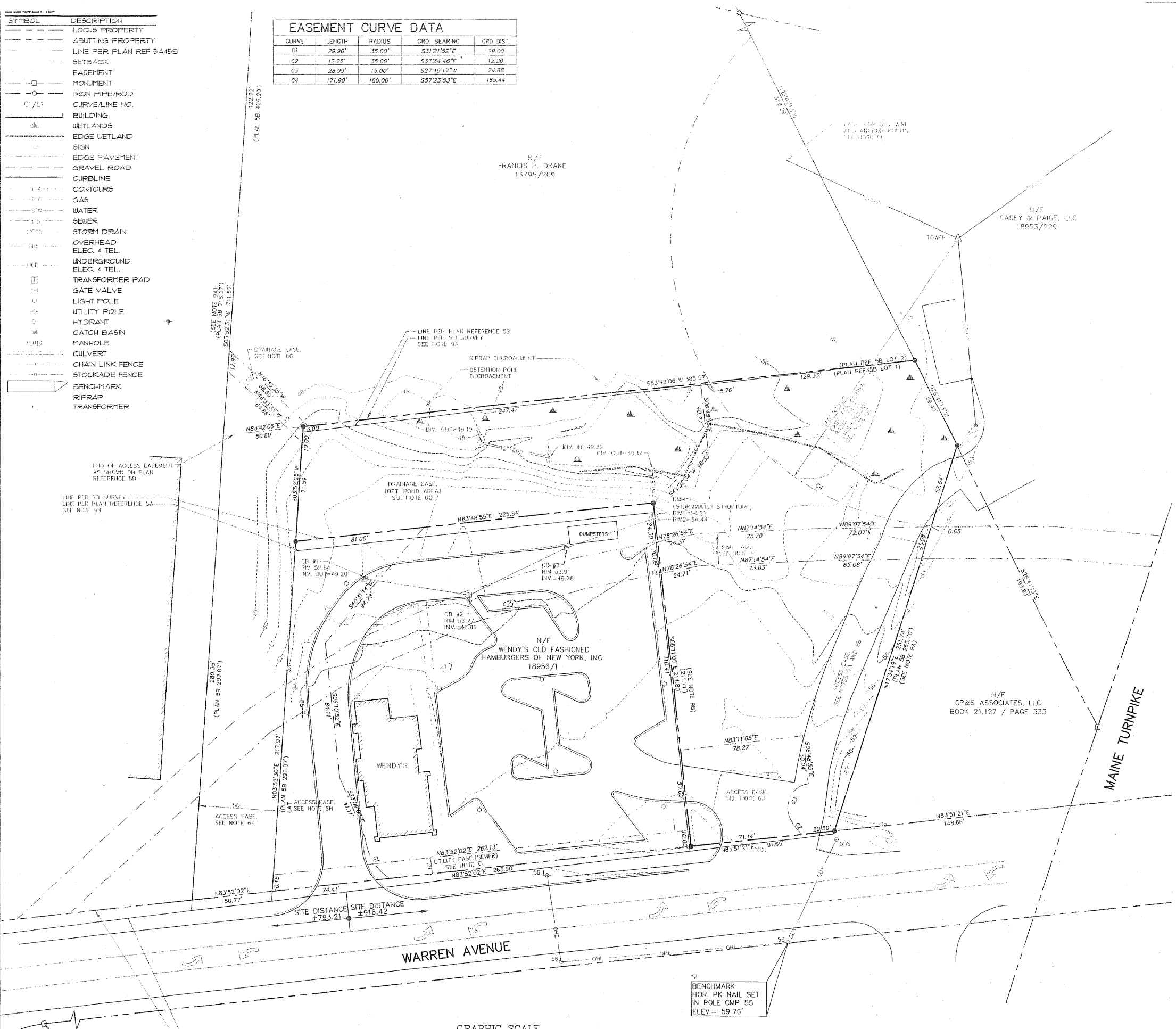


LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PROPERTY IS OLDER BROTHER LLC AND YOUNGER BROTHER LLC BY DEED BOOK 1814, PAGE 373, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 34, BLOCK A, DEPICTED AS LOT 1 AND IS LOCATED IN THE B-4 ZONE (COMMERCIAL CORRIDOR BUSINESS).
- THE TOTAL AREA OF SAID PARCEL IS APPROXIMATELY 58,465 SQ. FT. OR 1.34 ACRES.
- SPACE AND BULK CRITERIA: (B-4 COMMERCIAL CORRIDOR BUSINESS)

ITEM:	ORDINANCE:	SUBJECT:
MIN. LOT SIZE:	10,000 SF	59,242 SF
MIN. STREET FRONTAGE:	60'	70.44'
MIN. FRONT YARD:	20'	30'
MIN. SIDE YARD:	10'	21'
MIN. REAR YARD:	10'	10.0'
MAX. BUILDING HEIGHT:	65 FT	25'
MAX. LOT COVERAGE:	80 %	58 %
- PLAN REFERENCES:
 - ALTAIACON LAND TITLE SURVEY PLAN MADE FOR WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, INC. PREPARED BY OWEN HASKELL, INC. DATED JAN. 30, 2002, REVISED AUGUST 12, 2002. PLAN RECORDED IN DEED BOOK 1838, PAGE 110.
 - PLAN OF PROPERTY MADE FOR NEPTUNE PROPERTIES, INC. BY R.F. TITCOMB ASSOCIATES, INC. DATED MARCH 31, 1988, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 110, PAGE 38.
 - MAINE TURNPIKE AUTHORITY, MAINE TURNPIKE SECTION 2, PORTLAND TO AUGUSTA, BY HOWARD, NEEDLES, TAMEN & BERGENDOFF, SUPPLEMENTAL SHEET NO. 8, DATED JULY 1984, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 42, PAGE 2.
- EASEMENTS:
 - A PERPETUAL EASEMENT WITH THE RIGHTS TO PASS OVER LAND OF THE GRANTOR BETWEEN THE LAND THEREIN CONVEYED AND WARREN AVENUE, ALL CONDITIONS AND RIGHTS OF SAID EASEMENT AS FOUND IN DEED BOOK 3581, PAGE 150.
 - AMENDED EASEMENT RIGHTS FOR GRANTEE TO PAVE ACCESS ROAD, AND ANY SIMILAR ACCESS ROAD LOCATED IN SAID EASEMENT AS NOTED IN DEED BOOK 1844, PAGE 232.
 - AN EASEMENT FOR THE PLACEMENT AND MAINTENANCE OF A GUY WIRE AND ANCHOR POINT SERVICING A TRASH-TITTING TOWER AS DESCRIBED IN DEED BOOK 1183, PAGE 128.
 - ACCESS EASEMENT THROUGH THE EASEMENT AREA, ALL CONDITIONS AND RIGHTS OF SAID EASEMENT AS FOUND IN DEED BOOK 1838, PAGE 111. EASEMENT SHOWN ON SAID PLAN IN REFERENCE 5A.
 - AN EASEMENT TO LAY A COPPER RADIAL FIELD UNDERGROUND AT A RADIUS OF 100 FEET FROM THE BASE OF A PROPOSED RADIO TOWER AS SHOWN ON A PLAN ENTITLED "PROPOSED WABAS STUDIO AND TOWER", DATED APRIL 1914, FROM A SURVEY BY ENGINEERING SERVICES, INC. SAID EASEMENT DESCRIPTION AND CONDITIONS FOUND IN DEED BOOK 3581, PAGE 150.
 - A 20' WIDE EASEMENT TO PORTLAND WATER DISTRICT AS DESCRIBED IN DEED BOOK 2181, PAGE 169 AND AS SHOWN ON PLAN.
 - A 10' WIDE DRAINAGE EASEMENT FROM DETENTION POND ACROSS LOT 2 AS SHOWN ON SAID PLAN IN REFERENCE 5B.
 - ACCESS EASEMENT FOR LOT 314-3-A AS SHOWN ON SAID PLAN IN REFERENCE 5A, EASEMENT DESCRIBED IN DEED BOOK 1838, PAGE 118.
 - UTILITY EASEMENT FOR LOT 314-3-A AS SHOWN ON SAID PLAN IN REFERENCE 5A, EASEMENT DESCRIBED IN DEED BOOK 1838, PAGE 118.
 - ACCESS EASEMENT FOR LOT 314-3-A AS SHOWN ON SAID PLAN IN REFERENCE 5A, EASEMENT DESCRIBED IN DEED BOOK 1838, PAGE 118.
 - AN ACCESS-UTILITY EASEMENT TO LOT 1 FOR USE OF 50' STRIP RUNNING NORTHERLY FROM WARREN AVE. AS SHOWN ON SAID PLAN IN REFERENCE 5B.
 - A DRAINAGE EASEMENT AFFURTENANT TO PARCEL B, FOR PARCEL B OVER, UNDER AND ACROSS PARCEL A, AS SHOWN ON SAID PLAN IN REFERENCE 5A, EASEMENT DESCRIBED IN DEED BOOK 1838, PAGE 112.
 - A SIGN EASEMENT FOR LOT A AND LOT B, SAID LOTS AS SHOWN ON SAID PLAN IN REFERENCE 5A. EASEMENT DESCRIBED IN DEED BOOK 1838, PAGE 112.
 - A SEWERLINE EASEMENT FOR LOCUS PARCEL AND 171A LOT AS DESCRIBED IN DEED BOOK 1838, PAGE 112, SAID EASEMENT BEING WITHIN BOUNDARIES AS DESCRIBED IN SAID REFERENCE 61.
 - A DRAINAGE EASEMENT FOR DETENTION POND AREA AS DESCRIBED IN DEED BOOK 1838, PAGE 113, AN AS SHOWN ON SAID PLAN IN REFERENCE 5A.
 - COVENANT LIMITING USE OF LOCUS PARCEL AS DESCRIBED IN DEED BOOK 1838 PAGE 113.
- BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH NAD MAINE WEST ZONE. CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1929 VERTICAL DATUM.
- ALL BOUNDARY AND TOPOGRAPHIC INFORMATION AS SHOWN WAS DERIVED FROM AN ON THE GROUND SURVEY BY SEBAGO TECHNICS, INC. ON JULY 2002.
- SURVEY COMMENTS:
 - PLAN REFERENCE 5B WAS A TWO LOT DIVISION APPROVED BY THE PLANNING BOARD. THIS IT WAS A SIMULTANEOUS CONVEYANCE. THE PLAN SHOWED THE WARREN AVENUE RIGHT OF WAY AS AN ASSUMED SIDELINE. DURING OUR SURVEY WE DETERMINED THE WARREN AVENUE RIGHT OF WAY, UTILIZING FOUND MONUMENTATION AND PLAN REFERENCE 5C. THE RIGHT OF WAY WE DETERMINED WAS DIFFERENT FROM THAT SHOWN ON PLAN REFERENCE 5B. DUE TO THE SIMULTANEOUS CONVEYANCE A PRORATION WAS REQUIRED ON THE WESTERLY SIDELINE OF THE OVERALL PROPERTY.
 - THE SUBSEQUENT CONVEYANCE OF A PORTION OF LOT 1 (NOW OR FORMERLY WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK) WAS HELD WITH THE DIMENSIONS AS BEST FIT THE CORRECTED RIGHT OF WAY. SEE DIMENSIONS SHOWN ON THIS PLAN FOR FURTHER INFORMATION.

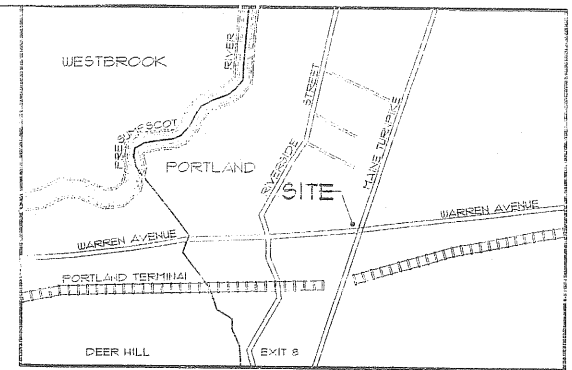


<p>Sebago Technics Engineering Experience You Can Build On. Warren Avenue Portland, Maine Tel (207) 856-0277</p>		<p>PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN 03461EC 77B MWE DPH</p>
<p>EXISTING CONDITIONS PLAN OF PROPOSED DUNKIN' DONUTS SITE</p> <p>WARREN AVENUE PORTLAND, MAINE</p> <p>FOR: KIMCO 25 SPURWINK ROAD SCARBOROUGH, MAINE 04074</p>		<p>DATE SCALE 7/14/04 1"=30'</p>
<p>SHEET 1 OF 7</p>		<p>03461EC</p>



N/F
FRANCIS P. DRAKE
P.O. BOX 1378
PORTLAND, MAINE
8229/47
TAX MAP 314
LOT A-E LOT 2

N/F
FURLEY-JEFFREY
PART OF MAINE 113
557 WARREN AVE.
157,510, TAX MAP 314
LOT 1 (A-1)



LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PROPERTY IS OLDER BROTHER LLC AND YOUNGER BROTHER LLC BY DEED AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 314 BLOCK A, DEPICTED AS LOT 1 AND IS LOCATED IN THE B-4 (COMMERCIAL CORRIDOR BUSINESS).
- SPACE AND BULK CRITERIA: (B-4 COMMERCIAL CORRIDOR BUSINESS)

ITEM:	ORDINANCE:	SUBJECT:
MIN. LOT SIZE:	10,000 SF	59,242 SF
MIN. STREET FRONTAGE:	60'	100.41'
MIN. FRONT YARD:	20'	90'
MIN. SIDE YARD:	10'	21'
MIN. REAR YARD:	20'	00'
MAX. BUILDING HEIGHT:	35 FT	25'
MAX. LOT COVERAGE:	80%	50.6%
IMPERVIOUS AREA:		29,593 SF

- PARKING REQUIREMENTS:**
1 SPACE PER 80 SF. OF FLOOR AREA NOT USED FOR BULK STORAGE OR FOOD PREPARATION
903 SF/80=6 SPACES REQUIRED
21 SPACES PROVIDED
- 4. PLAN REFERENCES:**
A. EXISTING CONDITIONS PLAN PREPARED BY OVEN HASKELL, INC. DATED JAN. 30, 2002, REVISED AUGUST 12, 2002.
B. WETLANDS HAVE BEEN DELINEATED BY DUKE ENGINEERING AND FIELD LOCATED BY OVEN HASKELL, INC.

- C. BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED UPON GRID NORTH MAD 1983 MAINE WEST ZONE. CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED UPON NGVD 1985 VERTICAL DATUM.
5. THE PROJECT IS TO BE SERVICED BY PUBLIC WATER AND SEWER SYSTEMS.
6. ALL MATERIALS AND INSTALLATIONS SHALL MEET M.D.O.T. AND/OR CITY OF PORTLAND STANDARDS AND SPECIFICATIONS.
7. APPARENT UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON THE LOCATION OF EXISTING PAINT MARKINGS TOGETHER WITH THE VISIBLE ABOVE GROUND FEATURES OF UNDERGROUND UTILITY STRUCTURES. DIGSAFE MUST BE NOTIFIED PRIOR TO ANY UNDERGROUND EXCAVATION ON THIS SITE TO CONFIRM THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR IS HEREBY CAUTIONED THAT ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
8. ALL TRAFFIC SIGNS SHALL MEET MUTCD STANDARDS.

10. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
9. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
10. ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.

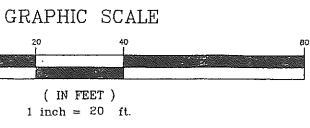
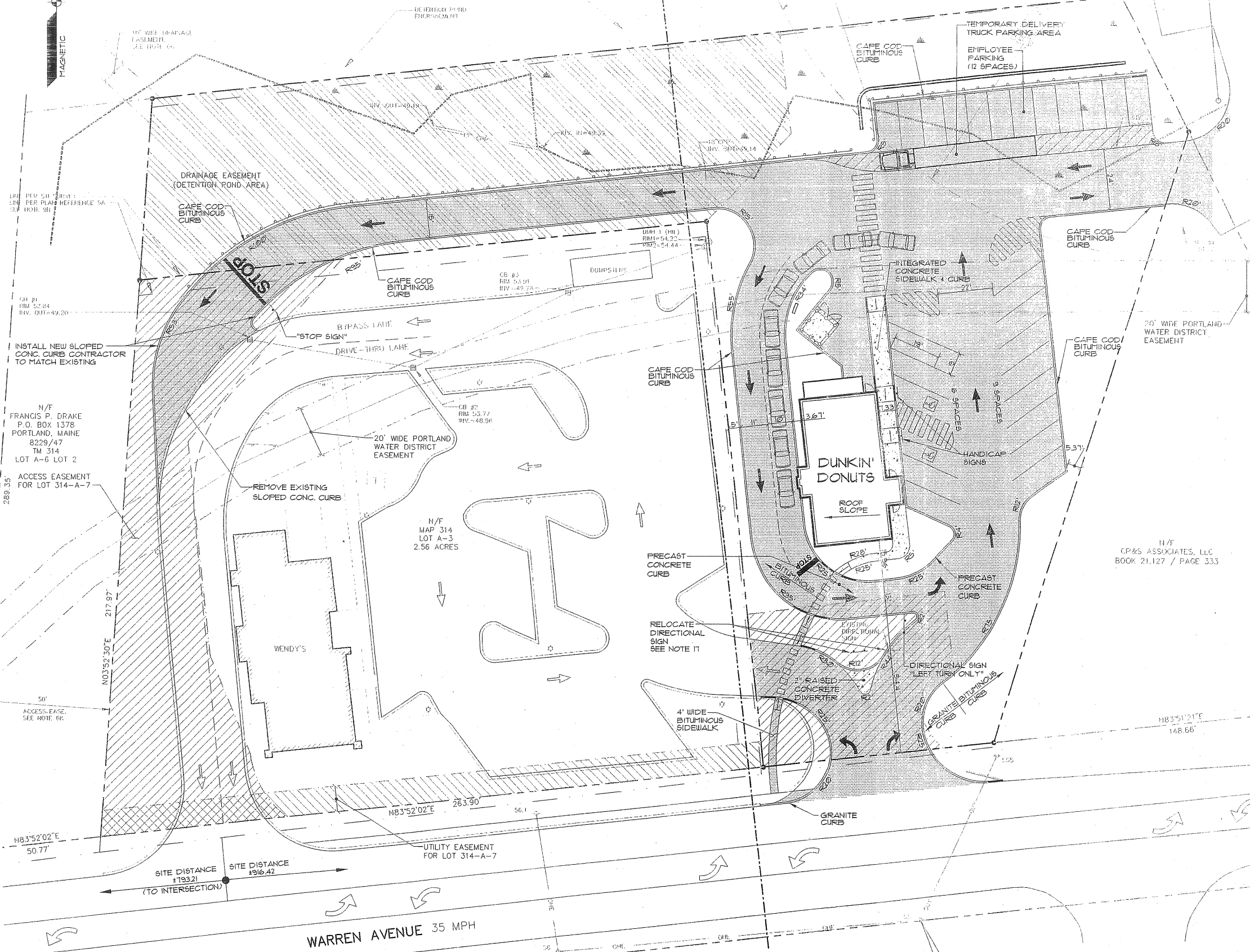
11. SIDEWALKS AND CURBS SHALL BE DESIGNED AND BUILT WITH TIP-DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION. BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION.
13. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.

15. 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 REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.

16. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
17. DIRECTIONAL SIGN WILL READ: WENDY'S (LEFT ARROW) DUNKIN' DONUTS (RIGHT ARROW), PIONEER TELEPHONE (RIGHT ARROW).

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	EASEMENT	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND SIGN	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	GAS	---
---	STORM DRAIN	---
---	FORCE MAIN	---
---	OVERHEAD	---
---	ELEC. 4 TEL.	---
---	UNDERGROUND	---
---	ELEC. 4 TEL.	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	CATCH BASIN	---
---	MANHOLE	---



BENCHMARK
HOR. FK NAIL SET
IN POLE CMP 55
ELEV. = 93.16'

SITE PLAN OF DUNKIN' DONUTS
WARREN AVENUE
PORTLAND, MAINE

FOR: **KIMCO**
25 SPURWINK ROAD
SCARBOROUGH, MAINE 04074

DATE: 12-1-04 SCALE: 1"=20'

SHEET 2 OF 7

PROJECT NO. 03461

DESIGN: JRP
CHKD: JRP
DRAWN: MAL

DATE: 3/4/05
SUBMITTED FOR FINAL APPROVAL: JRP

SEBAGO TECHNICS
Engineering Expertise You Can Build On
One Chocot Street
Westbrook, Me 04091-1339
Tel (207) 698-0277

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EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	GAS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	FORCE MAIN	---
---	OVERHEAD ELEC. 4 TEL.	---
---	UNDERGROUND ELEC. 4 TEL.	---
---	TRANSFORMER PAD	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	CATCH BASIN	---
---	MANHOLE	---
---	CULVERT	---
---	SPOT GRADE	---
---	STONE WALL	---
---	SILT FENCE	---
---	GUARDRAIL	---
---	RIFRAP	---

TOTAL WETLAND IMPACT: 3,135 SF.
(OF WHICH 3,145 SF. IS THE EXISTING STORMWATER POND)

10' WIDE DRAINAGE EASEMENT SEE NOTE 66

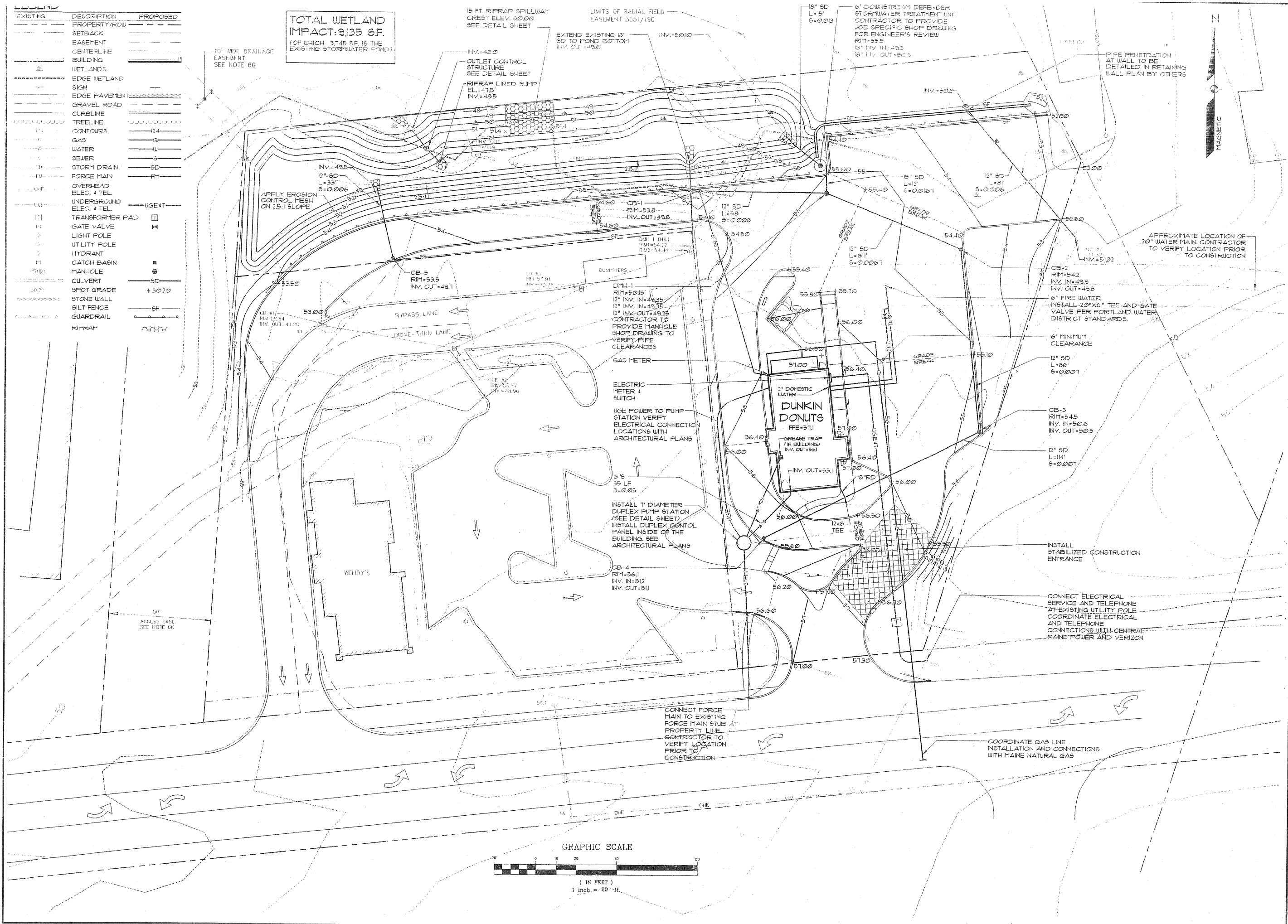
15 FT. RIFRAP SPILLWAY CREST ELEV. 50.00 SEE DETAIL SHEET

LIMITS OF RASD FIELD EASEMENT 3351/190

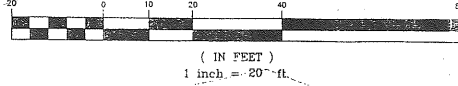
18" SD L=15' S=0.013
6' DOWNSTREAM DEFENDER STORMWATER TREATMENT UNIT CONTRACTOR TO PROVIDE JOB SPECIFIC SHOP DRAWING FOR ENGINEER'S REVIEW RIM=55.5 18" INV. IN=49.3 18" INV. OUT=50.3

PIPE PENETRATION AT WALL TO BE DETAILED IN RETAINING WALL PLAN BY OTHERS

APPROXIMATE LOCATION OF 20" WATER MAIN. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION



GRAPHIC SCALE



3/4/05	SRP	SUBMITTED FOR FINAL APPROVAL
10/7/04	JRP	REVISED LAYOUT AND STORMWATER DETENTION POND
8/19/04	JRP	SUBMITTED FOR M.D.O.T. SCOPING MEETING
6/14/04	JRP	SUBMITTED FOR PRELIMINARY SITE PLAN REVIEW
	REV. BY:	DATE:

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Engineering Expertise You Can Build On
One Chebot Street
Westbrook, ME 04098-1339
Tel (207) 888-0277

PROJECT NO. FIELD BOOK DESIGN CHGD DRAWN
03461 TPP DLR MTW

GRADING AND UTILITY PLAN
OF:
DUNKIN DONUTS
ADDRESS
PORTLAND, MAINE
FOR:
KIMCO DEVELOPMENT CORP.
DUNKIN DONUTS PLAZA, 65 GRAY ROAD
FALMOUTH, MAINE 04105

DATE	SCALE
6/14/04	1"=20'

KEY	QNTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AR	4	ACER RUBRUM 'KARPICK'	RED MAPLE	2" CAL.	
FP	2	FRAXINUS PENNSYLVANICA 'CIMMZH'	CIMMARON ASH	6'-8'	
SP	3	STRINGA PEKINENSIS	TREE LILAC	5'-6'	
SHRUBS					
FC	9	'FORSTYTHIA COURTASOL'	GOLD TIDE FORSTYTHIA	3"	
HC	-	HEMEROCALLIS 'MAINA LOA'	DAYLILY	4" POTS	3' O.C.
JP	3	JUNIFERUS FRITZERIANA 'COMPACTA'	PHITZER JUNIPER	3"	
JS	5	JUNIFERUS SCOPULORUM	WICHITA BLUE JUNIPER	1"	
PA	24	PICEA ABIES 'FUMILA'	DWARF SPRUCE	15"-18"	
TM	1	TAXUS MEDIA 'TAUNTONI'	TAUNTON YEW	15"-24" B&B	

LIGHTING SCHEDULE

KEY	FIXTURE
9	WASHINGTON FLAT LENS 175 WATT METAL HALIDE 30" MOUNTING HEIGHT
4	METAL HALIDE WALL PACKS 15' MOUNTING HEIGHT BWD SERIES MANUFACTURED BY HUBBELL LIGHTING

LANDSCAPE NOTES

- PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDDED DARK BROWN BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE 4" LOAM & SEED FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 1" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	TREELINE	---
○	DECIDUOUS TREE	○
●	CONIFEROUS TREE	●

REV.	BY:	DATE:	STATUS:
3/4/05	JRP		SUBMITTED FOR FINAL APPROVAL
10/7/04	JRP		REVISED LAYOUT AND STORMWATER DETENTION POND
8/19/04	JRP		SUBMITTED FOR M.D.O.T. SCOPING MEETING
6/14/04	JRP		SUBMITTED FOR PRELIMINARY SITE PLAN REVIEW

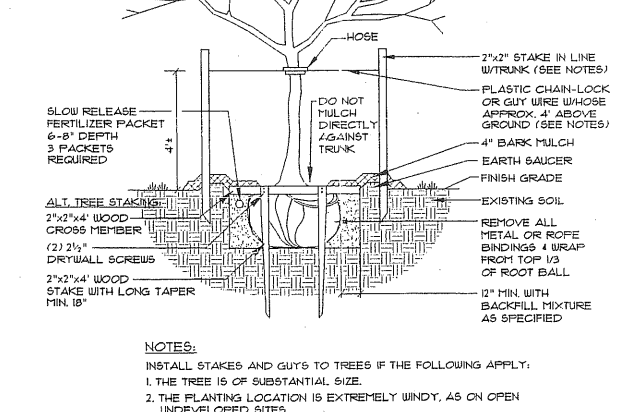
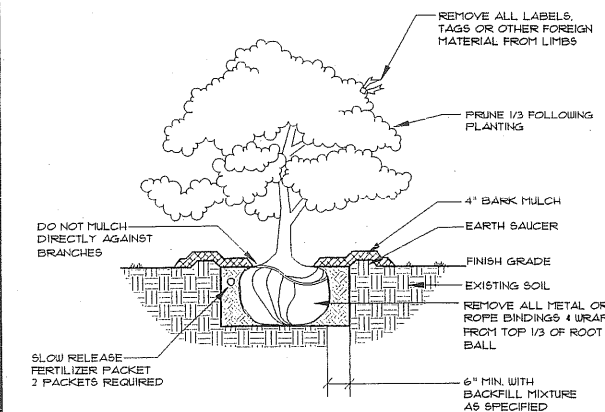
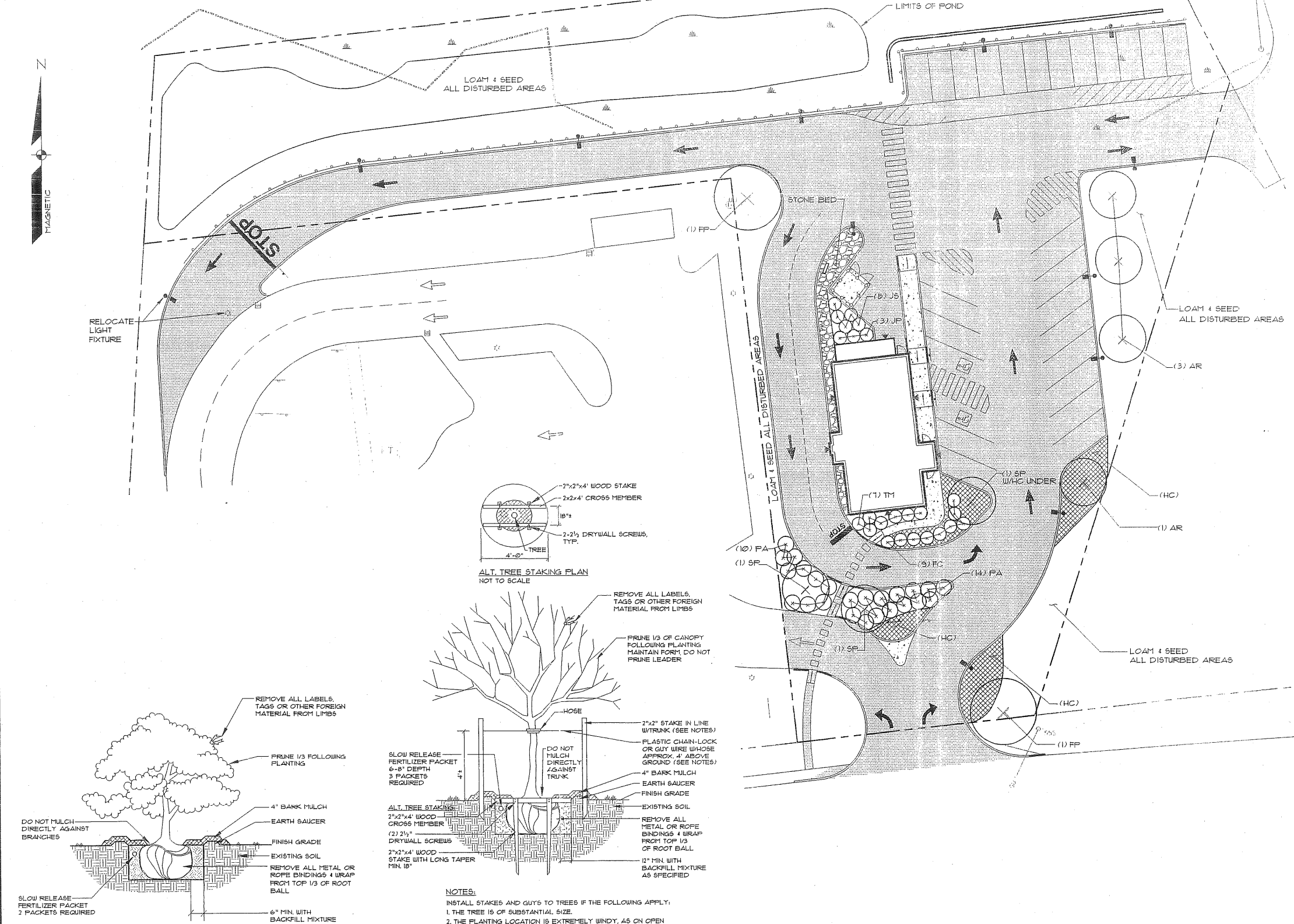
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 Tel (207) 856-0277

PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
 03461 JRP JRP FCL

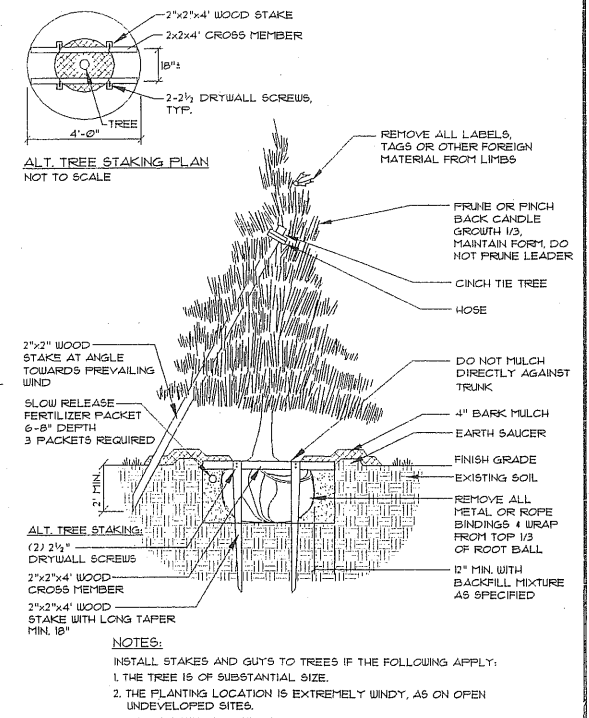
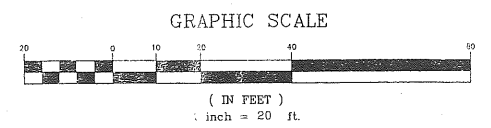
LANDSCAPING AND LIGHTING PLAN
 OF:
DUNKIN' DONUTS
 BAKEN AVENUE
 POSTLAND, MAINE
 FOR:
KIMCO
 25 SPURWINK ROAD
 SCARBOROUGH, MAINE 04074

DATE SCALE
 4/7/04 1" = 20'



NOTES:
 INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
 1. THE TREE IS OF SUBSTANTIAL SIZE.
 2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
 3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
 4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES 2" TO 4" CALIPER
 NOT TO SCALE



NOTES:
 INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
 1. THE TREE IS OF SUBSTANTIAL SIZE.
 2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
 3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
 4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES UNDER 2" CALIPER OR UNDER 8' IN HEIGHT
EVERGREEN TREES 1'-0" IN HEIGHT & UNDER
 NOT TO SCALE