

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that DELTA REALTY LLC - JABBAR'S
AUTO SALES

Located At 710 FOREST AVE

Job ID: 2012-03-3559-CH OF USE

CBL: 130-G-007-001

has permission to Change the Use of 1500 sf on Saunders Street side from unknown to Used Cars Sales/Repair provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

JRB 4/11/12

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

- Vehicle lift installed
- Ventilation system "IUC"
- Lights installed w/o inspection
ad 800 omgs.
- HVAC looks new

SCANNED



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 710 FOREST AVE

CBL: 130- G-007-001

Issued to: DELTA REALTY LLC

Date Issued: 9/11/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2012-03-3559-CH OF USE, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

DUBAI AUTO SALES

APPROVED OCCUPANCY


USE GROUP S-1/B
USED CAR SALES AND MINOR REPAIRS
TYPE 5-B
IBC 2009

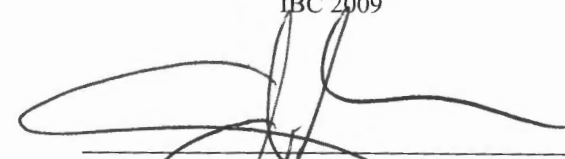
LIMITING CONDITIONS: MINOR AUTO REPAIR - CONFORM TO IBC & NFPA

Approved:

9-11-2012

(Date)


Inspector


Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-03-3559-CH OF USE	Date Applied: 3/21/2012	CBL: 130- G-007-001	
Location of Construction: 710 FOREST AVE	Owner Name: DELTA REALTY LLC	Owner Address: 380 WARREN AVE., PORTLAND, ME 04103	Phone:
Business Name: Jabbar's Auto Dealership	Contractor Name: None Given	Contractor Address:	Phone:
Lessee/Buyer's Name: Jabar Essa- 3 Riverton Drive, Portland	Phone: 615-4369	Permit Type: CHUSE-COMM	Zone: B-2c
Past Use: Portion of building with access off Saunders Street - unknown past user	Proposed Use: To change the use to used car sales and service	Cost of Work:	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. P. P. P.</i> 4/10/12	Inspection: Use Group: <i>F-1</i> Type: <i>SB</i> <i>IBC 2009</i> Signature: <i>JMB</i>
Proposed Project Description: Change of use from N/A to used car		Pedestrian Activities District (P.A.D.) <i>4/11/12</i>	
Permit Taken By: Brad		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>ok with conditions</i> 3/21/12	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>2/28/2012 - PB</i>	<input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>

CERTIFICATION

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 authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

9-6-10 DWM/BKL/John Martell Dave 831-1888 Fmal Fall
Bldg terminate plumbers + fan vents at exterior, Fire provide
sweep on bottom of 90mm door. Elev Fall

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Certificate of Occupancy/Final Inspection prior to occupancy, includes approval of the site work by the Planning inspector.

✱ Inspections for electrical wiring underground or above ground

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3559-CH OF USE

Located At: 710 FOREST AVE

CBL: 130- G-007-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for any new signage.
3. This property shall remain a used car sales and service use as accessed by Sanders Street with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
4. This B-2c zone has maximum noise allowances. The City of Portland strictly enforces the level of sound generated on the property. Any verified noise violations shall require the owner to take mitigating measures to bring the property and the noise it generates into compliance. Any HVAC applications shall show dBA listings.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. Ventilation of this space is required per ASHRAE 62.1, 2007 edition.
4. Wiring installations for this project or occupancy shall comply with the 2011 National Electric Code. Existing conditions for new occupancies will be required to be upgraded to prescribed standards.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. Fire extinguishers are required per NFPA 1.



General Building Permit Application

Entered 3/21/12

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.

2012-03-3559-COU

Location/Address of Construction: 710 Forest Ave		
Total Square Footage of Proposed Structure/Area 1500	Square Footage of Lot 5000	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 130 - G - 007	Applicant *must be owner, Lessee or Buyer* Name Jabbar Essa Address 3 Riverton Dr City, State & Zip Portland, ME 04103	Telephone: 615-4369
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Jabbar Essa Address Delta Realty LLC. City, State & Zip	Cost Of Work: \$ NA C of O Fee: \$ Total Fee: \$ 75-
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: Used Car Sales and Service Is property part of a subdivision? No If yes, please name _____ Project description: Change of Use from previous unknown use to Used Car sales and Service.		
Contractor's name: _____ Address: _____ City, State & Zip _____ Who should we contact when the permit is ready: _____ Mailing address: _____		

RECEIVED
MAR 21 2012
Dept. of Building Inspections
City of Portland Maine

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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 a permit for work 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 permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: _____ Date: 3-21-12

This is not a permit; you may not commence ANY work until the permit is issue

Jeanie Bourke - 710 Forest Ave., Jabba's Auto Dealership - Building Permit

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 4/9/2012 8:42 AM
Subject: 710 Forest Ave., Jabba's Auto Dealership - Building Permit

Hi all, this project, site plan #2012-421, the Jabba's Auto Dealership project located at 710 Forest Ave., meets minimum DRC site plan requirements for the issuance of the building permit. The PG has been posted, site inspection fee paid, and the pre-con meeting has been held.

Please contact me with any questions. Thanks.

Phil



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Receipts Details:

Tender Information: Cash

Tender Amount: 75.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 3/21/2012

Receipt Number: 42016

Receipt Details:

Reference ID:	5729	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-03-3559-CH OF USE - Change of use from N/A to used car			
Additional Comments: 710 Forest			

Thank You for your Payment!

GROSS LEASE

710 Forest Avenue, Portland, ME

This LEASE AGREEMENT (the "Lease") is dated as of March __, 2011 between **DELTA REALTY LLC.**, a Maine corporation (the "Landlord"), and **JABBAR ESSA**, a Maine individual, **D/B/A** _____, (the "Tenant").

Landlord hereby agrees to lease to Tenant and Tenant hereby agrees to lease from Landlord the Leased Premises described below in accordance with the terms and conditions hereinafter set forth and the attached Standard Lease Terms in the building (the "Building") located at 710 Forest Avenue with ancillary parking areas in the City of Portland, Maine (the "Property").

BASIC LEASE TERMS

- 1. Property Name:** 710 Forest Avenue, Portland, Maine.
- 2. Leased Premises:** The Leased Premises are depicted on Exhibit A attached hereto and are located in ground floor of the Building, including the entire ancillary parking area for used car sales.
- 3. Base Rent:** Tenant agrees to pay Landlord a Base Rent in the amounts set forth below, payable in monthly installments:

	<i>Annual</i>	<i>Monthly</i>
<u>March 1, 2012 - February 28, 2013</u>	<u>\$21,600.00</u>	<u>\$1,800.00</u>
<u>March 1, 2013 - February 28, 2014</u>	<u>\$21,600.00</u>	<u>\$1,800.00</u>
<u>March 1, 2014 - February 28, 2015</u>	<u>\$21,600.00</u>	<u>\$1,800.00</u>

- 4. Initial Term:** Three (3) years, commencing on March 1, 2012.
- 5. One 1 Year Options to Extend:** One (1) renewal option for an additional year, which option must be exercised by written notice from Tenant delivered to Landlord at least six (6) months prior to the end of the then Lease Term. The Base Rent during such renewal term shall be the then applicable market rent as determined pursuant to the attached Standard Lease Terms but shall be no less than the preceding Base Rent during the initial term, nor increase by more than 3%.
- 6. Gross Lease.** This is a "gross lease" and the Base Rent includes the expenses of operation of the Property. Tenant shall directly pay for comprehensive general liability insurance on the leased premises, plowing/sanding/snow removal of leased parking lot, glass/window breakage, heating, cooling, and electrical costs, metered water & sewer, janitorial service, exterior and overhead door maintenance and repairs, and shall establish a maintenance contract with a qualified contractor for the heating system servicing the Leased Premises. Trash disposal to be provided by Tenant at its expense in accordance with all governmental requirements.

- 7. **Security Deposit:** \$1,800.00
- 8. **Broker:** None
- 9. **Permitted Use:** Used Car Sales and Service
- 10. **Landlord's Work:** N/A
- 11. **Tenant's Work:** Per Section 9 of the Standard Lease Terms
- 12. **Addresses for Notices:**

Landlord:
 380 Warren Avenue
 Portland, ME 04103
 Attn: Andréa Girard, Treasurer

Tenant:
 710 Warren Ave
 Portland, ME 04103

All payments payable under this Lease shall be sent to the Landlord's address identified above or such other address as Landlord may designate.

- 13. **Guarantor:** Jabbar Essa

IN WITNESS WHEREOF, the parties hereto have executed this Lease, consisting of the foregoing provisions and Sections 1 through 29 which follow, together with Exhibit A incorporated herein by this reference, as of the date first above written.

"Landlord"
DELTA REALTY LLC

"Tenant"
JABBAR ESSA
 D/B/A _____

By: _____
 its President

By: _____
 its _____

The undersigned hereby acknowledge that the obligations of Tenant under foregoing Lease and all other Lease Documents are personally guaranteed by the Undersigned pursuant to separate guaranties agreement of even or recent date.

Letter of Intent

Option to Rent Agreement by and between

ALPINE REALTY
380 WARREN AVE.
(Owner)
PORTLAND, ME 04103

and

Jabbar Essa, 3 Riverton Dr, Portland, Maine (Renter)

the rental property located at
710 Forest Ave Portland Maine
in the County of Cumberland, State of Maine

under the following terms and conditions:

Lease Term: 3 years (36 months) with first option to renew

Lease rate: \$1800/month

Security: \$1800

Other Conditions:

1. Renter hereby pays to Owner the sum of \$1000 in consideration for this option, which option payment shall be credited to the first, last or security payment if the option is exercised.
2. This option shall remain in effect for sixty days from the date of option, and thereupon expires unless this option is sooner exercised and secured with a lease agreement.
3. To exercise this option, Renter requests from the Owner:
 - 1) Access to the building for health and safety inspections, contractor reviews and other professional reviews required to assess if the building can be used for Used Car Dealer use.

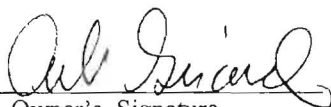
This agreement to enter into a lease is further subject to Buyer obtaining:

- 1) A satisfactory health and safety inspection for property to be used as a Used Car Dealer
- 2) A Permit received from the City of Portland and from the State of Maine for property to be used as a Used Car Dealer
- 3) An approval for financing not to exceed customary terms within 45 days of agreement; and
- 4) The Closing on Financing not to exceed customary terms within 60 days from date of approval.

From: _____

Renter's Signature

Accepted and agreed upon this 29 day of Jan, 2012


Owner's Signature

RECEIVED
MAR 21 2012
Dept. of Building Inspections
City of Portland Maine

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA). ALL WORK SHALL COMPLY WITH THE MOST RECENT EDITION OF THE CITY OF PORTLAND TECHNICAL MANUAL.
4. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
5. EXISTING VEGETATION SHALL BE PROTECTED IN AREAS WHERE SHOWN ON THE DRAWINGS. PRIOR TO CONSTRUCTION, FENCING OR OTHER PROTECTIVE MEASURES SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPS OR TREES DESIGNATED FOR PRESERVATION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OF CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED. NO VEHICLES MAY DRIVE OR PARK WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
6. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN.
2. ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL SHALL BE APPROVED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.
3. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED OR MARKED BY CONTRACTOR AND APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING. CONTRACTOR MUST GIVE A MINIMUM 3 DAY NOTICE BETWEEN STAKING AND PLANTING.
4. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES, THE LOCATION OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION OPERATIONS. SHOULD THE LOCATION OF PROPOSED PLANTINGS CONFLICT WITH ANY OF SAID UTILITIES, ADJUST PLANT LOCATIONS ACCORDINGLY AFTER CONSULTATION WITH OWNER AND/OR OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR SHALL REPLACE OR REPAIR TO ORIGINAL CONDITION ANY AND ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF THEIR OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
6. MULCH PLANTING BEDS AND TREE PITS WITH 3" FINELY SHREDDED AND AGED PINE BARK MULCH OR AS SPECIFIED ON THE PLAN.
7. ALL DISTURBED LAWN AREAS TO BE LOAMED AND SEEDED AS NECESSARY AT NO ADDITIONAL COST TO OWNER.
8. PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER PLANTING. ANY DEAD, UNSIGHTLY, OR UNHEALTHY PLANTS SHALL BE REPLACED IN KIND AT NO COST TO THE OWNER.
9. CHALK MARK NORTH AT TREE BASE PRIOR TO DIGGING AT NURSERY. REPLANT ON SITE WITH SAME NORTH ORIENTATION FOR ALL TREES.
10. A PRECONSTRUCTION MEETING SHALL BE HELD PRIOR TO LANDSCAPE CONTRACTOR BEGINNING CONSTRUCTION OR ORDERING PLANT MATERIALS.

Civil Engineer:

WALSH
ENGINEERING ASSOCIATES, INC.

918 Brighton Ave | Portland, Maine 04102
ph: 207.553.6988 | www.walsh-eng.com

Copyright © 2012

Surveyor:

James D. Nadeau, LLC
918 Brighton Avenue
Portland, Maine 04102
phone: 207-878-7870

PLANTING SCHEDULE

QUANT.	COMMON NAME	BOTANIC NAME	SIZE	NATIVE	NOTES
TREES					
2	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	6' HT.	NO	SINGLE STEM
SHRUBS					
10	BEACH PLUM	PRUNUS MARITIMA	#2	YES	
15	HYDRANGEA ENDLESS SUMMER	HYDRANGEA MACROPHYLLA	#2	NO	
15	BEARBERRY	ARCTOSTAPHYLOS UVA-URSI	#2	YES	
6	WILTON JUNIPER	JUNIFERUS 'WILTON'	#2	YES	
PERENNIALS					
30	DAYLILY 'LEMON LILY'	HEMEROCALLIS 'LEMON LILY'	#1		

B2-C SPACE AND BULK STANDARDS

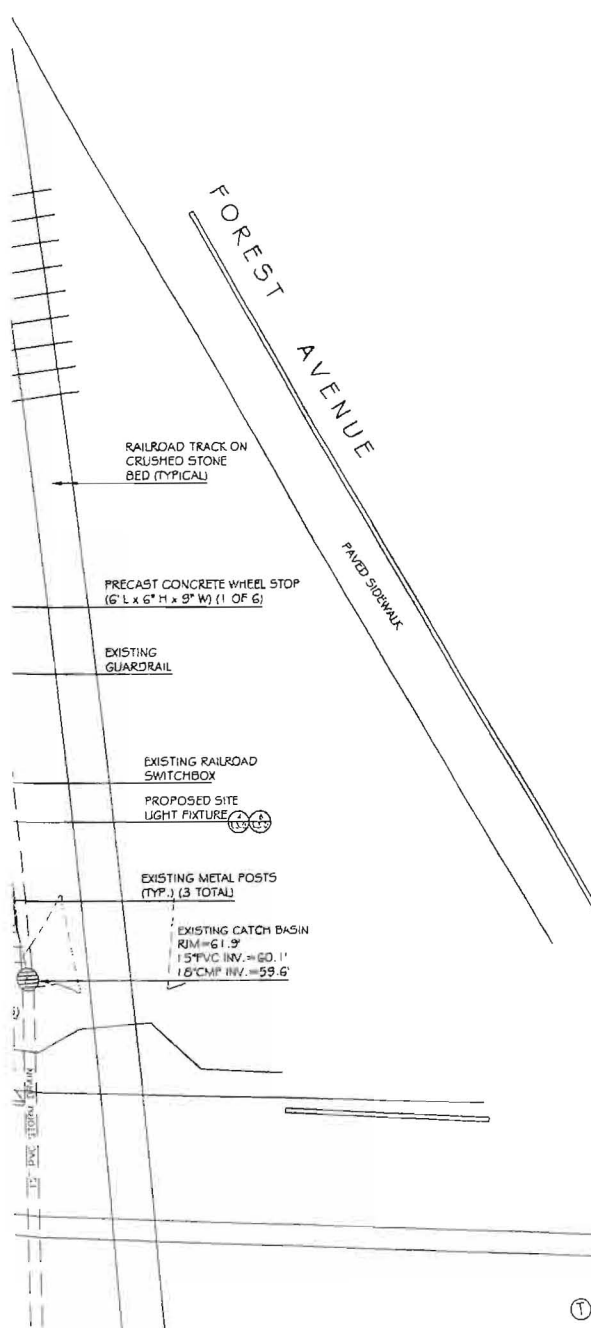
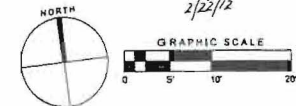
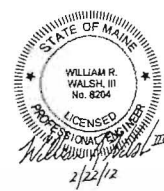
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE:	10,000 S.F.	27,235 S.F.	27,235 S.F.
MINIMUM STREET FRONTAGE:	50 FEET	FOREST AVE.: 93 FT SAUNDERS ST.: 140 FT CONCORD ST.: 104 FT.	FOREST AVE.: 93 FT SAUNDERS ST.: 140 FT CONCORD ST.: 104 FT.
FRONT YARD (OF LEASE AREA):	NONE	10 FEET	10 FEET
REAR YARD (OF LEASE AREA):	10 FEET	N/A	N/A
SIDE YARD (OF LEASE AREA):	10 FEET	10 FEET	10 FEET
MINIMUM LOT WIDTH:	NONE	213 FEET	213 FEET
MAXIMUM BUILDING HEIGHT:	45 FEET	25 FEET	25 FEET
MAXIMUM IMPERVIOUS SURFACE RATIO:	80%	86.6%	86.6%

APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

NAME: _____ DATE: _____

LEGEND

- CONTOURS
- PROPERTY LINE
- BUILDING
- GAS LINE
- SETBACK LINE
- EDGE OF PAVEMENT
- UTILITY POLE
- WATER VALVE
- WATER MAIN
- SANITARY SEWER
- OVERHEAD ELECTRIC
- PROP. DISPLAY AREA
- PROP. SECONDARY ELECTRIC
- PROP. WALL PACK LIGHT
- PROP. SITE LIGHT FIXTURE
- PROP. BOLLARD
- PROP. SNOW STORAGE



A Plan for
Jabbar's Auto Sales

for
 Jabbar Essa, 710 Forest Avenue, Portland, Maine 04103

Rev.	Date	Description	Drawn	Check
1	2.17.12	Per City of Portland Review: Public Site Plan, snow storage	MK	WW
2	2.22.12	Per City of Portland Review: Public School, snow storage	MK	WW

Sheet Title: **Site Plan**

Job No.: 161 Sheet No.: **L2.0**

Date: Jan. 30, 2011

Scale: 1" = 10'

Drawn: MK

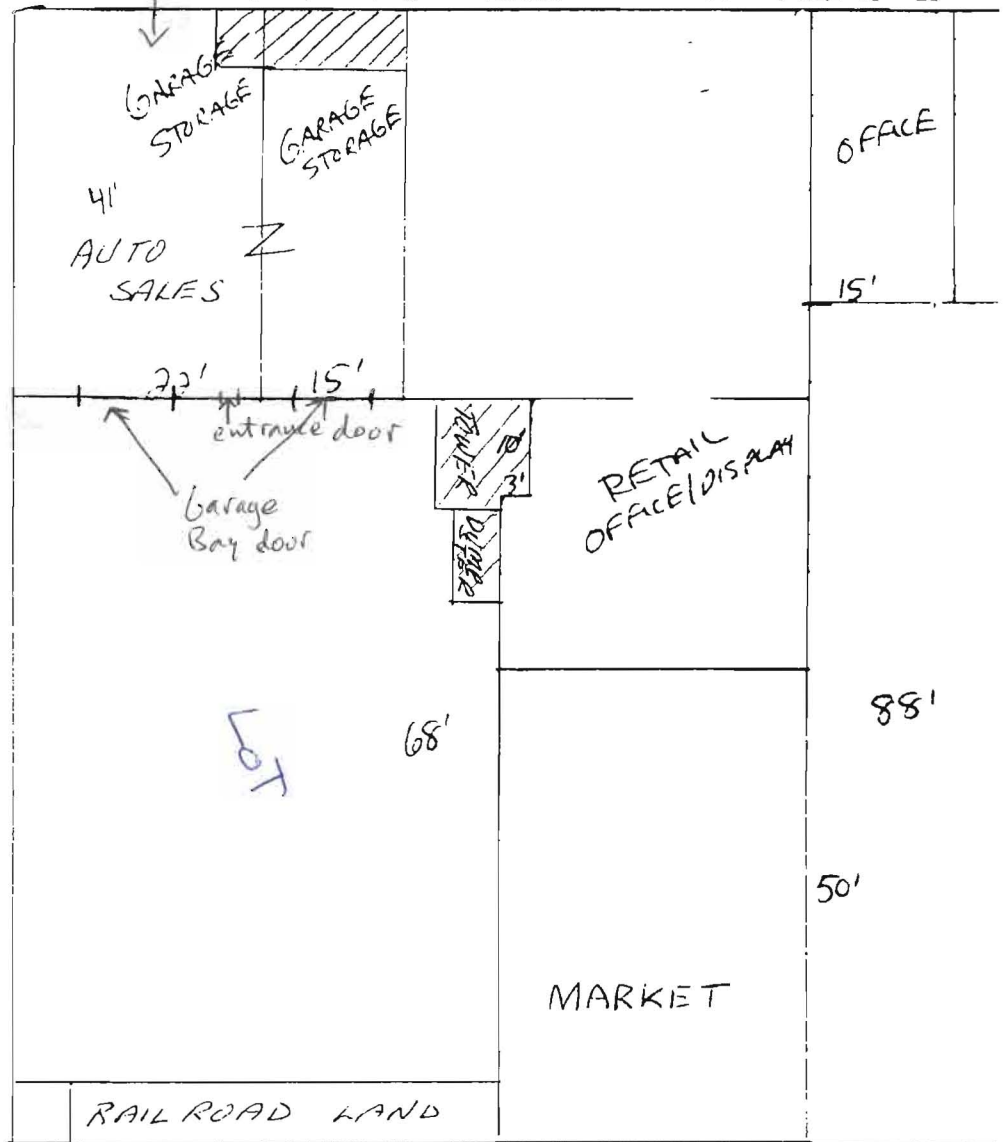
Checked: WW

EXHIBIT 'A'

SAUNDERS ST

Existing 2 Bay Garage. No work being proposed

BUILDING SKETCH
169'



RECEIVED
MAR 21 2012
Dept. of Building Inspections
City of Portland Maine

R.R.

(NOT TO SCALE)

FOREST AVE

3-1-1
- 6a -

Comments 2/21/12
in System

2/1/12

City of Portland
Development Review Application
Planning Division Transmittal form

Application Number: 2012-421 **Application Date:** 1/31/2012 12:00:00
CBL: 130-G-007 AM
Project Name: Jabbar's Auto Sales
Address: 710 Forest Avenue

B-2C

Project Description: Office warehouse to pre-owned automobile dealership

Zoning:

Other Reviews Required:

Review Type: Conditional Use w/ Level I Site Alteration



Distribution List:

<input type="checkbox"/> Planner	Jean Fraser	<input type="checkbox"/> Parking	John Peverada
<input checked="" type="checkbox"/> Zoning	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic Engineer	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Civil Engineer	David Sensus	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Chris Pirone	<input type="checkbox"/> Inspections	Tammy Munson
<input type="checkbox"/> City Arborist	Jeff Tarling	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> DRC Coordinator	Phil DiPierro
		<input type="checkbox"/> Outside Agency	

Comments needed by (7 days later): February 8, 2012

710 Forest Ave. – 130-G-007

#2012-421 - B-2c Zone

2/21/2012

The proposed change of use from office/warehouse to an automobile dealership is located in a B-2c zone which is allowable as a conditional use appeal to the Planning Board. It is noted that the area of the building and site where this proposed use is located only fronts on one street, Saunders Street. This portion of the property does not front on Forest Avenue. The rail road property is between Forest Avenue and this portion of the lot.

Section 14-339 requires a continuous curb guard for cars parked within ten feet of any street line. The plans do show that a curb guard is currently in place. I did not see any detail of that curb guard.

As stated in the application, separate permits will be needed for any new signage.

All B-2c maximum sound limitations shall be met as stated in the Ordinance. Complaints are followed up with requirements for any mitigation if noise violations are confirmed.

My zoning review only encompasses the area of the change of use and not the entire lot. No new paving is proposed. Any current impervious surface coverage is legally nonconforming. All other B-2c requirements are being met or are legally nonconforming.

Marge Schmuckal
Zoning Administrator

LAND, MAINE
PLANNING BOARD

Carol Morrisette, Chair
Stuart O'Brien, Vice Chair
Timothy Dean
Bill Hall
Joe Lewis
David Silk

March 1st, 2012

Jabba Essa
3 Riverton Drive
Portland, ME 04103

William R. Walsh, PE
Walsh Engineering Assoc Inc.
918 Brighton Ave.
Portland ME 04102



Project Name:	Jabbar's Auto Dealership	Project ID:	2012-421
Address:	710 Forest Avenue	CBL:	130-G-7, 8, 12 & 13
Applicant:	Jabbar Essa		
Planner:	Jean Fraser		

Dear Mr Essa and Mr Walsh:

On February 28th, 2012, the Planning Board considered the proposed change of use and site alterations for an Auto Dealership selling pre-owned cars at 710 Forest Avenue. The Planning Board reviewed the proposals for conformance with the standards of the Conditional Use and Site Plan Ordinances. The Planning Board voted 4-0 (Lewis and Silk absent) to approve the applications with the following waiver and conditions as presented below.

CONDITIONAL USE

The Planning Board voted 4-0 (Lewis and Silk absent) that the proposed conditional use for Jabbar's Auto Dealership at 710 Forest Avenue (south part) in the B-2c zone is in conformance with the standards of Sections 14-474 and 14-183 of the Land Use Code, subject to the following condition:

- i. The rear (westernmost) existing curb cut on Saunders Street shall be used for service/maintenance purposes only and shall not be used for the automobile dealership.

WAIVER

The Planning Board voted 4-0 (Lewis and Silk absent) to waive the Technical Standard, Section 1.7.1.8 of the Technical and Design Standards and Guidelines (which allows no more than 2 driveways for ingress and egress purposes to any site) to allow the 4 existing curb cuts for the overall parcel to remain as existing, as only one (1) of these curb cuts (easternmost on Saunders Street) provides ingress and egress to the proposed automobile dealership. The western-most curb cut on Saunders Street shall only be used for service/maintenance access to the rear of the building and shall not be used for the automobile dealership.

PLAN REVIEW

The Planning Board voted 4-0 (Lewis and Silk absent) that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following conditions of approval:

- i. That the storage of snow shall not impede sight distance for vehicles exiting the site; and
- ii. That the proposed wall mounted sign is not part of the site plan review and requires a separate sign permit under Division 22 of the City's Ordinance.

The approval is based on the applications, plans, reports and other information submitted by the applicant, findings and recommendations related to conditional use and site plan standards and other regulations as contained in the Planning Board Report # 7-12 for application 2012-421 which is attached.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. 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 pre-construction meeting. (If applicable)

7. **Department of Public Services Permits** 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.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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 Jean Fraser, Planner at (207) 874- 8728.

Sincerely,


 Carol Morrissette, Chair
 Portland Planning Board 

Attachments:

1. Planning Board Report #7-12
2. Performance Guarantee Packet

Electronic Distribution:

cc: Greg Mitchell, Interim Director of Planning and Urban Development
 Alexander Jaegerman, Planning Division Director
 Barbara Barhydt, Development Review Services Manager
 Jean Fraser, Planner/Senior Planner
 Phillip DiPierro, Development Review Coordinator, Planning
 Marge Schmuckal, Zoning Administrator, Inspections Division
 Tammy Munson, Inspection Division Director
 Lannie Dobson, Administration, Inspections Division
 Gayle Guertin, Administration, Inspections Division
 Michael Bobinsky, Public Services Director
 Katherine Earley, Engineering Services Manager, Public Services
 Bill Clark, Project Engineer, Public Services
 David Margolis-Pineo, Deputy City Engineer, Public Services
 Doug Roncarati, Stormwater Coordinator, Public Services
 Greg Vining, Associate Engineer, Public Services
 Michelle Sweeney, Associate Engineer
 John Low, Associate Engineer, Public Services
 Matt Doughty, Field Inspection Coordinator, Public Services
 Mike Farmer, Project Engineer, Public Services
 Jane Ward, Administration, Public Services
 Jeff Tarling, City Arborist, Public Services
 Captain Chris Pirone, Fire Department
 Thomas Errico, P.E., TY Lin Associates
 David Senus, P.E., Woodard and Curran
 Rick Blackburn, Assessor's Department
 Approval Letter File



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Greg Mitchell, Acting Director of Planning and Development
Marge Schmuckal, Zoning Administrator

Meeting Information

DATE: 1/24/12 ZONE: B-2C

LOCATION: 710 Forest Ave

PEOPLE PRESENT: Marge - BARBARA - Abdul ABUKAR
Bill Walsh -

DISCUSSION: Bill had a copy of a preliminary site plan
8 display area / 5 for customers/employees.
Note: Does Not Actually Abut Forest AVE
Only Abuts (this portion of the bldg) Saunders St
The parking section of the ordinance does NOT
require a specific number of parking spaces for this
use (Automobile Dealership)
21'-22' existing driveway width - ASK for a waiver of the 24' req
Show how much of the bldg is being leased for this business.
Close-off the 2nd curb cut question
2 employees - 1 mechanic & 1 salesperson
give impervious info on entire site.
hours of operation should be stated

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

Conditional use & site plan before The Board at same time



918 Brighton Avenue | Portland, Maine 04102

January 30, 2012

City of Portland Planning Board
c/o Ms. Barbara Barhydt
Portland City Hall
389 Congress Street
Portland, Maine 04101

**RE: Conditional Use and Level I Site Alteration Applications
710 Forest Avenue, Tax Map 130, Block G, Lots 7, 8, 12 and 13**

Dear Barbara and Members of the Planning Board:

On behalf of Mr. Jabbar Essa, we are pleased to submit the attached Conditional Use and Level I Site Alteration Applications for 710 Forest Avenue. The applicant is seeking to lease a portion of the existing building at 710 Forest Avenue and operate a pre-owned automobile dealership at this location.

Existing Conditions and Existing Zoning

The 27,235 square-foot parcel located at 710 Forest Avenue is identified on the City of Portland Assessor's Map as Tax Map 130, Block G, Lots 7, 8, 12 and 13 (see attached Tax Map 130). The combined parcel is located in the B-2C Community Business Zone.

The R5/B-2C Zone line runs along the parcel west property line and a portion of the south property line. The B-2/B-2C runs along the south property line and a portion of the east property line. These zone line are shown on the attached Existing Conditions Plan. Multi-family residences abut property on the west and south lines. The railroad abuts the east property line.

There is an existing 8,438 s.f. single-story building located on the parcel. Currently, the multi-use building is used as retail, office and storage space. The existing building divides the site and there are two existing parking lots on the site. The north parking lot (which serves the existing office and retail users) has access from Concord Street. The south parking lot (which serves the vacant office and storage space) has access from Saunders Street. The applicant proposes to lease the portion of the building using the south (Saunders Street) parking lot. No changes or improvements are proposed for the north parking lot as part of this application.

Proposed Development

The applicant proposes to lease approximately 5,000 s.f. of the existing building and parcel in order to operate a pre-owned automobile dealership at this location. Per Section 14-183 (a) (5) of the City of Portland Code of Ordinances, automobile dealerships are a

The proposed automobile dealership (Jabbar's Auto Sales) will have two full-time employees (one sales person and one mechanic). The proposed facility will operate Monday through Saturday from 8:00 am to 5:00 pm. The applicant proposes to use the existing south parking lot (approximately 4,150 s.f.) to display seven (7) used cars and to serve as parking lot for employees and clients.

CONDITIONAL USE STANDARDS AND REQUIREMENTS

I. Within the B2-C zone, automobile dealerships require a conditional use approval. The Project as proposed will fit harmoniously into the B2-C zone and will be consistent with uses in the zone and along Forest Avenue. Per Section 14-474 (C) (2) of the City of Portland Code of Ordinances, a conditional use shall be granted by the Planning Board unless the Board determines that:

a. *There are unique or distinctive characteristics or effects associated with the proposed conditional use:*

The proposed conditional use (automobile dealership) is a common land use along Forest Avenue. For example, Merlin Motors is located at 640 Forest Avenue and Raceway Auto Care is located at 965 Forest Avenue; both are pre-owned automobile dealerships. The proposed conditional is consistent with those uses and does not have unique characteristics nor will it create unique/distinctive effects.

b. *There will be adverse impact upon the health, safety or welfare of the public or surrounding area:*

The project as proposed will consist of a display area for 7 cars plus 5 parking spaces for customers and employees. The project will be buffered from the residential area to the West and by the existing building to the south. Buffering will be used to soften the visual impact. The use will be consistent with the previous uses on the site and will produce minimal traffic and minimal noise. The small magnitude of the proposed conditional use will pose no adverse impacts on the health, safety and welfare to the public or surrounding areas.

c. *Such impact differs substantially from the impact which would normally occur from such a use in the zone.*

Among the permitted uses that would normally occur in the B-2C Zone are retail stores and restaurants. The traffic impacts and the potential noise levels from any of these uses could be far more significant than the use of a pre-owned automobile sales facility. As well, the operating hours (8-5, Monday through Saturday) are likely to be less than any of the permitted uses within the zone. Therefore, any detrimental impacts are likely to be less than those permitted in the zone.

LEVEL I SITE ALTERATION APPLICATION AND REQUIREMENTS

As part of the Condition Use application, a Site Plan application is required. For this project, less than one (a) acre of the site will be stripped, graded, grubbed, filled or excavated; therefore a Level I Site Alteration application is required. Per Section 14-526, Site Alteration Plans are subject to transportation standards, environmental quality standards, public infrastructure and community safety standards and site design standards. Each of these standards is discussed below:

Transportation Standards

The proposed pre-owned car dealership will include seven (7) display cars and five (5) proposed parking spaces for employees and customers. The parking section of the land use ordinance does not require a specific number of spaces for the proposed use (automobile dealership). Based upon the applicant's business plan, the proposed five (5) parking will meet anticipated parking demands.

Access to the parking lot will be from the existing curb cut along Saunders Street. The existing curb cut is 21.3' wide; the applicant seeks a waiver from the technical standard requirement of a 24' wide parking lot access. At 21.3' wide there is sufficient width to provide for 2 cars to pass.

Attached is a copy of the "Traffic Assessment: Proposed 710 Forest Avenue – Used Car Dealership" prepared by William Bray, P.E., dated January 23, 2012. This report concludes that the proposed dealership site can be expected to generate a total of 4 to 6 vehicle trips during the identified peak travel periods of a typical weekday. The report also concluded that sightline measurements recorded at the centerline of the existing site driveway located on Saunders Street is acceptable for a travel speed of 25 mph. Based upon these findings, we believe the proposed development will have negligible impacts to the surrounding street systems.

Environmental Quality Standards

There are no significant natural features found on the site. There is an existing street tree located west of the existing parking lot entrance; this street tree will be preserved during the proposed site alterations.

Per section 14-183 (G) i, a landscape buffer, no less than five feet (5) wide is required and shall be located along the street frontages. The proposed Site Plan shows a proposed six (6) foot wide landscape buffer between the existing parking and Saunders Street. The proposed landscape buffer includes a variety of plantings in accordance with the City of Portland Technical Manual.

Stormwater from the existing 4,150 s.f. parking lot currently drains from the west toward the east across the parking lot. The stormwater discharges onto the abutting property (the railroad). The applicant does not propose any alterations to the parking lot and the existing drainage patterns will not be altered. During the installation of the proposed landscape buffer, erosion control measures will be implemented during construction.

Public Infrastructure and Community Safety Standards

Existing utilities (water, sanitary sewer, natural gas and overhead electric/telephone) currently access the site and building from Saunders Street. No changes to these utilities are proposed as part of the site alterations.

The proposed site plan is consistent with City public safety standards, Section 3 of the City of Portland Technical Manual, including but not limited to availability and adequacy of water supply and proximity of fire hydrants to structures.

Site Design Standards

Historic Resources: The proposed site alteration does not affect designated landmarks nor is it within designated historic districts or historic landscape districts.

Exterior Lighting: The proposed site plan shows two (2) proposed full cut-off wall-pack light fixtures and two (2) site light fixture (10-ft. mounting height: 70 watt metal halide) with full cut-off shields. Proposed site lighting will not spill onto the abutting residential properties.

Proposed illumination levels are a maximum of 5.0 foot candles and a minimum of 0.2 foot candles in accordance with the exterior lighting standards outlined in Section 12 of the City of Portland Technical Manual.

Signage and Wayfinding: The proposed building mounted sign will be designed in accordance with the standards of Division 22 of the Land Use Ordinance. The proposed sign will be 210 s.f. (1.5 x 140 l.f.) (140 linear of street frontage on Saunders Street.) No wayfinding signs are proposed as part of the site improvements.

Zoning Related Design Standards: There are B-2C Zone related design standards.

Evidence of Financial and Technical Capability

The applicant has retained Walsh Engineering Inc. to provide technical design and permitting services through the conditional use and site plan review process. The applicant proposes to complete the project by self-funding.

Evidence of Right, Title or Interest

Attached is an agreement from Alpine Reality which states their intention to lease the property to the applicant.

Construction cost for the proposed site alterations is estimated to be \$15,000 (inclusive of both building and site costs.) The applicant hopes to commence construction in the spring of 2012 with completion set for May 2012.

Enclosed you will find one (1) copy of the Condition Use Application, one (1) copy of the Level I Site Alteration application, one (1) copy of full-size Existing Conditions Plan and Proposed Site Plans, one (1) of 11" x 17" set of plans, PDF copies of all application materials and a check for \$300.00. I trust you will find the information sufficient for review. We look forward to working with the Planning Board as part of the review process.

Respectfully,



William R. Walsh, III, PE
Walsh Engineering Associates, Inc.

Enc: Conditional Use Application
Level I Site Alteration Application
Existing Conditions Plan and Proposed Site Plan
Standard Boundary Survey
Traffic Assessment: Proposed 710 Forest Avenue – Used Car Dealership
Letter of Financial Capacity
Lease Agreement for 710 Forest Avenue
Application fee

cc. Mr. Jabbar Essa
Mr. Abdulkadir Abukar

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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 a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Site Plan review only, a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant: *William J. McKittrick (KALM)* Date: *11/30/12*

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process please contact the Planning Division.

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	27,043	SQ FT
Proposed Total Disturbed Area of the Site	0	SQ FT
IMPERVIOUS SURFACE AREA		
• Proposed Total Paved Area	104,123.17	SQ FT
• Existing Total Impervious Area	24,473	SQ FT
• Proposed Total Impervious Area	217,600	SQ FT
• Proposed Impervious Net Change	0	SQ FT
PARKING SPACES		
• Existing Number of Parking Spaces (on, beneath, or adjacent to site)	0	
• Proposed Number of Parking Spaces (on, beneath, or adjacent to site)	0	
TOTAL Number of Parking Spaces	0	

General Submittal Requirements – Level I Site Alteration

Applicant Checklist	Planner Checklist	Number of Paper Copies	Submittal Requirement
☐	☐	1	Completed application form
☐	☐	1	Application fees
☐	☐	1	Written description of project
☐	☐	1	Evidence of right, title and interest
☐	☐	1	Copies of required state and/or federal permits
☐	☐	1	Written assessment of proposed project's compliance with applicable zoning requirements
☐	☐	1	Written description of existing and proposed easements or other burdens



918 Brighton Ave | Portland, ME 04102

February 17, 2012

City of Portland Planning Board
c/o Ms. Jean Fraser
Portland City Hall
389 Congress Street
Portland, Maine 04101

**RE: Conditional Use and Level I Site Alteration Applications
710 Forest Avenue, Tax Map 130, Block G, Lots 7, 8, 12 and 13**

Dear Jean:

Thank you for the Planning Division staff's review comments regarding the Condition Use and Level 1 Site Alteration Applications for 710 Forest Avenue. Below we will address each of your comments.

Cover Letter

A portion of the "Proposed Development" narrative was not included in the submission cover letter. The full "Proposed Development" narrative is as follows:

The applicant proposes to lease approximately 5,000 s.f. of the existing building and parcel in order to operate a pre-owned automobile dealership at this location. Per Section 14-183 (a) (5) of the City of Portland Code of Ordinances, automobile dealerships are a permitted Conditional use in the B-2C zone, when approved by the Planning Board with respect to the requirements of Article V (site plan).

The proposed automobile dealership (Jabbar's Auto Sales) will have two full-time employees (one sales person and one mechanic). The proposed facility will operate Monday through Saturday from 8:00 am to 5:00 pm. The applicant proposes to use the existing south parking lot (approximately 4,150 s.f.) to display seven (7) used cars and to serve as parking lot for employees and clients.

Section 14-183 (a), 5: Auto Dealership Condition Use Requirements

- a. *Signs: Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed and maintained so as to ensure the safety of the public. Such signs shall advertise only.*

The applicant is proposing one (1) building mounted sign. The sign will be designed in accordance with the standards of Division 22 of the Land Use

Ordinance. The proposed sign will be 210 s.f. (1.5 x 140 l.f.) (140 linear feet of street frontage on Saunders Street.) The proposed sign will not adversely affect visibility at intersections or access drives.

- b. *Circulation: No ingress and egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.*

The applicant proposed to maintain the existing driveway ingress/egress located on Saunders Street. This existing entrance is located over 125-feet from the Forest Avenue intersection. The anticipated traffic volumes at the driveway entrance will be very low and will pose a threat or potential danger to the safety of the public.

Section 14-156 (2), 4, b, i: Bicycle Parking:

- c. *Development with zero (0) to ten(10) required vehicle parking spaces shall provide at least two (2) bicycle parking spaces*

The attached revised site plan identifies two proposed secure bicycle parking spaces in conformance with Section 1 of the Technical Manual.

Section 14-156 (2), 4, d: Snow Storage

- i. *The site plan shall include areas for snow storage or shall include an acceptable snow removal plan.*

The attached revised site plan identifies three (3) areas for snow storage. The proposed landscape buffer plants have been selected to tolerate the proposed snow loads.

Existing Metal Posts and Guardrail

Along the west property line (at edge of proposed display area), there exists 13 l.f. of metal guardrail as well as three (3) freestanding metal posts and the railroad switchbox. These items are shown on the Existing Conditions Plan (L1.0). These items will remain and will provide a barrier along the west property line.

Number of Driveway / Curb Cuts

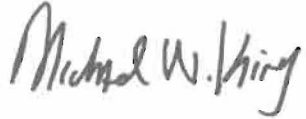
Per the City of Portland Technical Manual, Section 1.7.1.8:

No more than two (2) driveways shall be permitted for ingress and egress purposes to any site.

The existing site has four (4) curb cuts and no alterations to these curb cuts are proposed. The applicant seeks a waiver from the permitted number of driveways outlined in Section 1.7.1.8. of the City of Portland Technical Manual.

Enclosed you will find electronic copies of the revised site plan and details. Please contact us if you need additional information. We look forward to working with the Planning Board as part of the review process.

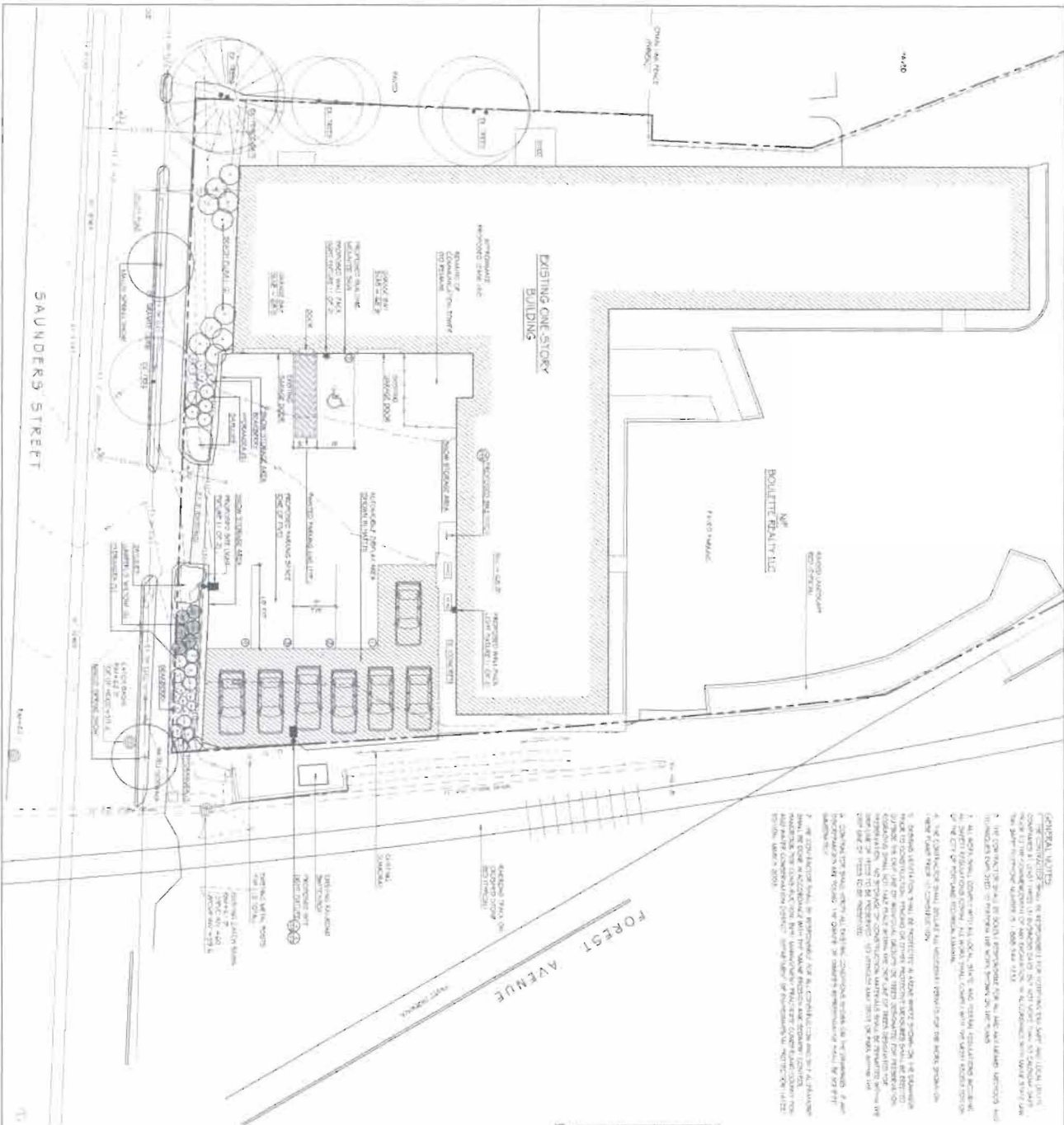
Respectfully,

A handwritten signature in black ink that reads "Michael W. King". The signature is written in a cursive style with a large initial "M".

Michael W. King
Walsh Engineering Associates, Inc.

Enc. PDFs of revised drawing L1.0, L2.0 and L3.0

cc. Mr. Jabbar Essa
Mr. Abdulkadir Abukar



GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE MAINE STATE DEPARTMENT OF CONSUMER AFFAIRS AND LABOR RELATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE MAINE STATE DEPARTMENT OF CONSUMER AFFAIRS AND LABOR RELATIONS.
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5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE MAINE STATE DEPARTMENT OF CONSUMER AFFAIRS AND LABOR RELATIONS.

PLANNING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE MAINE STATE DEPARTMENT OF CONSUMER AFFAIRS AND LABOR RELATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE MAINE STATE DEPARTMENT OF CONSUMER AFFAIRS AND LABOR RELATIONS.
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5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE MAINE STATE DEPARTMENT OF CONSUMER AFFAIRS AND LABOR RELATIONS.

PLANNING SCHEDULE

NO.	DESCRIPTION	START DATE	END DATE	STATUS
1	PERMITS	10/15/2023	10/31/2023	COMPLETE
2	FOUNDATION	11/01/2023	11/30/2023	IN PROGRESS
3	FRAMING	12/01/2023	12/31/2023	IN PROGRESS
4	MECHANICAL/ELECTRICAL/PLUMBING	01/01/2024	01/31/2024	IN PROGRESS
5	FINISHES	02/01/2024	02/28/2024	IN PROGRESS
6	INSPECTION	03/01/2024	03/15/2024	PENDING
7	CLOSURE	03/15/2024	03/31/2024	PENDING

DECK SPACE AND BULK HEADWAYS

NO.	DESCRIPTION	START DATE	END DATE	STATUS
1	DECK SPACE	10/15/2023	10/31/2023	COMPLETE
2	BULK HEADWAYS	11/01/2023	11/30/2023	COMPLETE

LEGEND

- EXISTING CONCRETE
- EXISTING MASONRY
- EXISTING WOOD
- EXISTING METAL
- EXISTING GLASS
- EXISTING ROOF
- EXISTING FLOOR
- EXISTING WALL
- EXISTING CEILING
- EXISTING DOOR
- EXISTING WINDOW
- EXISTING STAIR
- EXISTING ELEVATOR
- EXISTING MECHANICAL
- EXISTING ELECTRICAL
- EXISTING PLUMBING
- EXISTING FINISHES
- EXISTING INSULATION
- EXISTING VENTILATION
- EXISTING LIGHTING
- EXISTING SECURITY
- EXISTING ACCESSIBILITY
- EXISTING SUSTAINABILITY
- EXISTING SMART BUILDING
- EXISTING GREEN BUILDING
- EXISTING WELL-BEING
- EXISTING COMMUNITY
- EXISTING RESILIENCE
- EXISTING INCLUSIVE
- EXISTING TRANSPARENT
- EXISTING ACCOUNTABLE
- EXISTING ETHICAL
- EXISTING LEGAL
- EXISTING COMPLIANT
- EXISTING SAFE
- EXISTING SOUND
- EXISTING HEALTHY
- EXISTING PRODUCTIVE
- EXISTING ENGAGING
- EXISTING INSPIRING
- EXISTING EMPOWERING
- EXISTING TRANSFORMING
- EXISTING REVOLUTIONARY
- EXISTING INNOVATIVE
- EXISTING DISRUPTIVE
- EXISTING GAME-CHANGING
- EXISTING WORLD-LEADING
- EXISTING BEST-IN-CLASS
- EXISTING UNMATCHED
- EXISTING UNPARALLELED
- EXISTING UNRIVALLED
- EXISTING UNDISPUTED
- EXISTING UNCHALLENGED
- EXISTING UNCONTESTED
- EXISTING UNDISPUTED
- EXISTING UNCHALLENGED
- EXISTING UNCONTESTED

A Plan for Jabbar's Auto Sales
for Jabbar Essa, 710 Forest Avenue, Portland, Maine 04103

Walsh

315 Brighton Avenue
Portland, Maine 04102
Phone: 407-443-4444

Project: **Jabbar's Auto Sales**

Site Plan

Scale: **1/2" = 1'-0"**

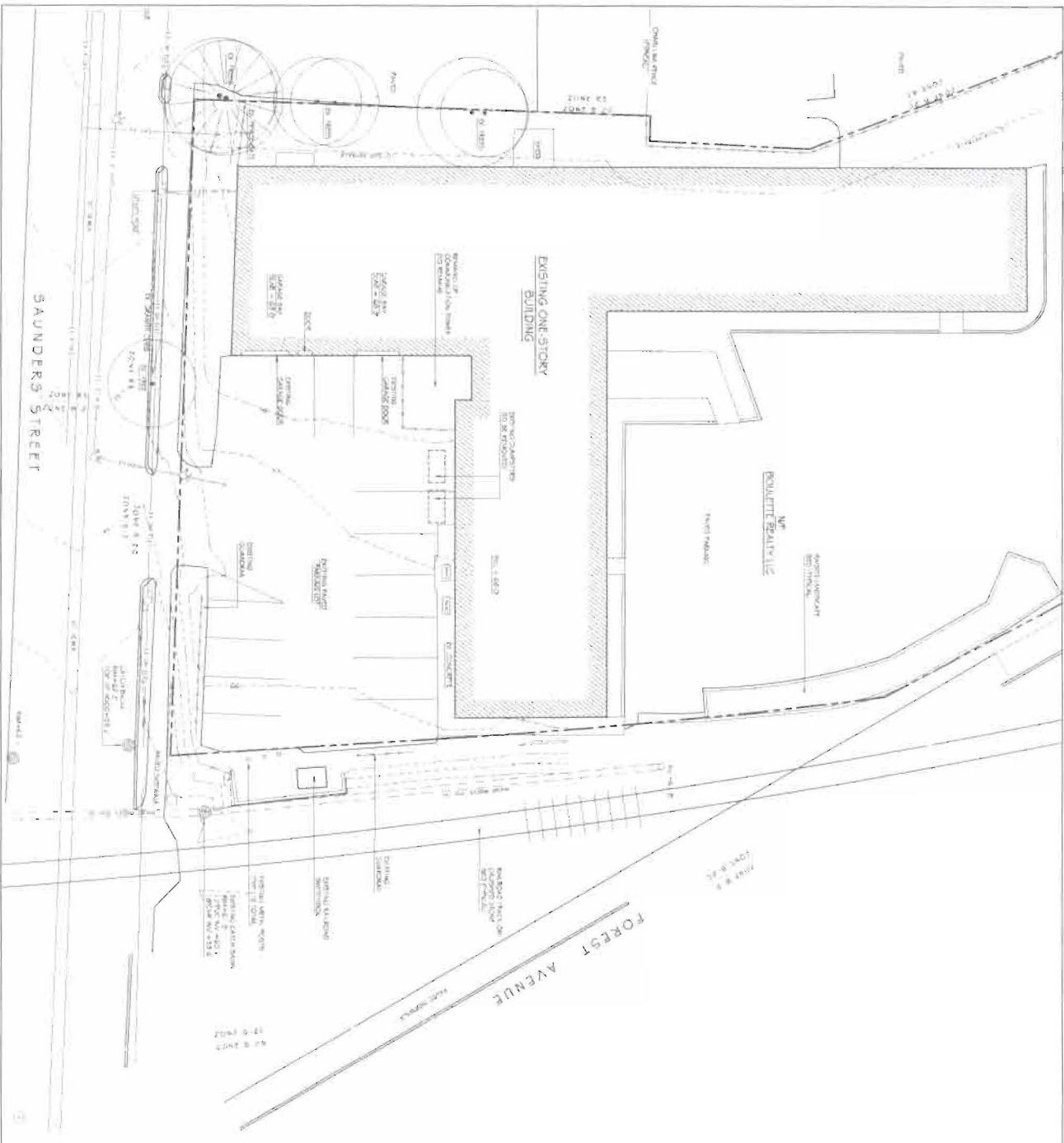
Date: **10/15/2023**

Drawn by: **J. Walsh**

Checked by: **J. Walsh**

Approved by: **J. Walsh**

315 Brighton Avenue
Portland, Maine 04102
Phone: 407-443-4444



PLAN REFERENCE
 1. EXISTING ONE-STOREY BUILDING
 2. NEW BUILDING ADDITION
 3. LANDSCAPE
 4. WALKWAY
 5. DRIVEWAY

SITE DATA
 SHEET NO. 001 OF 001
 1. 1/4 AC. 10,890 SQ. FT. (0.22 AC.)
 2. 1/4 AC. 10,890 SQ. FT. (0.22 AC.)
 3. 1/4 AC. 10,890 SQ. FT. (0.22 AC.)

B2-C SPACE AND BULK STANDARDS
 BULKY MATERIAL STORAGE
 MAXIMUM HEIGHT: 10 FT.
 MAXIMUM AREA: 100 SQ. FT.

GENERAL NOTES
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 3. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING GRADE.
 4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
 5. FINISH GRADES SHALL BE INDICATED BY DASHED LINES.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
 8. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING GRADE.
 9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.

LEGEND
 EXISTING ONE-STOREY BUILDING
 NEW BUILDING ADDITION
 LANDSCAPE
 WALKWAY
 DRIVEWAY

Professional Seal
 State of Maine
 Professional Seal
 License No. 12345
 Date: 10/15/2023

Scale
 1" = 10'-0"

North Arrow

Walsh
 118 High Street
 Portland, ME 04101
 Phone: 603.761.1111

A Plan for Jabbar's Auto Sales
 for
 Jabbar Essa, 710 Forest Avenue, Portland, Maine 04103

Existing Conditions Plan

Scale
 1" = 10'-0"

North Arrow

Legend

EXISTING ONE-STOREY BUILDING	---
NEW BUILDING ADDITION	---
LANDSCAPE	---
WALKWAY	---
DRIVEWAY	---

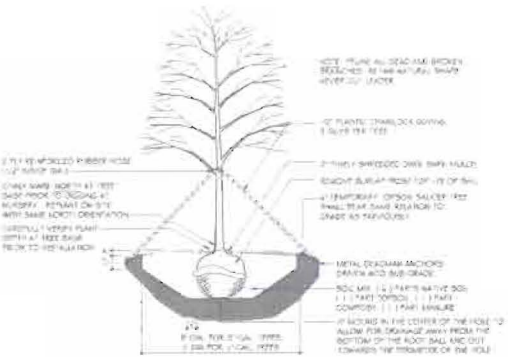
Sheet No. 001 of 001

710 forest ave
130 G 007

B-2C

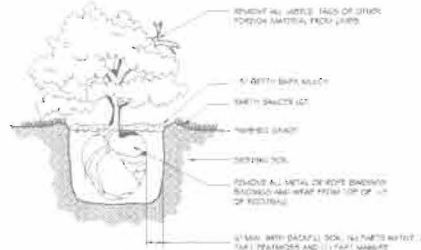


Copyright 2011 Esri. All rights reserved. Tue Feb 21 2012 04:40:56 PM.

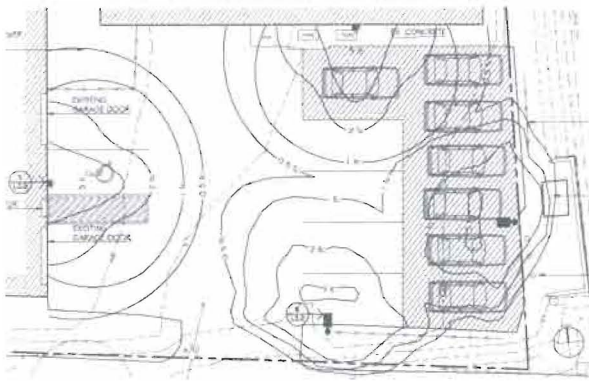


NOTE: ALL SOIL CONTAINING GUARANTY SHALL BE 6\"/>

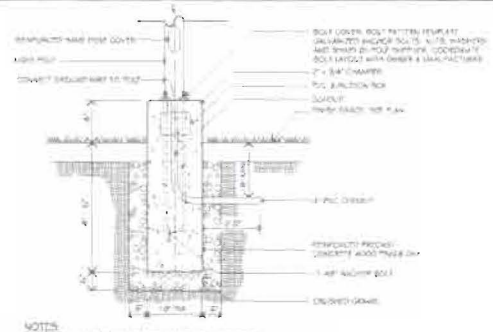
DECIDUOUS TREE PLANTING



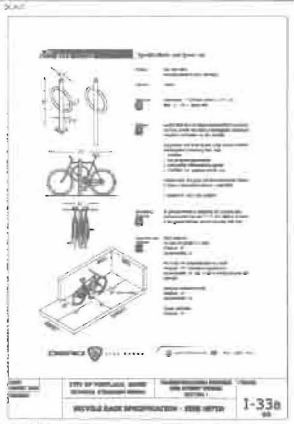
SHRUB PLANTING INSTALLATION



SITE LIGHTING PHOTOMETRICS PLAN



CONCRETE LIGHT POLE BASE



BIKE HITCH



WALL-PACK CUT SHEET



PHOTO METER

NO.	DESCRIPTION	QTY	UNIT	WARRANTY
1	100' WIRE	1	ROLL	5 YEAR
2	100' WIRE	1	ROLL	5 YEAR
3	100' WIRE	1	ROLL	5 YEAR
4	100' WIRE	1	ROLL	5 YEAR
5	100' WIRE	1	ROLL	5 YEAR
6	100' WIRE	1	ROLL	5 YEAR
7	100' WIRE	1	ROLL	5 YEAR
8	100' WIRE	1	ROLL	5 YEAR
9	100' WIRE	1	ROLL	5 YEAR
10	100' WIRE	1	ROLL	5 YEAR
11	100' WIRE	1	ROLL	5 YEAR
12	100' WIRE	1	ROLL	5 YEAR
13	100' WIRE	1	ROLL	5 YEAR
14	100' WIRE	1	ROLL	5 YEAR
15	100' WIRE	1	ROLL	5 YEAR
16	100' WIRE	1	ROLL	5 YEAR
17	100' WIRE	1	ROLL	5 YEAR
18	100' WIRE	1	ROLL	5 YEAR
19	100' WIRE	1	ROLL	5 YEAR
20	100' WIRE	1	ROLL	5 YEAR

SITE LIGHTING CUT SHEET

Walsh
WALSH
 ELECTRICAL CONTRACTORS
 2751 BRIDGE ST.
 PORTLAND, MAINE 04102
 phone: 207-878-1870

Project:
 James D. Wallace, LLC
 318 Brighton Avenue
 Portland, Maine 04102
 phone: 207-878-1870

A Plan for
Jabbar's Auto Sales
 for
 Jabbar Essa, 710 Forest Avenue, Portland, Maine 04103

Site Details

Scale: As Shown
 Date: 08/21/18
 Drawn: J.D.
 Checked: J.D.

L3.0

Marge Schmuckal - Re: 710 Forest Ave

From: Marge Schmuckal
To: Jean Fraser
Date: 2/22/2012 4:30 PM
Subject: Re: 710 Forest Ave

Thank you,
this meets the requirements of section 14-339.
Marge

>>> Jean Fraser 2/22/2012 3:53 PM >>>
Marge

Thank you for giving me a paper copy; that allowed me to discuss it with the applicant and they have sent the attached cover letter and detail of the existing guardrail.

If you have time to revise your comments that would be great; if not I will explain to the board.

Thanks
Jean

>>> Marge Schmuckal 2/21/2012 5:10 PM >>>
My comments are in the system



918 Brighton Ave | Portland, ME 04102

February 22, 2012

City of Portland Planning Board
c/o Ms. Jean Fraser
Portland City Hall
389 Congress Street
Portland, Maine 04101



**RE: Conditional Use and Level I Site Alteration Applications
710 Forest Avenue, Tax Map 130, Block G, Lots 7, 8, 12 and 13**

Dear Jean:

Thank you for your telephone call this afternoon and your follow-up email regarding additional review comments regarding the Condition Use and Level I Site Alteration Applications for 710 Forest Avenue. Below we will address each of your comments.

Automobile Display Area Barrier

As request, the attached revised site plan (L2.0) shows the addition of six (6) precast concrete wheel stops for the display cars. The dimensions of the wheel stops are as follows: 6-feet length, 9"-width and 6"-height

Section 14-339: Saunders Street Guardrail

As requested, Sheet L3.0 has been revised to show a detail of the existing guardrail along Saunders Street. The existing guardrail meets the standards outlined in Section 14-339 (minimum 20-inch height).

Survey: Identification of State Plane Coordinates at Lot Corners

We will revise the survey in order to show the State Plane Coordinates at the lot corners. We will submit this document by the end of this week.

Enclosed you will find electronic copies of the revised site plan and details. Please contact us if you need additional information. We look forward to working with the Planning Board as part of the review process.

Respectfully,

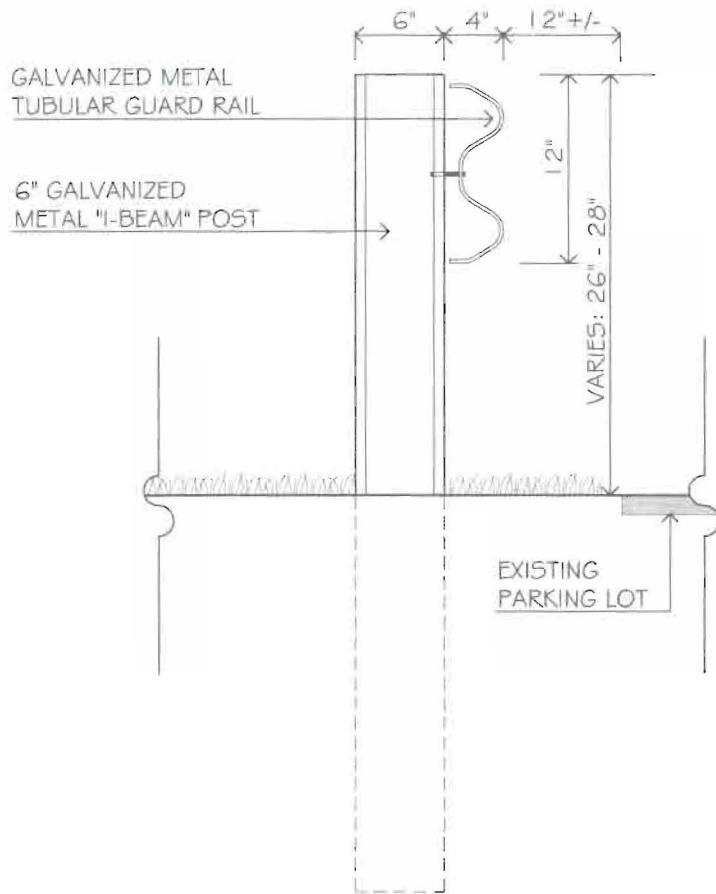
Michael W. King
Walsh Engineering Associates, Inc.

Enc. PDFs of revised drawings L2.0 and L3.0
cc. Mr. Jabbar Essa
Mr. Abdulkadir Abukar

6
L3.0

SITE LIGHTING CUT SHEET

NOT TO SCALE



OK
14-339 states 20" min height

FEB 22 2012

STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
William R. Walsh III
2/22/12

7
L3.0

EXISTING GUARDRAIL (ALONG SAUNDERS STREET)

NOT TO SCALE

Rev.	Date	Description
1	2.17.12	Per City of Portland Re Added bike hitch detail
2	2.22.12	Per City of Portland Re Added guardrail detail

Sheet Title:

Site Details

Job No.:	161	She
Date:	Jan. 30, 2011	
Scale:	As Shown	
Drawn:	MK	
Checked:	WW	

Project:
James B. Hall

Client:
James B. Hall, LLC
118 Brighton Avenue
Portland, ME 04103
Phone: 603.761.1234

A Plan for
Jabbar's Auto Sales
for
Jabbar Essa, 710 Forest Avenue, Portland, Maine 04103

Sheet No.	1
Scale	AS SHOWN
Date	08/14/2013
Drawn by	JLH
Checked by	JLH
Project No.	13-001

PLANNING NOTES:

1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE UNLESS OTHERWISE SHOWN OR SPECIFIED BY THE ENGINEER.
2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE UNLESS OTHERWISE SHOWN OR SPECIFIED BY THE ENGINEER.
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10. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE UNLESS OTHERWISE SHOWN OR SPECIFIED BY THE ENGINEER.

PLANNING SPECIFICATIONS

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	ASPHALT DRIVE	1	100' x 40'	SEE PLAN
2	CONCRETE DRIVE	1	100' x 40'	SEE PLAN
3	ASPHALT DRIVE	1	100' x 40'	SEE PLAN
4	CONCRETE DRIVE	1	100' x 40'	SEE PLAN
5	ASPHALT DRIVE	1	100' x 40'	SEE PLAN
6	CONCRETE DRIVE	1	100' x 40'	SEE PLAN
7	ASPHALT DRIVE	1	100' x 40'	SEE PLAN
8	CONCRETE DRIVE	1	100' x 40'	SEE PLAN
9	ASPHALT DRIVE	1	100' x 40'	SEE PLAN
10	CONCRETE DRIVE	1	100' x 40'	SEE PLAN

EXISTING AND PROPOSED UTILITIES

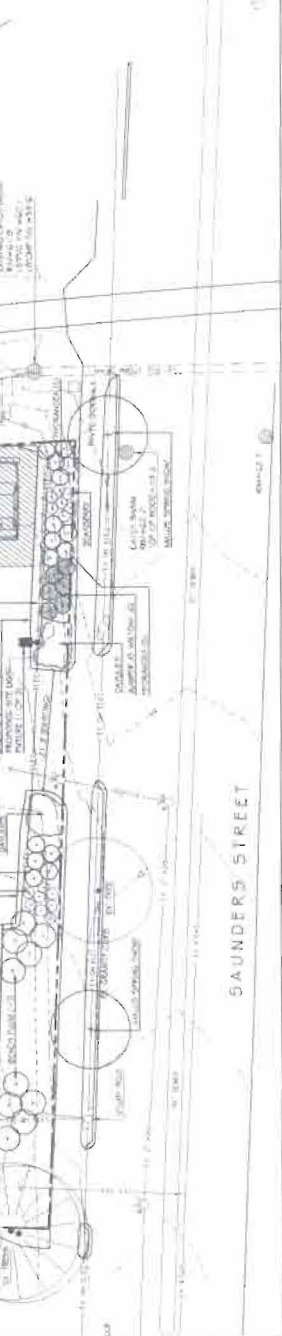
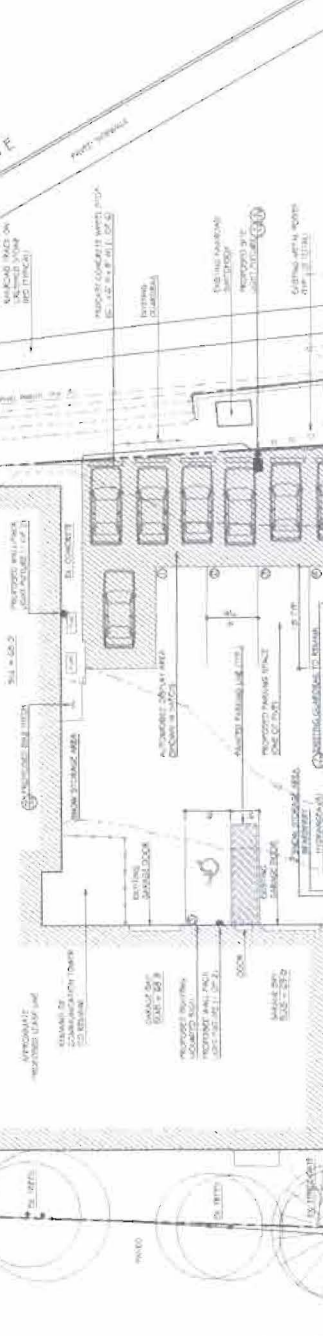
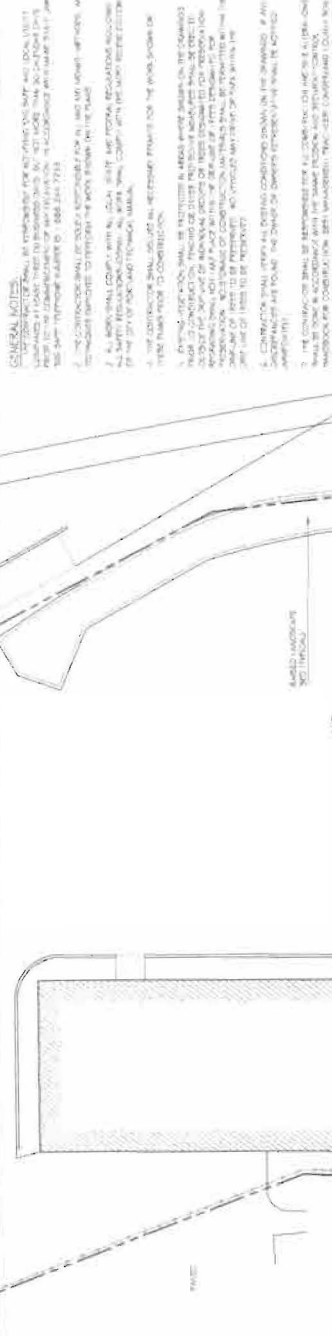
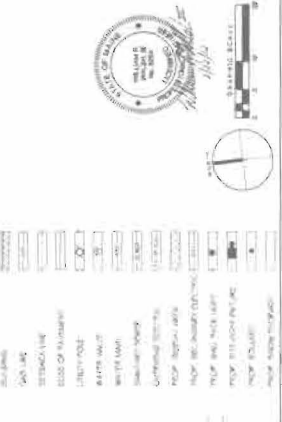
UTILITY	DEPTH	LOCATION	REMARKS
WATER	12" DIA	10' FROM DRIVE	SEE PLAN
SEWER	12" DIA	10' FROM DRIVE	SEE PLAN
ELECTRIC	4" DIA	10' FROM DRIVE	SEE PLAN
TELEPHONE	4" DIA	10' FROM DRIVE	SEE PLAN
OTHER			

EXISTING AND PROPOSED UTILITIES

UTILITY	DEPTH	LOCATION	REMARKS
WATER	12" DIA	10' FROM DRIVE	SEE PLAN
SEWER	12" DIA	10' FROM DRIVE	SEE PLAN
ELECTRIC	4" DIA	10' FROM DRIVE	SEE PLAN
TELEPHONE	4" DIA	10' FROM DRIVE	SEE PLAN
OTHER			

LEGEND

1	EXISTING DRIVE
2	PROPOSED DRIVE
3	EXISTING DRIVE
4	PROPOSED DRIVE
5	EXISTING DRIVE
6	PROPOSED DRIVE
7	EXISTING DRIVE
8	PROPOSED DRIVE
9	EXISTING DRIVE
10	PROPOSED DRIVE



List of Mechanical Services – Dubai Auto Sales

- All brake repairs, brake fluid
- Tires & tire repairs (punctures), rotation, balancing
- Windshield & wipers
- Batteries
- Lights
- Transmissions & differentials
- Transmission repairs, manual and auto
- Engines
- Steering
- Bearings - regrease and replacement
- Oil, spark plugs, leads, distributors
- Fuel cleaner
- Radiator repairs, replacements, fluid, antifreeze
- Exhaust, muffler (acetylene torch – if permitted without sprinkler)
- Air conditioner

RECEIVED
APR 03 2012
Dept. of Building Inspections
City of Portland, Maine

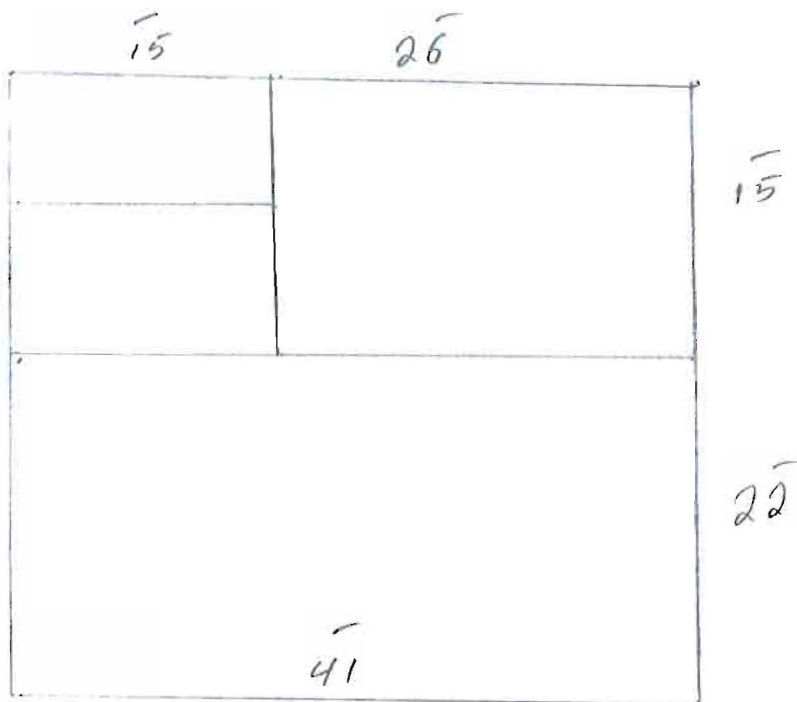


Cost Estimate and Plan Detail for Change of Use

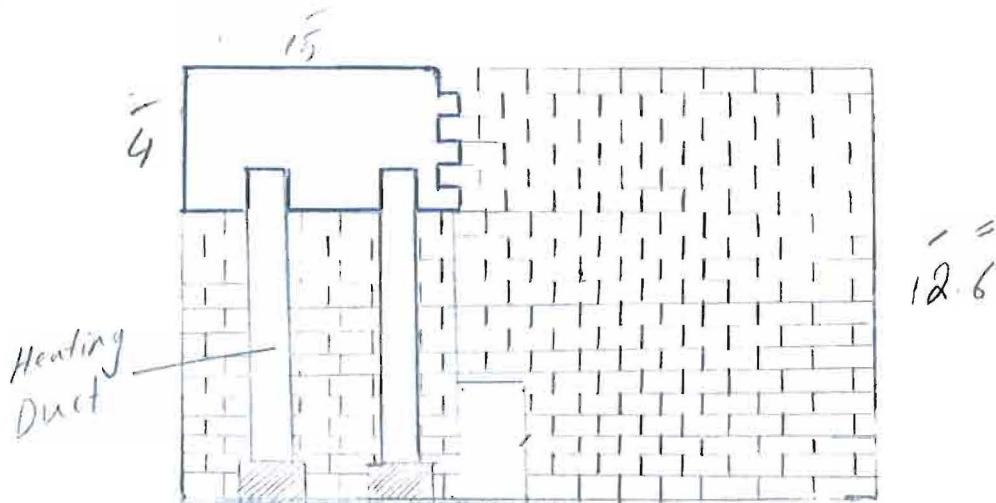
Name of Project: Dubai Auto Sales
Address: 710 Forest Ave, Portland, Maine
Developer: Jabbar Essa, 3 Riverton Dr, Portland, ME 04103

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Subtotal</u>
Cement Block	66	\$1.42	\$93.72
Cement	4	\$5.10	\$20.40
Wage	8 hours	\$35	<u>\$280</u>
TOTAL			\$394.12

RECEIVED
APR 03 2012
Dept. of Building Inspections
City of Portland Maine



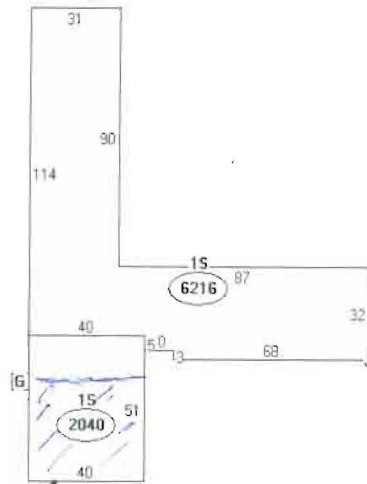
Top view



Side view

An plan for
 Dubai Auto Seals
 For
 Jobbar ESSA. 710 Forest ave
 Portland ME 04103

RECEIVED
 APR 03 2012
 Dept of Building Inspections
 City of Portland, ME



Descriptor/Area	Area
A. 053	4390 sqft
B. 034	1826 sqft
C. 084	2040 sqft
D. OVERHEAD DR-WOOD/MTL	132 sqft
E. 1S	6216 sqft
F. 1S	2040 sqft
G. SHED	36 sqft
H. FA1	15000 sqft
I. FN1	1200 sqft
J. FIS1	36 sqft

41' x 37' = 1517 SF

8,256 total

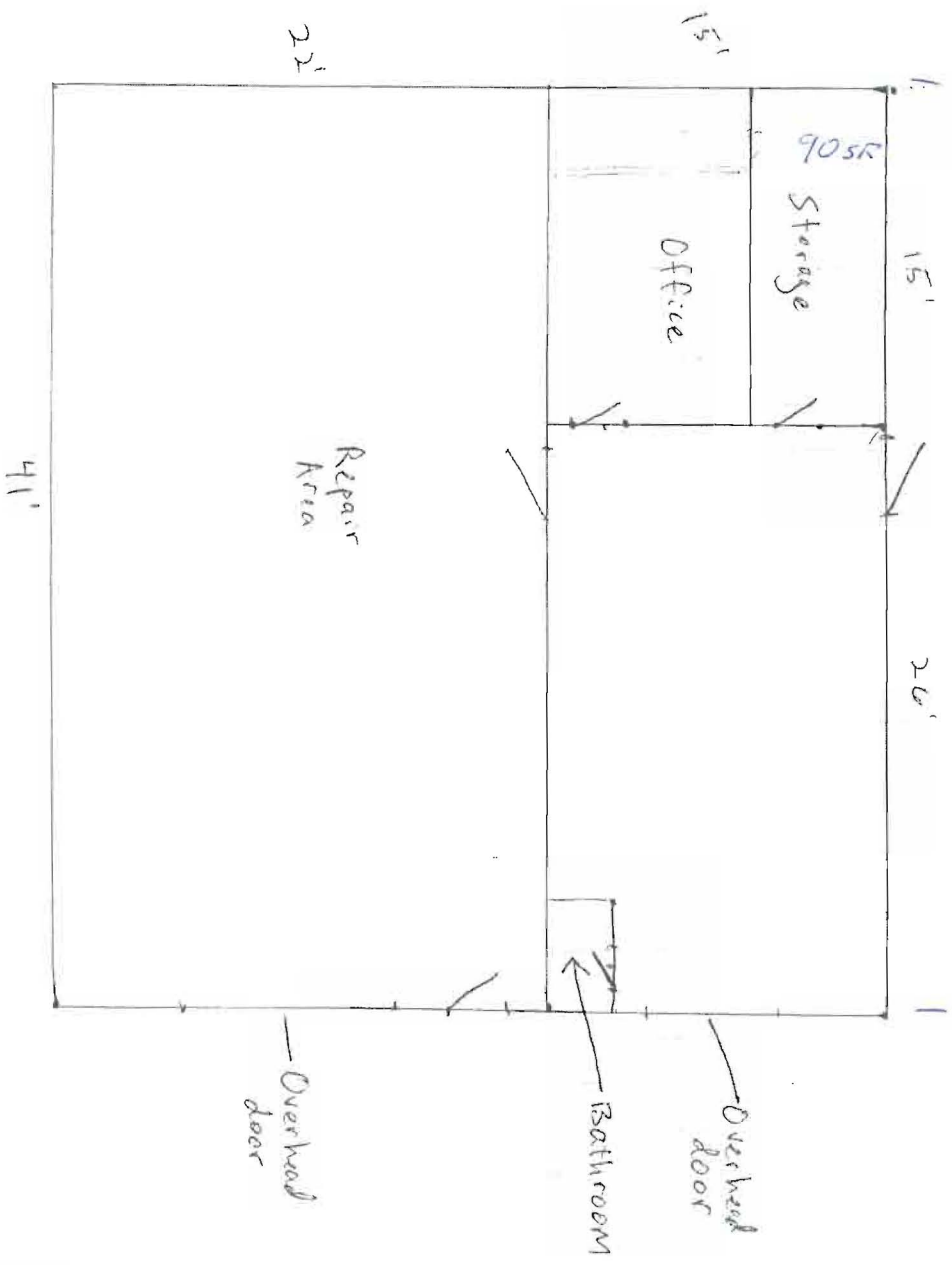
F-1 - 8,500 - most restrictive
 M
 B
 Type 5 ok
 Construction

No Separation required
 if Egress to code

No sprinklers
 or
 FA required

1 square = 2 ft

Building Beyond



RECEIVED
APR 04 2012
Dept of Building Inspections
City of Portland Meeting



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Penny St. Louis, Director of Planning and Development
Marge Schmuckal, Zoning Administrator

Meeting Information

DATE: 12/7/11 ZONE: B-2c

LOCATION: 710 Forest AVE 4 parcels -

PEOPLE PRESENT: ABDUL ABUKAR, Bill Walsh -

BARBARA B., MARGE S.

DISCUSSION:

WANTS to sell used CARS → Conditional Use Allows
Automobile Dealership & Site Plan Review ^{probably level II}

must address 3 general standards & signs: Circulation
& 6g → Also refers to Automobile dealerships also

Also 14-339 - of Parking Section Apply - GAVE A COPY

State Reg. 5,000⁺ Display Area

Discussed parking for employees on the other side of the site

Discussed storm water

got the standards from 14-474 - Conditional Use standards

condition of the sidewalk? will be a concern -

Discussed signage free-standing sign vs Bldg sign

710 Forest AVE

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

2 month process

710 Forest Ave - B-2c





PORTLAND MAINE

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Greg Mitchell, Acting Director of Planning and Development
Marge Schmuckal, Zoning Administrator

Meeting Information

DATE: 1/24/12 ZONE: B-2C

LOCATION: 710 Forest Ave

PEOPLE PRESENT: Marge - BARBARA - Abdul ABUKAR
Bill Walsh -

DISCUSSION: Bill had a copy of a preliminary site plan
8 display area / 5 for customers/employees.
Note: Does Not actually abut Forest Ave
Only abuts (this portion of the bldg) Saunders St
The parking section of the ordinance does NOT
require a specific number of parking spaces for this
use (Automobile Dealership)
21'-22' existing driveway width - ASK for a waiver of the 24' req
Show how much of the bldg is being leased for this business.
Close-off the 2nd curb cut question
2 employees - 1 mechanic & 1 salesperson
give impervious info on entire site.
hours of operation should be stated

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

Conditional use & site plan before the Board at same time

CITY OF PORTLAND, MAINE

PLANNING BOARD

Carol Morrisette, Chair
Stuart O'Brien, Vice Chair
Timothy Dean
Bill Hall
Joe Lewis
David Silk

March 1st, 2012

Jabba Essa
3 Riverton Drive
Portland, ME 04103

William R. Walsh, PE
Walsh Engineering Assoc Inc.
918 Brighton Ave.
Portland ME 04102



Project Name:	Jabbar's Auto Dealership	Project ID:	2012-421
Address:	710 Forest Avenue	CBL:	130-G-7, 8, 12 & 13
Applicant:	Jabbar Essa		
Planner:	Jean Fraser		

Dear Mr Essa and Mr Walsh:

On February 28th, 2012, the Planning Board considered the proposed change of use and site alterations for an Auto Dealership selling pre-owned cars at 710 Forest Avenue. The Planning Board reviewed the proposals for conformance with the standards of the Conditional Use and Site Plan Ordinances. The Planning Board voted 4-0 (Lewis and Silk absent) to approve the applications with the following waiver and conditions as presented below.

CONDITIONAL USE

The Planning Board voted 4-0 (Lewis and Silk absent) that the proposed conditional use for Jabbar's Auto Dealership at 710 Forest Avenue (south part) in the B-2c zone is in conformance with the standards of Sections 14-474 and 14-183 of the Land Use Code, subject to the following condition:

- i. The rear (westernmost) existing curb cut on Saunders Street shall be used for service/maintenance purposes only and shall not be used for the automobile dealership.

WAIVER

The Planning Board voted 4-0 (Lewis and Silk absent) to waive the Technical Standard, Section 1.7.1.8 of the Technical and Design Standards and Guidelines (which allows no more than 2 driveways for ingress and egress purposes to any site) to allow the 4 existing curb cuts for the overall parcel to remain as existing, as only one (1) of these curb cuts (easternmost on Saunders Street) provides ingress and egress to the proposed automobile dealership. The western-most curb cut on Saunders Street shall only be used for service/maintenance access to the rear of the building and shall not be used for the automobile dealership.

SITE PLAN REVIEW

The Planning Board voted 4-0 (Lewis and Silk absent) that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following conditions of approval:

- i. That the storage of snow shall not impede sight distance for vehicles exiting the site; and
- ii. That the proposed wall mounted sign is not part of the site plan review and requires a separate sign permit under Division 22 of the City's Ordinance.

The approval is based on the applications, plans, reports and other information submitted by the applicant, findings and recommendations related to conditional use and site plan standards and other regulations as contained in the Planning Board Report # 7-12 for application 2012-421 which is attached.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. 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 pre-construction meeting. (If applicable)

7. **Department of Public Services Permits** 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.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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 Jean Fraser, Planner at (207) 874- 8728.

Sincerely,


 Carol Morrisette, Chair
 Portland Planning Board 

Attachments:

1. Planning Board Report #7-12
2. Performance Guarantee Packet

Electronic Distribution:

cc: Greg Mitchell, Interim Director of Planning and Urban Development
 Alexander Jaegerman, Planning Division Director
 Barbara Barhydt, Development Review Services Manager
 Jean Fraser, Planner/Senior Planner
 Philip DiPiero, Development Review Coordinator, Planning
 Marge Schmuckal, Zoning Administrator, Inspections Division
 Tammy Munson, Inspection Division Director
 Lannie Dobson, Administration, Inspections Division
 Gayle Guertin, Administration, Inspections Division
 Michael Bobinsky, Public Services Director
 Katherine Earley, Engineering Services Manager, Public Services
 Bill Clark, Project Engineer, Public Services
 David Margolis-Pineo, Deputy City Engineer, Public Services
 Doug Roncarati, Stormwater Coordinator, Public Services
 Greg Vining, Associate Engineer, Public Services
 Michelle Sweeney, Associate Engineer
 John Low, Associate Engineer, Public Services
 Matt Doughty, Field Inspection Coordinator, Public Services
 Mike Farmer, Project Engineer, Public Services
 Jane Ward, Administration, Public Services
 Jeff Tarling, City Arborist, Public Services
 Captain Chris Pirone, Fire Department
 Thomas Errico, P.E., TY Lin Associates
 David Senus, P.E., Woodard and Curran
 Rick Blackburn, Assessor's Department
 Approval Letter File