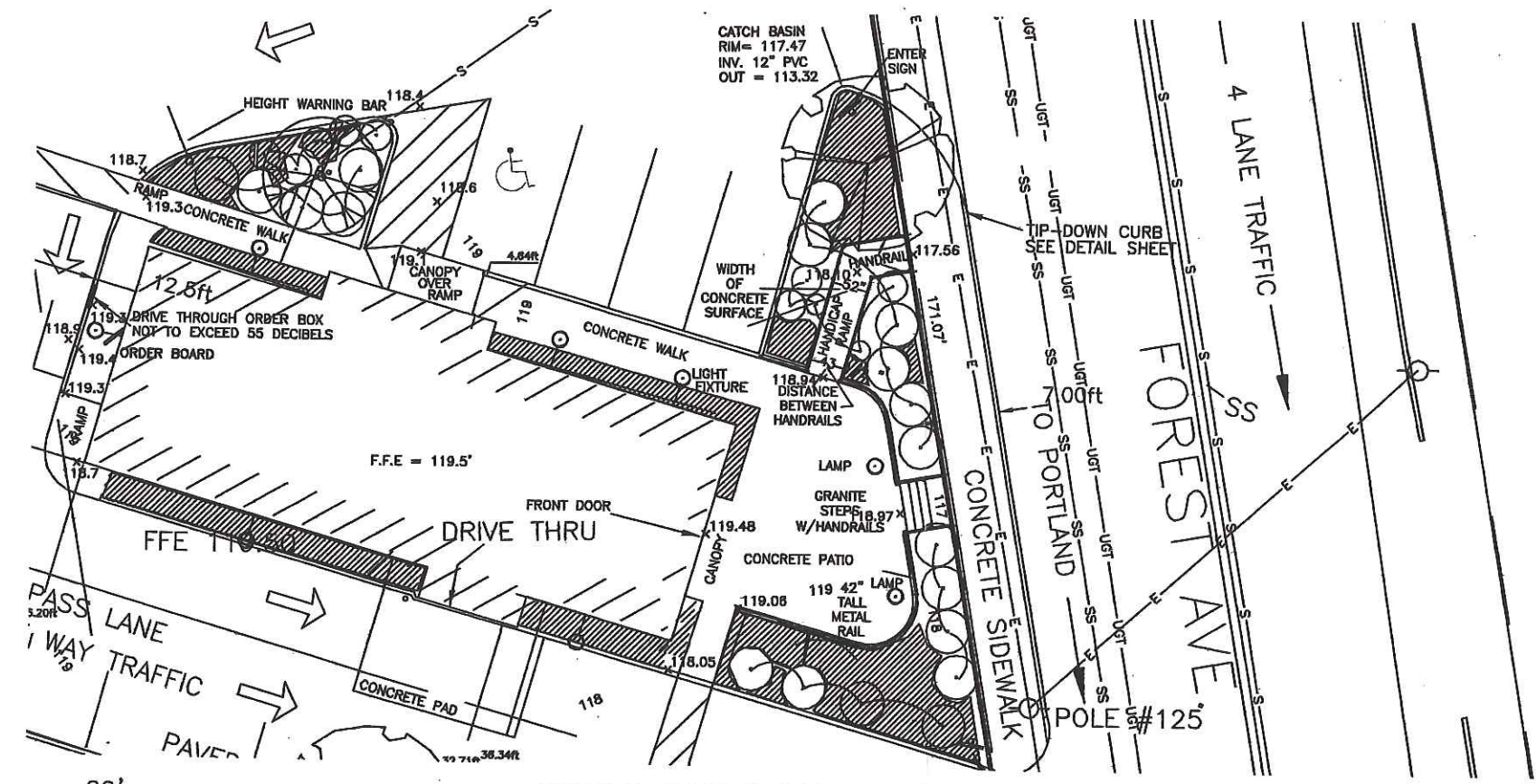


\\Gary\_dwane\c\Program Files\Autodesk Field Survey\work\2004121rev13.dwg, 6/4/2007 12:08:54 PM



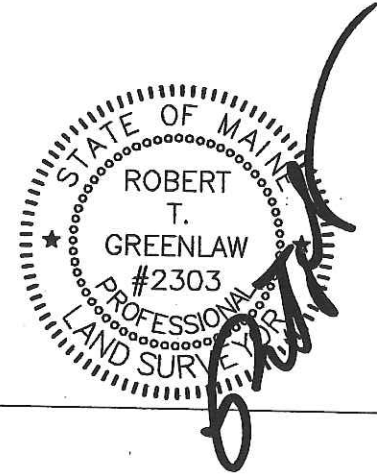
150 PROFILE OF NEW HANDICAP RAMP 150

PATIO ~ 1/4" PER. FT.	3/4" PER. FT.	7/8" PER. FT.	WALK FOREST AVE
100			100

RAMP	118.94	118.10	117.56
LENGTH		13.50	7.00
STATIONS	0+00	0+10 0+13.50	0+20 0+20.50
			0+30

V = 1 : 50  
H = 1 : 10

THIS PLAN IS AN ASBUILT OF THE HANDICAP RAMP AND PATIO AS NOW CONSTRUCTED ON THE STARBUCKS SITE 1080 FOREST AVENUE PORTLAND, MAINE. I HEREBY CERTIFY TO ITS ACCURACY AND THE FACT THAT IT WAS MADE FROM AN ON THE GROUND FIELD SURVEY ON MAY 08, 2007 BY ROBERT T. GREENLAW PLS #2303.



CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 6-14-07



PLAN AND PROFILE OF NEW HANDICAP RAMP AT STARBUCKS 1080 FOREST AVE. PORTLAND, MAINE.  
APRIL 26, 2007 SCALE AS NOTED  
REVISED MAY 10, 2007: EXPANDED RAMP 52" WIDE AND ADDED HANDRAIL  
DRAWING NO. 2004121rev12-PP



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

June 14, 2007

Robert T. Greenlaw, PLS  
Back Bay Boundary Inc.  
643 Forest Avenue  
Portland, ME. 04101

Stephen E. Mardigan  
460 Baxter Boulevard  
Portland, ME. 04103

**Re: Site Plan Review: Starbucks Drive Thru, vicinity of 1080 Forest Avenue  
Amendment to Approved Plan re ramp/lighting  
CBL #146 B014001  
Application # 2006-0219b;**

Dear Mr. Greenlaw and Mr. Mardigan:

This letter is to confirm that the further revisions to the approved site plan for the proposed new single story building for use as a Starbucks Drive Thru, at the above address, have been reviewed and approved. The amendments include the creation of a stepped access and a ramped access (both with handrails) from Forest Avenue and additional and revised lighting fixtures.

The approval is based on the submitted revised Site Plan and Ramp Profile (Drawing No. 2004121rev12-PP Revision dated May 10, 2007), Photometric Lighting Grid Revision 9 (as updated 05-29-07), submitted catalog cuts, and letter from the lighting manufacturer dated June 5, 2007 confirming that the light fixtures comply with full cut off requirements.

This approval is subject to the installation of lights in accordance with the submitted documentation and that the light levels remain within the levels shown on the submitted plan by Swaney Lighting as updated 05-29-07 (entitled "Photometric Lighting Grid") and do not exceed 5.0 foot candles at the property line along Forest Avenue, 0.0 foot candles along the southern property line and 0.1 foot candles along the western property line.

If you need to make any further modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The conditions of the original approved site plan (Application 2006-0036) still apply.

If there are any questions, please contact Jean Fraser at 874-8728 or [jf@portlandmaine.gov](mailto:jf@portlandmaine.gov).

Sincerely,

Alexander Jaegerman  
Planning Division Director



cc.

Lee D. Urban, Planning & Development Department Director  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Acting Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jeanie Bourke, Director of Inspections  
Michael Bobinsky, Public Works Director  
Mike Farmer, Project Engineer  
Jim Carmody, City Transportation Engineer  
Jeff Tarling, City Arborist  
Captain Greg Cass, Fire Prevention, Fire Department  
Assessor's Office  
Approval Letter File



# PORTLAND MAINE

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Finance Department  
Ellen Sanborn, Director

July 16, 2008

Northeast Bank  
77 Middle Street  
Portland, ME 04101

Re: Stephen Mardigan – 1080 Forest Avenue - Starbucks  
Letter of Credit No. NE-283 dated September 15, 2006

This is to inform you that I am authorizing the release of the above-named letter of credit by \$13,051.00, which now leaves a zero balance. Please find enclosed the original letter of credit for your files.

If you require any further information, please let me know.

Sincerely,

Ellen Sanborn  
Finance Director

ES:mma

cc: Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator





Portland, Maine  
*Strengthening a Remarkable City, Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

**TO:** Ellen Sanborn, Finance Department  
**FROM:** Alexander Jaegerman, Planning Division Director  
**DATE:** July 9, 2008  
**SUBJECT:** Request for Release of Defect Guarantee  
1080 Forest Avenue, Starbucks  
(ID# 2006-0036) (Lead CBL#146 B 014001)

Please release the Letter of Credit account #NE-283 for the site improvements at 1080 Forest Avenue, Starbucks.

Remaining Balance \$ 13,051.00

**Approved:**

  
Alexander Jaegerman  
Planning Division Director

cc: Philip DiPierro, Development Review Coordinator



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Finance Department**  
Duane G. Kline, Director

June 20, 2007

Northeast Bank  
77 Middle Street  
Portland, ME 04101

Re: Performance Guarantee – Stephen Mardigan – 1080 Forest Avenue, Portland  
Letter of Credit No. NE-283 dated September 15, 2006

This is to inform you that I am authorizing the reduction in the above-named letter of credit by the amount of \$57,459.00, which leaves a balance of \$13,051.00 remaining.

If you require any further information, please let me know.

Sincerely,

Duane G. Kline  
Finance Director

DGK:mma

cc: Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning and Development Department**  
Lee D. Urban, Director

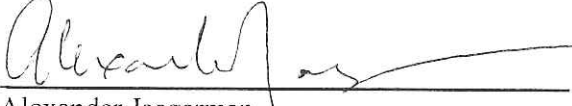
**Planning Division**  
Alexander Jaegerman, Director

**TO:** Duane Kline, Finance Department  
**FROM:** Alexander Jaegerman, Planning Division Director  
**DATE:** June 15, 2007  
**SUBJECT:** Request for Reduction of Performance Guarantee to Defect Guarantee  
Starbucks Drive-Thru, 1080 Forest Avenue  
(ID# 2006-0036 Lead CBL#146 B 014001)

Please reduce the letter of credit, #NE-283 dated September 15, 2006 for the Starbucks Drive-Thru at 1080 Forest Avenue, to the Defect Guarantee.

Original Amount	\$130,510.00
First Reduction	\$60,000.00
<b><u>This Reduction</u></b>	<b><u>\$57,459.00</u></b>
Remaining Balance	\$ 13,051.00

This is the second reduction for the project.

**Approved:**   
Alexander Jaegerman  
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator  
File: Urban Insight

**TO:** Duane Kline, Finance Department  
**FROM:** Alexander Jaegerman, Planning Division Director  
**DATE:** June 15, 2007  
**SUBJECT:** Request for Reduction of Performance Guarantee to Defect Guarantee  
Starbucks Drive-Thru, 1080 Forest Avenue  
(ID# 2006-0036      Lead CBL#146 B 014001)

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First Reduction	\$60,000.00
<b><u>This Reduction</u></b>	<b><u>\$57,459.00</u></b>
Remaining Balance	\$ 13,051.00

This is the second reduction for the project.

**Approved:** \_\_\_\_\_  
Alexander Jaegerman  
Planning Division Director

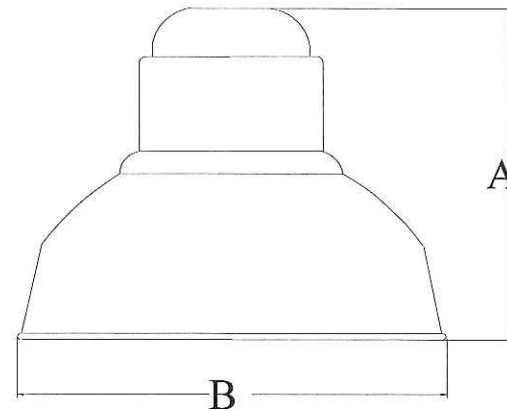
cc: Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator  
File: Urban Insight



# Self Ballasted Warehouse Shade

**MODEL NO.**  
**TYPE:**  
**JOB NAME:**  
**CERTIFICATION:** UL LISTED

Model no.	A (Height in Inches)	B in.
SBWXX16	14	
SBWXX18	14	
SBWXX20	14	



**FINISH-** Available in high quality powder coat, or anodized finish.

**LAMP OPTIONS-** Accommodates Incandescent, Compact Fluorescent or High Intensity Discharge Lamps. (ordered separately)

**MOUNTING-** 1/2" or 3/4" tapped hub is supplied. Top or side mount available. Fixtures are pre-wired with 48" or 96" leads. Available with cord or stem sets.

**REFLECTOR-** Spun out of heavy-duty Aluminum or Galvanized construction.

**SOCKETS-** Incandescent (rated for 600Watt/660Volt), and HID (4kv pulse rated) are medium base porcelain. Compact fluorescent are thermoplastic. (4-pin triple tube lamps)

Model #	Color	Mounting Source	Light Source			Globe	Accessories
			Inc.	CF	HID (MH & HPS)		
SBWX16	40,41,42,	Pg. 39-41 for arm ext.	300W	26,32, or 42W*	35,50,70,100 or 150W*	Pg. 50	Pg. 49
SBWX18	43,44,45,	Pg. 42-44 for post mts. & poles	300W	26,32, or 42W*	35,50,70,100 or 150W*		
SBWX20	46,48,49, 50,51,52, 53,54,55, 57,58,59, 60,61,62, 63	pg. 48 for mounting hubs	300W	26,32, or 42W*	35,50,70,100 or 150W*		
			*Ballast in housing For remote ballast options see pg. 47		*Ballast in housing For remote ballast options see pg. 45		



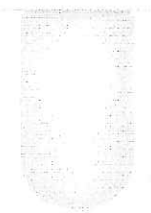
12260 East End Ave.  
 Chino, Ca. 91710  
 Phone 877-999-1990  
 Fax 877-999-1955



# GLASS Glass Options



Catalog #	Description
CL3	3 Clear-100
Watt	
CL4	4 Clear-200



Catalog #	Description
FR3	3 Frosted-100
Watt	
FR4	4 Frosted-200



Catalog #	Description
PR3	3 Prismatic-100
Watt	
PR4	4 Prismatic-200



Catalog #	Description
BL3*	3 Blue-100
Watt	
BL4*	4 Blue-200



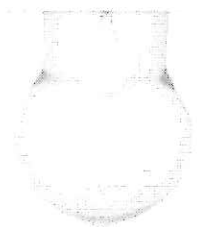
Catalog #	Description
RE3*	3 Red-100
Watt	
RE4*	4 Red-200



Catalog #	Description
GR3*	3 Green-100
Watt	
GR4*	4 Green-200



Catalog #	Description
AH3*	3 Amber Hyde-100
Watt	
AH4*	4 Amber Hyde-200



Catalog #	Description
BA3*	3 Clear globe-200
Watt	
BA4*	4 Frosted globe-



Catalog #	Description
OC*	3 Special tapered globe-



To: Mr. Phil DiPerro  
From: Bauman Electric, Inc.  
Subject: Starbucks Outdoor Lighting  
Date: 6/5/07

Mr. DiPerro,

I contacted Baselite yesterday. They seemed familiar with this issue and said they would fax me the appropriate letter this afternoon. Unfortunately, they are in California so I probably won't have the letter for you until tomorrow. Thank you for your patience.

Bob Bauman; Master Electrician

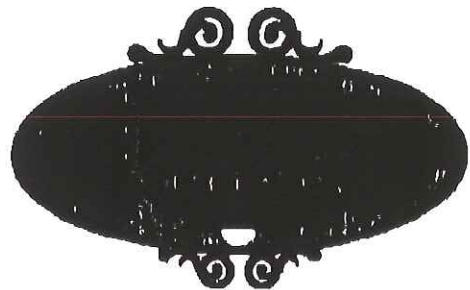
To: Mr. Phil DiPerro  
From: Bauman Electric, Inc.  
Subject: Starbucks 1080 Forest Ave Outdoor Lighting  
Date: 6/6/07  
No. Of Pages: 2 including cover

Mr. DiPerro,

Enclosed please find the letter from Baselite confirming full cut off for the fixtures in question. The "Prismatic 4" refers to the globe portion of the fixture. It has been Dark Sky Rated as a unit. Please call with any other questions. Thank you very much for your help and patience.

Bob Bauman; Master Electrician 838-0475





June 5, 2007

Bob Bauman  
Bauman Electric  
1080 Forest Ave.  
Portland, ME 04101


Re: Dark Sky Rating / Starbucks Jobsite

Dear Bob,

The Baselite Model No: SBW11018/XX/PR4 (18" self-ballasted warehouse shade 100W MH Prismatic 4") is Dark Sky Rated. The fixture is designed for the lamp not to protrude from the bottom of the shade for full cut off.

If you need any other information, please contact us.

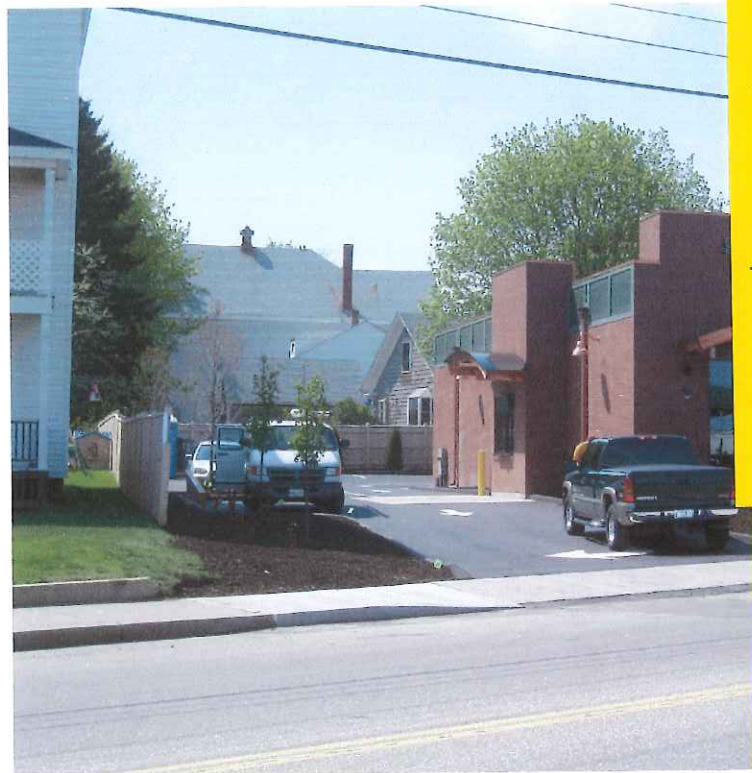
Thank you,

  
Hilina Thomas

---

12260 East End Ave.  
Chino, CA 91710  
(909) 548 4554 ph/ (909) 548 4774 fax





Phil -  
Jean talked w/ Jeanie +  
they are waiting on us.  
Let's issue a temporary  
CoFO with the condition  
that the 2 new fixtures  
are cutoff + a photo-  
metric plan is given to Jean  
for review - The photometrics  
should be into us w/in

2 weeks -  
Thanks  
Darben

To: Phil DiPierro  
From: Bauman Electric, Inc. 838-0475  
Subject: Starbucks Coffee Co. outdoor lighting (1080 Forest Ave, Portland)  
Date: 5/31/07  
No. of Pages: 7 including cover.

Thank you.

To: Phil DiPierro  
From: Bauman Electric, Inc.  
Subject: Starbucks Coffee Co. outdoor lighting (1080 Forest Ave, Portland)  
Date: 5/31/07

Mr. DiPerro,

Enclosed please find all the information I have on the lighting fixtures in question. Page 1 shows the fixture head used in both the wall mount and pole mount applications. Please note that the bulb does not extend below the fixture shade, in fact, after measuring it this morning, it is short by approx. ½". The globe extends about 1 ½" below the shade and is considered an accessory. If it is the bulb itself that is the question, please allow me to remove the globes as a resolution, although my customer is interested in leaving the globes as is, since the bulb remains inside of the shade. Page 2 and page 3 merely show the wall and pole mount arms used. Page 4 applies to the prismatic glass option used as an accessory.

Page 5 is an illustration of the light fixture head originally approved by the City of Portland prior to the start of the project. Notice the globe also extends below the shade and in addition lets more light out through the mid section. We merely went with a different brand, a company we worked with in the past. (Baselite) Please understand we thought we were safe mimicking the original fixture. Time constraints dictated changing brands. Our lights needed to be shipped in an acceptable time frame and Baselite was there for us.

Please know I understand the City of Portland has ordinances about the illumination of our commercial areas. I do feel however, that our choice of lights falls into the realm of that already approved. I'm asking that you approve the lighting package already installed or at least be open to suggestions for eliminating any violation while keeping the same fixtures.

Thank you for your time.

Bob Bauman; Master Electrician



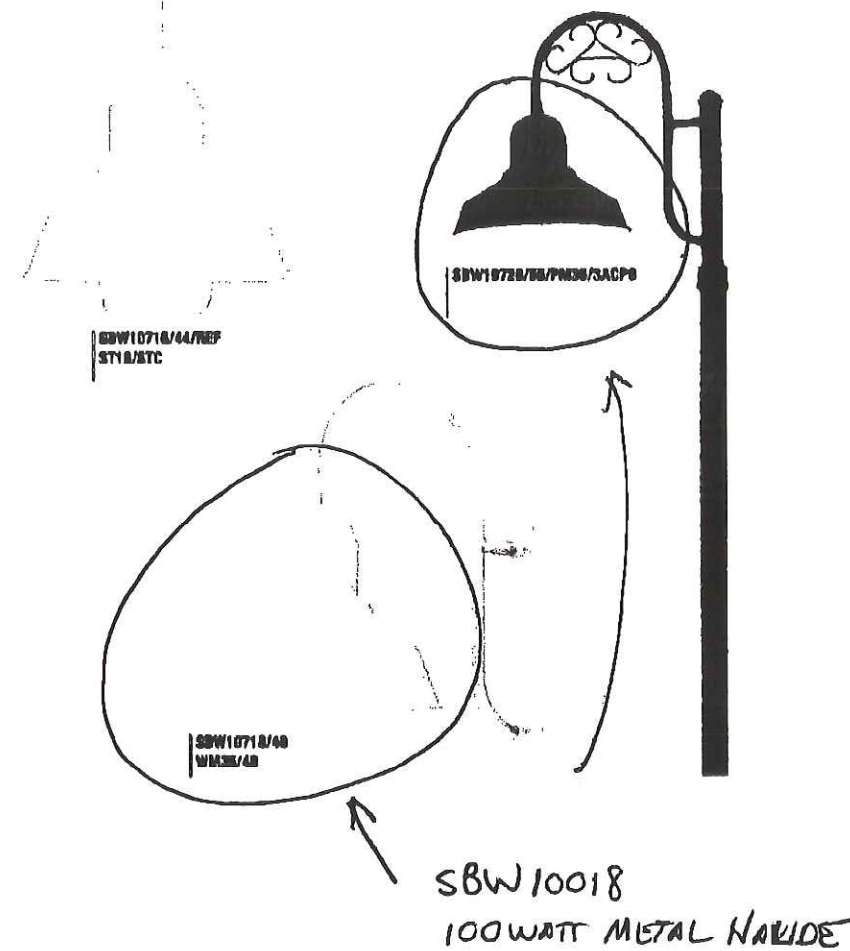
838-0475



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## Self Ballasted Warehouse Shades



- Arm Extensions
- Wall Mounts
- Post Mounts
- Poles
- Ballasts - HID Compact Fluorescent
- Mounting Options
- Accessories
- Glass Options
- Finish Options
- Photometrics
- Ordering Instructions

Baselite Corporation  
12280 East End Ave  
Chino, CA 91710

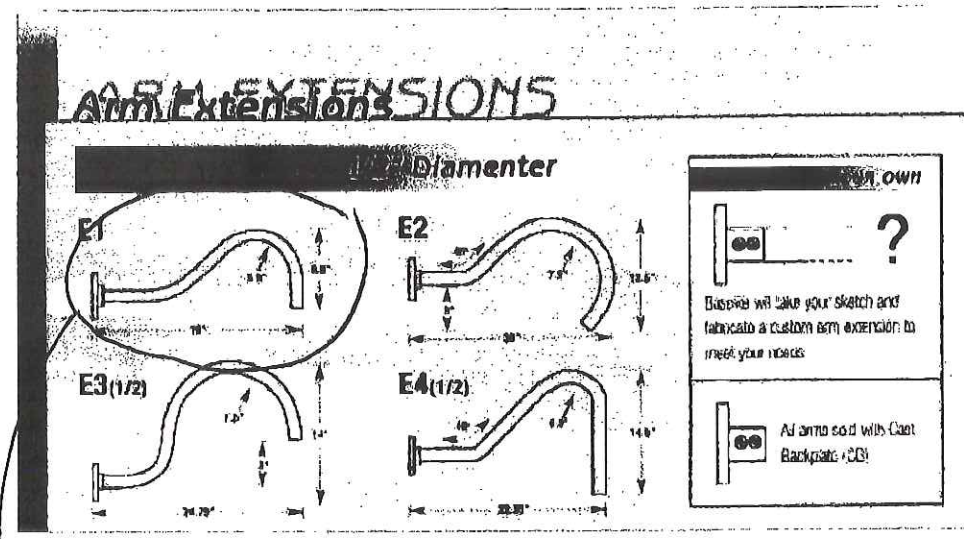
Toll Free 877-989-1990  
TEL 909-548-4554  
FAX 909-548-4774

eMail [sales@baselite.com](mailto:sales@baselite.com)

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WALL MOUNT ARM

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12280 East End Ave  
Chino, CA 91710

Toll Free 877-999-1990  
TEL 909-548-4554  
FAX 909-548-4774

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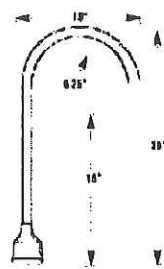
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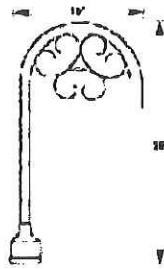
Next Page >>

### WAREHOUSE SPECIALS Post Mounts For 3" Posts

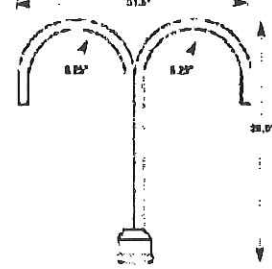
PM10



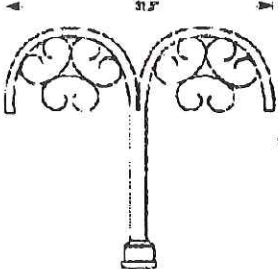
PM15



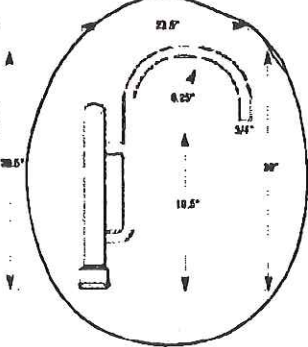
PM20



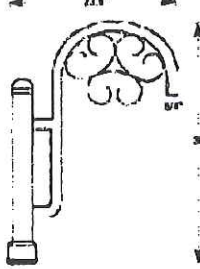
PM25



PM30



PM35



- Arm Extensions
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- Ballasts - HID Compact Fluorescent
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Toll Free 877-999-1090  
TEL 909-548-4554  
FAX 909-548-4774

eMail [sales@baselite.com](mailto:sales@baselite.com)

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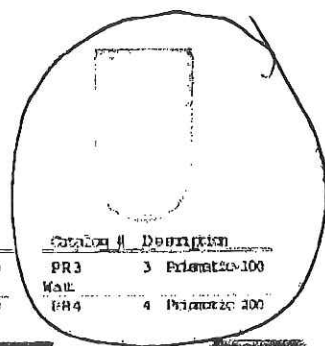
[<< Previous Page](#)

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## GLASS Glass Options



Catalog #	Description
CL3	3 Clear-100
Watt	
CL4	4 Clear-200



Catalog #	Description
FR3	3 Frosted-100
Watt	
FR4	4 Frosted-200

Catalog #	Description
PR3	3 Prismatic-100
Watt	
PR4	4 Prismatic-200



Catalog #	Description
BL3*	3 Blue-100
Watt	
BL4*	4 Blue-200



Catalog #	Description
RE3*	3 Red-100
Watt	
RE4*	4 Red-200



Catalog #	Description
GN3*	3 Green-100
Watt	
GN4*	4 Green-200



Catalog #	Description
AM3*	3 Amber Hyde-100
Watt	
AM4*	4 Amber Hyde-200

Catalog #	Description
BAX*	9 Clear globe-200
Watt	
BAP*	9 Frosted globe-

Catalog #	Description
OC*	8 Opal tapered globe-

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Chino, CA 91710

Toll Free 877-999-1080  
TEL 909-548-4554  
FAX 909-548-4774

[eMail sales@baselite.com](mailto:sales@baselite.com)

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Submitted by Swaney Lighting Associates Inc

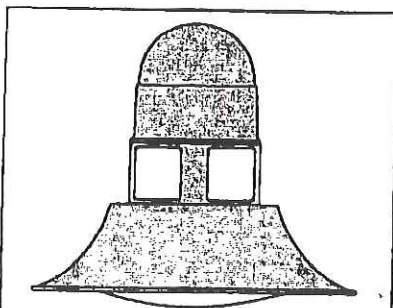
Job Name:  
Starbucks  
Architect: Back Bay Boundary, Inc

Catalog Number:  
UCM WND FLR HS/100MHVOLT  
FTG/COLOR  
Notes

Type:  
WH3

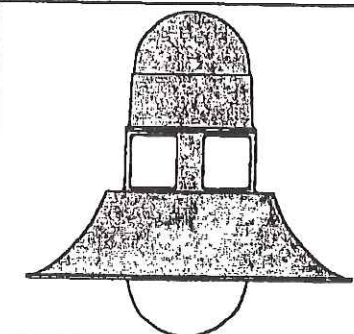
UNIVERSE COLLECTION™ UCM WND FLR

PAGE 2 OF 2

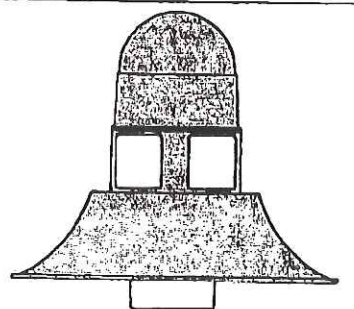


HORIZONTAL REFLECTOR MODELS  
DIMENSIONS: 18.5"/470MM X 22"/560MM DIA.  
IP=65 EPA=1.14 WEIGHT=34LBS.

ORIGINAL PACKAGE  
APPROVED BY THE CITY OF PORTLAND



OVAL MODELS  
DIMENSIONS: 21.5"/560MM X 22"/560MM DIA.  
IP=65 EPA=1.34 WEIGHT=30LBS.



GR3 - GR5 MODELS  
DIMENSIONS: 18.5"/470MM X 22"/560MM DIA.  
IP=65 EPA=1.34 WEIGHT=30LBS.

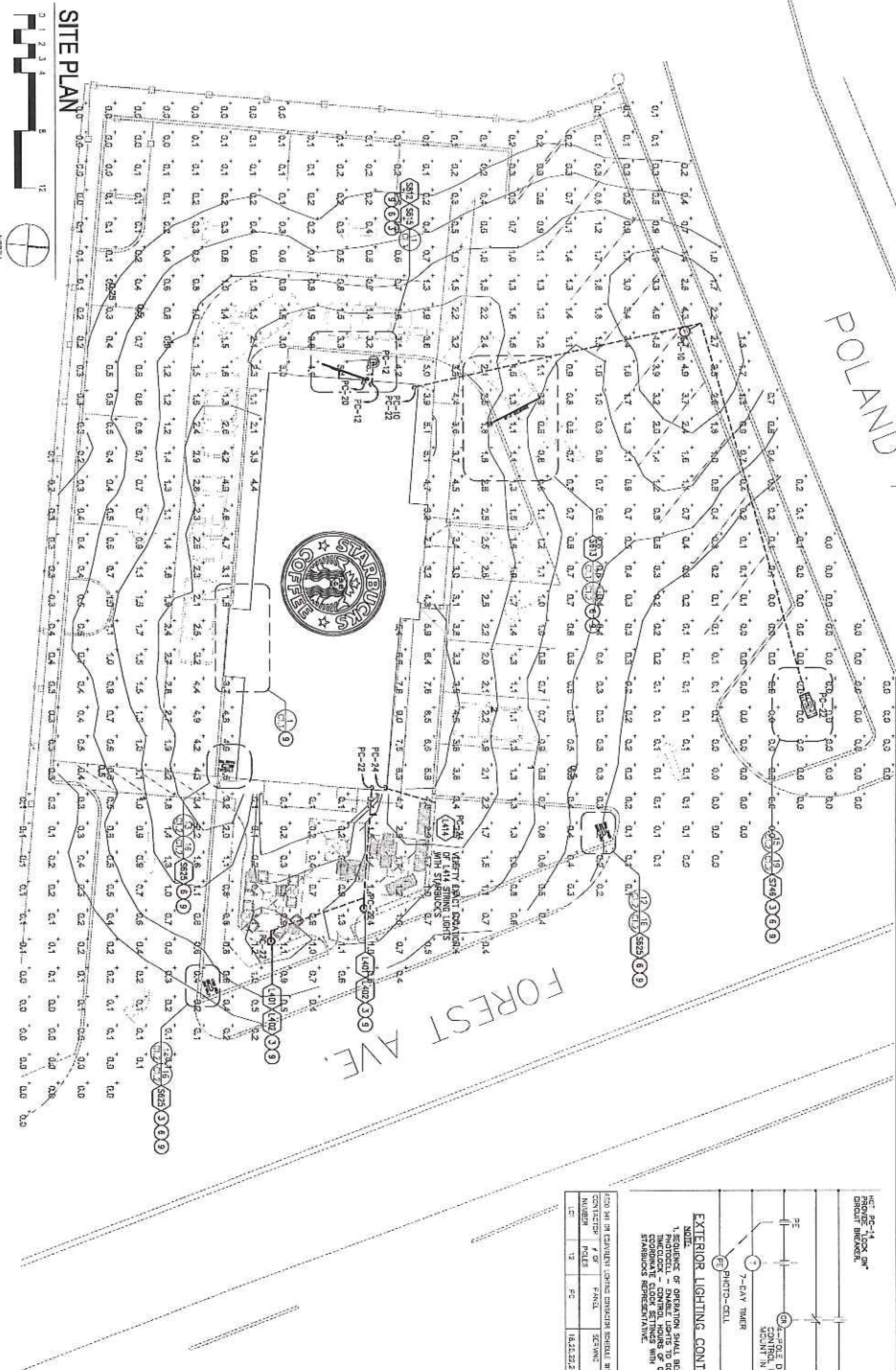
ARCHITECTURAL AREA LIGHTING

14249 Artesia Blvd / La Mirada, CA 90638  
714 994.2700 / fax 714 994.0522 / www.aal.net

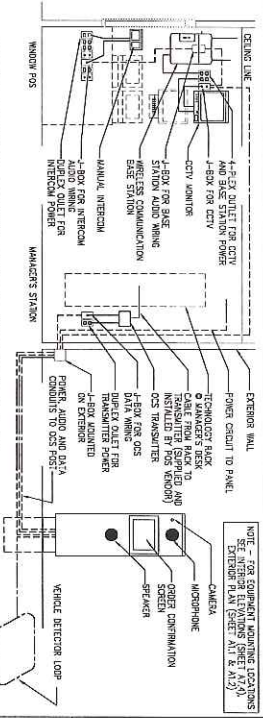
Ref:UCMWNDFLR\_H.pdf copyright 2003, design patented



SEE E1.0, E2.0, C1.0, C1.1, C1.2, A1.0, A1.1 & A8.0 FOR ADDITIONAL INFORMATION REGARDING WIRING OF OUTSIDE COMPONENTS.

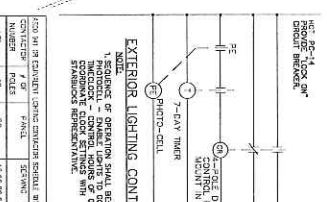


**1 DRIVE-THRU COMMUNICATION SYSTEM**



NOTE: FOR EQUIPMENT MOUNTING LOCATIONS SEE EXTERIOR PLANT (SHEET A1.1 & A1.2)

**EXTERIOR LIGHTING CONTROL DIAGRAM**



NOTE: FOR EQUIPMENT MOUNTING LOCATIONS SEE EXTERIOR PLANT (SHEET A1.1 & A1.2)

**DRIVE-THRU COMMUNICATION COMPONENTS**  
 WINDOW PDS STATION - WIRELESS IMAGE STATION, MANUAL, INTERCOM AND CITY MONITOR PROVIDED FROM STARBUCKS COFFEE COMPANY. STARBUCKS COFFEE COMPANY WILL PROVIDE AND INSTALL THE DRIVE-THRU COMMUNICATION SYSTEM, INCLUDING THE WINDOW PDS STATION, MANUAL, INTERCOM AND CITY MONITOR. STARBUCKS COFFEE COMPANY WILL ALSO PROVIDE AND INSTALL THE DRIVE-THRU COMMUNICATION SYSTEM, INCLUDING THE WINDOW PDS STATION, MANUAL, INTERCOM AND CITY MONITOR. STARBUCKS COFFEE COMPANY WILL ALSO PROVIDE AND INSTALL THE DRIVE-THRU COMMUNICATION SYSTEM, INCLUDING THE WINDOW PDS STATION, MANUAL, INTERCOM AND CITY MONITOR.

**STARBUCKS COFFEE COMPANY**  
 800-574-6464  
 10000 NE WAVERLY AVENUE  
 PORTLAND, ME 04106

- NOTES:**
- REFER TO SHEET A1.0 FOR BUILDING SCHEDULE AND TO SHEET A1.1 FOR EXTERIOR LIGHTING SCHEDULES.
  - NOT USED.
  - EXTERIOR LIGHTING TO BE IN ACCORDANCE WITH THE CITY OF PORTLAND LIGHTING ORDINANCE.
  - NOT USED.
  - DRIVE-THRU COMMUNICATION SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND LIGHTING ORDINANCE.
  - NOT USED.
  - LANDSCAPE RESPONSE FOR PROVIDING SITE LIGHTING TO BE IN ACCORDANCE WITH THE CITY OF PORTLAND LIGHTING ORDINANCE.
  - NOT USED.
  - SONIC COMPUTER SHALL VERIFY THE SITE FOR THE SONIC COMPUTER SYSTEM AND PROVIDE THE SONIC COMPUTER SYSTEM TO THE SONIC COMPUTER COMPANY.

**SIGNAGE SCHEDULE**

ITEM#	QTY	DESCRIPTION
1	1	STANDARD FACE LIT
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**STARBUCKS COFFEE COMPANY**  
 1080 FOREST AVENUE  
 PORTLAND, ME 04103  
 CUMBERLAND COUNTY



**E2.1**





# PORTLAND MAINE

Phil

Strengthening a Remarkable City. Building a Community for Life [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning and Development Department**

Lee D. Urban, Director

**Planning Division**

Alexander Jaegerman, Director

May 31, 2007

Robert T. Greenlaw, PLS  
Back Bay Boundary Inc.  
643 Forest Avenue  
Portland, ME. 04101

Stephen E. Mardigan  
460 Baxter Boulevard  
Portland, ME. 04103

RE: **Starbucks Drive Thru, vicinity of 1080 Forest Avenue  
Amendment 2006-0219 Part 2 re ramp, patio and lighting  
CBL #146 B014001**

Dear Mr Greenlaw and Mr Mardigan,

I refer to the site plan amendment application submitted on April 25, 2007 which showed amendments to the original site plan (as approved by the Planning Board on July 11, 2006).

I understand the amendments include:

- Ramped access to the front door (nearest to Forest Avenue) which was required to allow handicap access
- Revised patio layout, landscaping and associated railings
- Two new light fixtures on 12 foot poles at the top of the steps in the patio.

Regarding the ramp access and patio revisions, I confirm that the "as built" now on site meets city requirements and is satisfactory. Could you please submit the final version of the detailed plan of the patio and access ramp so that this may be referenced in the approval letter and placed on the planning file.

Regarding the two new light fixtures on the patio, it appears that these light fixtures and the ones already installed on the site do not meet the City Standards for exterior lighting (see attached Section XV of the City's *Technical and Design Standards and Guidelines*). The light fixtures and lenses do not appear to be "full cut off" and the light levels along Forest Avenue do not meet the standard requiring lower levels along the property line.

## SECTION XV: SITE LIGHTING STANDARDS

### 1. INTENTION

These standards are intended to provide for safe and adequate site lighting for proposed developments which meets the needs of the proposed use but does not create unsafe or unpleasant conditions which adversely affect surrounding properties. These standards do not address Public Street lighting, which is covered in Section 1(5). The following standards are intended to prevent 1) Higher than necessary illuminance levels which create a sense of incompatibility with neighboring properties; 2) uncontrolled source brightness which creates glare; and 3) improperly aimed/installed lights which cause light trespass onto neighboring properties.

### 2. APPLICABILITY

The following development proposals shall be required to submit a lighting management plan:

- A. All major and minor development, as defined in the Land Use Code - Section 14-522.
- B. Other projects where the Planning Authority determines that special conditions warrant a lighting management plan.

### 3. GENERAL STANDARDS

The provision for exterior lighting shall be adequate for the safety of the occupants or users of the site but shall not cause glare or direct spillover to adjacent properties or create visual distraction to motorists traveling on adjacent streets. Unless otherwise specified below, exterior lighting shall conform to the recommendations put forth in Lighting for Exterior Environments RP-33-99, or its successor, published by the Illuminating Engineering Society of North America (IESNA).

All fixtures, including wall packs, shall be a "cut-off" type *where lenses, refractors or lamp sources do not extend below the surface of the fixture housing and no direct light shall be directed at or above the horizontal plane*. Sites which are part of a historic district or require specific decorative lighting fixtures as means to achieve compatibility within an existing architectural context may propose non-cutoff fixtures providing that photometrics fall within IESNA guidelines.

Mounting heights of all fixtures shall be the minimum necessary to meet the need.

Wherever practicable, lighting installations shall include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

Proposed uses that demonstrate a need to exceed the specific site lighting limits shown below for safe and reasonable exercise of the proposed use, must provide a professionally produced lighting plan which adheres to the current Illuminating Engineering Society of North America (IESNA) recommendations for the proposed use.

Stations abutting residential zones, illuminance levels shall not exceed the following:

Approaches and Drives: 1.5 FC average  
3:1 average-to-minimum  
uniformity ratio  
3.0 FC maximum

Service Areas: 3.0 FC average  
3:1 average-to-minimum  
uniformity ratio  
6.0 FC maximum

Pump Island Areas: 20 FC average  
3:1 average-to-minimum  
uniformity ratio  
40 FC maximum

b. Major Gasoline Service Stations

Illuminance levels shall not exceed the following:

Approaches and Drives: 3.0 FC average  
3:1 average-to-minimum  
uniformity ratio  
6.0 FC maximum

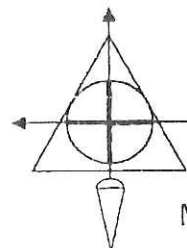
Service Areas: 7.0 FC average  
3:1 average-to-minimum  
uniformity ratio  
14 FC maximum

Pump Island Areas: 30 FC average  
3:1 average-to-minimum  
uniformity ratio  
60 FC maximum

**H. Submission Requirements, Photometric Plans:**

A photometric plan shall be provided at 20 scale or larger which shall show the extent of the areas designed and intended for lighting, and within those specific areas show a photometric grid of maximum 10' point spacing, and within those areas provide foot candle calculations of maximum, average, minimum, maximum to minimum ratio, and average to minimum ratio. On the same or additional plan, a photometric plot shall extend to all lot lines and as necessary to reach illumination levels of 0 (zero) foot candles. Additionally, the applicant shall provide descriptive information, including manufacturers catalog excerpts, for all proposed light fixtures, lamps, and poles.





# BACK BAY BOUNDARY, INC.

LAND SURVEYING

May 15, 2007

Philip DiPierro  
Development Review Coordinator  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Certification of Handrail location Starbucks 1080 Forest Avenue Portland Maine

Dear Phil,

Please accept this letter as a certification that on May 15, 2007 at 11:00 AM, I Robert T. Greenlaw PLS #2303 visited the above site for the purpose of measuring the location of the handrails extending from the ramp and stairs off the patio in front of the new Starbucks.

I measured the distance from the outermost face of the end of each railing and recorded the following distances.

The railing installed on the ramp leading from the sidewalk along Forest Avenue to the patio ends 14-½ inches inside the property from the edge of the sidewalk.

The end of the hand rails for the stairs leading from the sidewalk to the patio ends 1-¼ inches from the inside edge of the sidewalk.

Neither rail projects into the public way or sidewalk.

Sincerely,

Robert T. Greenlaw, PLS





TO: Inspections Department  
FROM: Philip DiPierro, Development Review Coordinator  
DATE: May 15, 2007  
RE: C. of O. for #1080 Forest Ave., Starbucks Drive Thru  
(Id#2006-0036)(CBL 146 B014001)

---

After visiting the site, I have the following comments:

Site work incomplete:

1. The temporary certificate of occupancy may be issued with the condition that the 2 new patio lamp posts include cut off type fixtures, and that a photo metric plan is submitted, reviewed, and approved by the planning authority within 2 weeks of the issuance of the temporary certificate of occupancy.
2. Certification from a Professional Land Surveyor that the step and handicap hand railings do not protrude into the public right of way. If it is determined that they do, the situation will be corrected by the expiration of the issuance of the temporary certificate of occupancy.

I anticipate this work can be completed by **May 30, 2007**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager  
Jeanie Bourke, Inspection Services Manager  
File: Urban Insight

**From:** Donna Martin  
**To:** C of O; mc  
**Date:** 5/8/2007 11:20:22 AM  
**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 1066 FOREST AVE Parcel ID: 146 B014001

Date: 5/10/2007 Time:

Note: Call Jim @ 632-1124 Property Addr: 1066 FOREST AVE Parcel ID: 146 B014001

Application Type: Prmt  
Application ID: 70054

Contact:  
Phone1: Phone2:

Owner Name: MARDIGAN STEPHEN E  
Owner Addr: 460 BAXTER BLVD  
PORTLAND, ME 04103

Donna Martin  
Building Inspections  
City of Portland  
389 Congress St. Rm 315  
Portland, ME. 04101

P 207-874-8703  
F 207-874-8716

Plantings

Guard rail S. side ?  
Stake fence S. side W. side ?

Striping - parking, handicap, way finding

\* Catch Basin w/ catch Trap at exit

\* Dumpster Enclosure

✓ Tip downs

✓ Curbing

\* Lamp post - 5 Exterior Building lights

✓ Sidewalk on Poland Str. - crosswalk & Handicap ramp/tipdowns

\* Do Not Enter / Right Turn only sign @ Exit

Parking N. 9 spaces  
3 + 1 handicap  
S 4 parallel  
E 3 parallel

**From:** Lannie Dobson  
**To:** C of O; csh  
**Date:** 4/24/2007 9:23:43 AM  
**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 1066 FOREST AVE Parcel ID: 146 B014001

Date: 4/27/2007 Time: 6:00:00 AM

Note: 860-670-7843 Robert Preliminary C of O inspection interior only. Special Circumstances spoke w/ Jeanie Must have early as possible Property Addr: 1066 FOREST AVE Parcel ID: 146 B014001

Application Type: Prmt  
Application ID: 70054

Contact:  
Phone1: Phone2:

Owner Name: MARDIGAN STEPHEN E  
Owner Addr: 460 BAXTER BLVD  
PORTLAND, ME 04103



**From:** Lannie Dobson  
**To:** C of O; tm  
**Date:** 4/30/2007 10:32:03 AM  
**Subject:** C of O Scheduled. **NEEDS MORNING** Property Addr: 1066 FOREST AVE Parcel ID:  
146 B014001

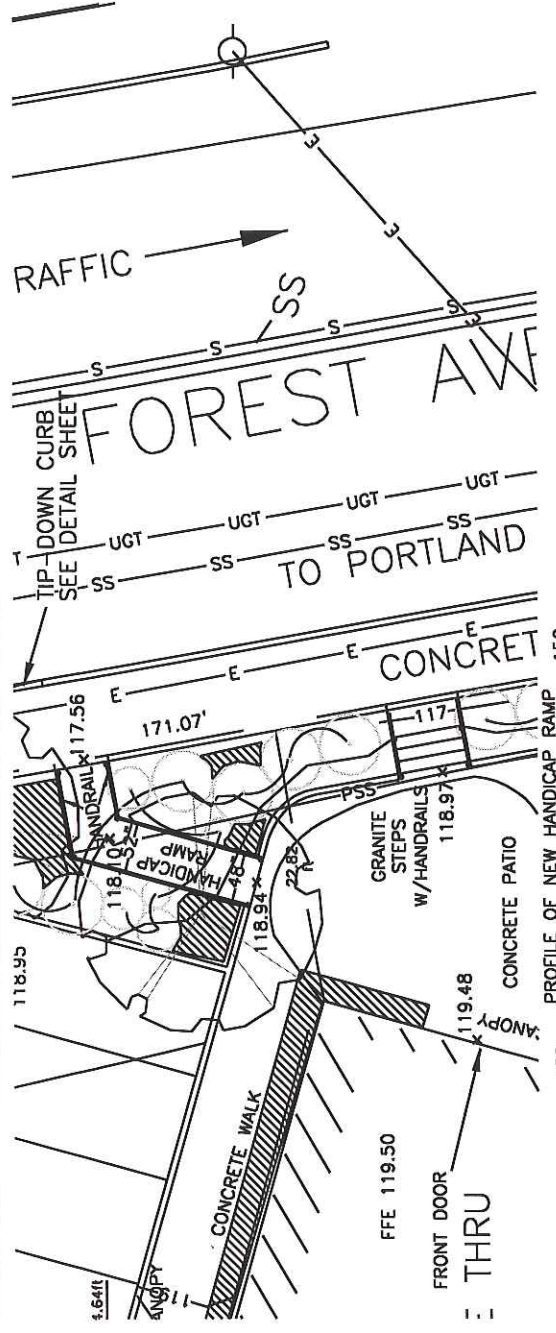
Date: 5/4/2007 Time: 6:00:00 AM

Note: 860-670-7843 Robert Property Addr: 1066 FOREST AVE Parcel ID: 146 B014001

Application Type: Prmt  
Application ID: 70054

Contact:  
Phone1: Phone2:

Owner Name: MARDIGAN STEPHEN E  
Owner Addr: 460 BAXTER BLVD  
PORTLAND, ME 04103



THIS PLAN IS AN ASBUILT OF THE HANDICAP RAMP AND PATIO AS NOW CONSTRUCTED ON THE STARBUCKS SITE, NEW FOREST MAINE. THE PLAN IS FOR INFORMATION ONLY AND DOES NOT GUARANTEE ACCURACY AND THE FACT THAT IT WAS MADE FROM AN ON THE GROUND FIELD SURVEY ON MAY 01, 2007 BY ROBERT T. GREENLAW PLS #2303.



PLAN AND PROFILE OF NEW HANDICAP RAMP AT STARBUCKS 1080 FOREST AVE. PORTLAND, MAINE.  
 30" APRIL 26, 2007 SCALE 1"=10'  
 REVISED MAY 01, 2007: EXPANDED RAMP TO 52" WIDE AND ADDED HANDRAIL.  
 DRAWING NO. 2004121rev12-PP



PROFILE OF NEW HANDICAP RAMP

STATION	ELEVATION (FT)	GRADIENT	DESCRIPTION
0+00	118.94	3/4" PER FT.	CONCRETE WALK
0+10	118.10	7/8" PER FT.	GRANITE STEPS W/HANDRAILS
0+13.50	7.00		CONCRETE PATIO
0+20.50	117.56		CONCRETE WALK
0+30	117.07		CONCRETE WALK

H = 1 : 10

**CITY OF PORTLAND, MAINE**  
**PLANNING BOARD**

---

Kevin Beal, Chair  
Michael Patterson, Vice Chair  
John Anton  
Lee Lowry III  
Shalom Odokara  
David Silk  
Janice E. Tevastian

[AS SENT TO CHARI FOR SIGNTATURE]  
July 25, 2006

Robert T. Greenlaw, PLS  
Back Bay Boundary Inc.  
643 Forest Avenue  
Portland, ME. 04101

Stephen E. Mardigan  
460 Baxter Boulevard  
Portland, ME. 04103

RE: **Starbucks Drive Thru, vicinity of 1080 Forest Avenue**  
**Application #2006-0036**  
**CBL #146 B014001**

Dear Sirs:

On July 11, 2006, the Portland Planning Board considered the proposal for a new single story building of approximately 1760 square feet for use as a Starbucks Drive Thru. Approval was granted for the project by the following motions:

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #41-06 relevant to conditional use requirements and standards for site plan regulations set forth in or authorized by the City of Portland Code of Ordinances, and other findings:

1. The Portland Planning Board voted 5-1 (Anton opposed; Lowry absent) that the plan was in conformance with the B-2 Conditional Use requirements as set out in Section 14-183, with the following conditions of approval:
  - i. That this approval relates only to the use of the site for a Starbucks Coffee Drive Thru. If any other drive-thru business proposes to use the site, the proposal must return to the Portland Planning Board for consideration and approval because of the potentially substantial impact of a change in traffic generation; and
  - ii. The hours of use by the public will be limited to between 6AM and 10PM; and
  - iii. The hours for operational activities eg deliveries and trash collection will be limited as follows: 6AM to 10PM weekdays and 9AM to 6PM weekends; and



2. The Portland Planning Board voted 6-0 (Lowry absent) that the plan is in conformance with the site plan standards of the land use code with the following conditions of approval:

- i. That this approval relates only to the use of the site for a Starbucks Coffee Drive Thru. If any other drive-thru business proposes to use the site, the proposal must return to the Portland Planning Board for consideration and approval because of the potentially substantial impact of a change in traffic generation; and
- ii. The applicant should amend the survey, for review and approval by the City Engineer, so that it is tied to the vertical datum of NGVD 1929 and into the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD1983(HARN) Datum and the U.S. Survey Foot as the unit of measure; and
- iii. That the use of any speaker is limited to order-taking only and there shall not be any prerecorded messages, music or other ongoing sounds from any speaker or intercom system; and
- iv. The hours of use by the public will be limited to between 6AM and 10PM: and
- v. The hours for operational activities eg deliveries and trash collection will be limited as follows: 6AM to 10PM weekdays and 9AM to 6PM weekends; and
- iv. That the applicant will submit for review and approval by the Planning Authority further information regarding the illumination characteristics of the uplighters and further photometric plans which show adjustments to the locations of other luminaires that achieve the City standards for light trespass at the property line; and

v. That the applicant shall provide a wheelchair/handicap accessible tip down within the sidewalk at the Poland Street crossing; and

vi. That the applicant shall install crosswalk markings across Poland Street, as there is not a crosswalk there currently.

The approval is based on the submitted site plan and the findings related to conditional use and site plan review standards as contained in Planning Report #41-06, which is attached.

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. 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.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at 874-8728.

Sincerely,

Kevin Beal, Chair  
Portland Planning Board

Attachment: Planning Board Report #41-06

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Jean Fraser, Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections Division  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Greg Cass, Fire Prevention  
Assessor's Office  
Approval Letter File



**From:** Todd Merkle  
**To:** Jean Fraser; Michael Farmer; Philip DiPierro  
**Date:** 4/20/2007 8:06:19 AM  
**Subject:** Fwd: Re: Starbucks Coffee Drive Thru, 1080 Forest

Planning needs to do this one it is on the site not in the right of way. Sorry Phil it's yours. Steve Mardigans phone is 772-5555.

>>> Michael Farmer 04/20 7:58 AM >>>

Todd: I am forwarding the e-mail correspondence regarding Starbucks. Perhaps you could have Greg look at this to see if this involves public improvements.

Michael Farmer, Project Engineer  
Dept. of Public Works  
55 Portland Street  
Portland, ME 04101  
phone: 207-874-8845  
fax: 207-874-8852

>>> Jean Fraser 04/19 6:30 PM >>>

Thanks Mike- I am not sure whether it is totally on the private land; this is a Bob Greenlaw surveyed site and there were many errors including the distance of the building from the sidewalk etc.

I will speak to Barbara re this tomorrow.  
Jean

>>> Michael Farmer 4/19/2007 5:11:21 PM >>>

Jean:

This is apparently a feature that is on private land, not in the public right of way. If it is on private land, it is a site plan feature, which I think falls under Planning's responsibility to inspect. If it were in the public right of way, it would be considered a public improvement and DPW would be responsible for inspecting it.

If we agree the problem is on private land, should we have Phil inspect it and verify that? Assuming for the moment it is on private land, Engineering can assist Phil if we can be helpful. Whether Engineering is involved or not, I agree that the developer should be notified about the problem as soon as we determine it is something that should be changed.

Michael Farmer, Project Engineer  
Dept. of Public Works  
55 Portland Street  
Portland, ME 04101  
phone: 207-874-8845  
fax: 207-874-8852

>>> Jean Fraser 04/19 2:46 PM >>>

This Drive Thru is under construction.

I noticed today that between the sidewalk at the front (forest) and the patio/walkway leading to the front (main) door they have installed two huge steps.

These are not shown on the approved plans and are not approved- nor would they be if they asked for an amendment.



In fact, the conditions require them to provide wheelchair/handicap accessible tip down within the Forest sidewalk at the Poland Street crossing because the Planning Board were concerned to make access by infirm and elderly residents from the adjacent Park Danforth as safe and convenient as possible.

The applicant confirmed during the review that this access was level as a representative of Park Danforth asked about this. The whole point of having the wheelchair/handicap accessible street crossing is undermined completely by these steps.

The patio should have been graded down to meet the levels of the sidewalk and needs to be redone- there should be no steps between the sidewalk and the interior of the building. I believe ADA requires this too.

I think this one is probably for Phil- I suggest (subject to Barbara's concurrence) that they need to be **told now** so that it can be righted while the contractors are on site and they are currently completing the outdoor landscaping.

It would not be a good situation to hold up a CO re this in the face of a likely "grand opening" that Starbucks may have planned.

In any case I will write Bob Greenlaw and ask him to intervene and get it corrected.

any comments?

Jean



# PORTLAND MAINE

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**Finance Department**  
Duane G. Kline, Director

March 19, 2007

Northeast Bank  
77 Middle Street  
Portland, ME 04101

Re: Performance Guarantee – Stephen Mardigan – 1080 Forest Avenue, Portland  
Letter of Credit No. NE-283 dated September 15, 2006

This is to inform you that I am authorizing the reduction in the above-named letter of credit by the amount of \$60,000.00, which leaves a balance of \$70,510.00 remaining.

If you require any further information, please let me know.

Sincerely,

Duane G. Kline  
Finance Director

DGK:mma

cc: Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator



# PORTLAND MAINE

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**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

**TO:** Duane Kline, Finance Department  
**FROM:** Alexander Jaegerman, Planning Division Director  
**DATE:** March 14, 2007  
**SUBJECT:** Request for Reduction of Performance Guarantee  
Starbucks, 1080 Forest Ave.  
(ID# 2006-0036      Lead CBL#146 B014001)  
(Stephen E. Mardigan)

Please reduce the letter of credit #NE-283 for the Starbucks Drive-Thru Facility off Forest Avenue.

Original Amount	\$130,510.00
<b><u>This Reduction</u></b>	<b>\$ 60,000.00</b>
Remaining Balance	\$ 70,510.00

This is the first reduction for the project.

**Approved:**

  
Alexander Jaegerman  
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator  
File: Urban Insight

**TO:** Duane Kline, Finance Department  
**FROM:** Alexander Jaegerman, Planning Division Director  
**DATE:** March 14, 2007  
**SUBJECT:** Request for Reduction of Performance Guarantee  
Starbucks, 1080 Forest Ave.  
(ID# 2006-0036      Lead CBL#146 B014001)  
(Stephen E. Mardigan)

Please reduce the letter of credit #NE-283 for the Starbucks Drive-Thru Facility off Forest Avenue.

Original Amount	\$130,510.00
<b><u>This Reduction</u></b>	<b>\$ 60,000.00</b>
Remaining Balance	\$ 70,510.00

This is the first reduction for the project.

**Approved:** \_\_\_\_\_  
Alexander Jaegerman  
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Development Review Coordinator  
File: Urban Insight





# PORTLAND MAINE

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**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

November 27, 2006

Robert T. Greenlaw, PLS  
Back Bay Boundary Inc.  
643 Forest Avenue  
Portland, ME. 04101

Stephen E. Mardigan  
460 Baxter Boulevard  
Portland, ME. 04103

**Re: Site Plan Review: Starbucks Drive Thru, vicinity of 1080 Forest Avenue  
Amendment to Approved Plan  
CBL #146 B014001  
Application # 2006-0219;**

Dear Mr. Greenlaw and Mr. Mardigan:

This letter is to confirm that the revisions to the approved site plan for the proposed new single story building for use as a Starbucks Drive Thru, at the above address, have been reviewed and approved. The amendments include an increase in the footprint of the proposed building (to approximately 1950 sq ft) with minor adjustments to landscape as shown on the revised Site Plan (Revision 11 dated 11.20.2006).

The approval is based on the submitted revised site plan, which maintained or increased the approved setbacks from the residential properties abutting the site. If you need to make any further modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The conditions of the original approved site plan (Application 2006-0036) still apply.

Please submit seven (7) sets of the final drawings and documents, along with a set in electronic form (electronic Autocad files (\*.dwg), release 14 or greater).

If there are any questions, please contact Jean Fraser at 874-8728 or [jf@portlandmaine.gov](mailto:jf@portlandmaine.gov).

Sincerely,

Alexander Jaegerman  
Planning Division Director

cc.  
Lee D. Urban, Planning & Development Department Director  
Alexander Jaegerman, Planning Division Director  
(continued)

**CITY OF PORTLAND, MAINE  
PLANNING BOARD**

Kevin Beal, Chair  
Michael Patterson, Vice Chair  
John Anton  
Lee Lowry III  
Shalom Odokara  
David Silk  
Janice E. Tevanian

July 25, 2006

Robert T. Greenlaw, PLS  
Back Bay Boundary Inc.  
643 Forest Avenue  
Portland, ME. 04101

Stephen E. Mardigan  
460 Baxter Boulevard  
Portland, ME. 04103

RE: Starbucks Drive Thru, vicinity of 1080 Forest Avenue  
Application #2006-0036  
CBL #146 B014001

*See also  
amendment letter*

Dear Sirs:

On July 11, 2006, the Portland Planning Board considered the proposal for a new single story building of approximately 1760 square feet for use as a Starbucks Drive Thru. Approval was granted for the project by the following motions:

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #41-06 relevant to conditional use requirements and standards for site plan regulations set forth in or authorized by the City of Portland Code of Ordinances, and other findings:

1. The Portland Planning Board voted 5-1 (Anton opposed; Lowry absent) that the plan was in conformance with the B-2 Conditional Use requirements as set out in Section 14-183, with the following conditions of approval:
  - i. That this approval relates only to the use of the site for a Starbucks Coffee Drive Thru. If any other drive-thru business proposes to use the site, the proposal must return to the Portland Planning Board for consideration and approval because of the potentially substantial impact of a change in traffic generation; and
  - ii. The hours of use by the public will be limited to between 6AM and 10PM; and
  - iii. The hours for operational activities eg deliveries and trash collection will be limited as follows: 6AM to 10PM weekdays and 9AM to 6PM weekends; and



2. The Portland Planning Board voted 6-0 (Lowry absent) that the plan is in conformance with the site plan standards of the land use code with the following conditions of approval:
- i. That this approval relates only to the use of the site for a Starbucks Coffee Drive Thru. If any other drive-thru business proposes to use the site, the proposal must return to the Portland Planning Board for consideration and approval because of the potentially substantial impact of a change in traffic generation; and
  - ii. The applicant should amend the survey, for review and approval by the City Engineer, so that it is tied to the vertical datum of NGVD 1929 and into the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD1983(HARN) Datum and the U.S. Survey Foot as the unit of measure; and
  - iii. That the use of any speaker is limited to order-taking only and there shall not be any prerecorded messages, music or other ongoing sounds from any speaker or intercom system; and
  - iv. The hours of use by the public will be limited to between 6AM and 10PM; and
  - v. The hours for operational activities eg deliveries and trash collection will be limited as follows: 6AM to 10PM weekdays and 9AM to 6PM weekends; and
  - iv. That the applicant will submit for review and approval by the Planning Authority further information regarding the illumination characteristics of the uplighters and further photometric plans which show adjustments to the locations of other luminaires that achieve the City standards for light trespass at the property line; and
  - v. That the applicant shall provide a wheelchair/handicap accessible tip down within the sidewalk at the Poland Street crossing; and
  - vi. That the applicant shall install crosswalk markings across Poland Street, as there is not a crosswalk there currently.

The approval is based on the submitted site plan and the findings related to conditional use and site plan review standards as contained in Planning Report #41-06, which is attached.

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (\*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction 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 representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. 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.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at 874-8728.

Sincerely,



Kevin Beal, Chair  
Portland Planning Board

Attachment: Planning Board Report #41-06

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Jean Fraser, Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections Division  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Greg Cass, Fire Prevention  
Assessor's Office  
Approval Letter File



Department of Planning and Urban Development  
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 08-22-2006

Name of Project: Starbucks  
 Address/Location: 1080 Forest Ave  
 Developer: STEPHEN MARDIGAN  
 Form of Performance Guarantee: \_\_\_\_\_

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

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
<b>1. STREET/SIDEWALK</b>						
Road						
Granite Curbing	<u>170'</u>	<u>50.00</u>	<u>8500.00</u>	<u>1</u>	<u>35800.00</u>	<u>35800.00</u>
Sidewalks	<u>900</u>	<u>16.00</u>	<u>15000.00</u>	<u>1200</u>	<u>13.00</u>	<u>16900.00</u>
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs	<u>37</u>	<u>85.00</u>	<u>3150.00</u>			
Other						
<b>2. EARTH WORK</b>						
Cut						
Fill						
<b>3. SANITARY SEWER</b>						
Manholes						
Piping						
Connections						
Main Line Piping						
House Sewer Service Piping						
Pump Stations				<u>1</u>	<u>2000.00</u>	<u>2000.00</u>
Other				<u>1</u>	<u>2500.00</u>	<u>2500.00</u>
<b>4. WATER MAINS</b>						
				<u>1</u>	<u>1000.00</u>	<u>1000.00</u>
<b>5. STORM DRAINAGE</b>						
Manholes						
Catchbasins				<u>2</u>	<u>2500.00</u>	<u>5000.00</u>
Piping	<u>16</u>	<u>437.50</u>	<u>7000.00</u>	<u>100</u>	<u>40.00</u>	<u>4000.00</u>
Detention Basin						
Stormwater Quality Urns						
Other						

FROM :

FAX NO. :

Aug. 18 2006 09:29AM P3

SITE LIGHTING				1	2750.00	2750.00
7. EROSION CONTROL						
Silt Fence						
Check Dams						
Pipe Inlet/Outlet Protection				4	50.00	200.00
Level Lip Spreader						
Slope Stabilization						
Geotextile						
Hay Bale Barriers				4	50.00	200.00
Catch Basin Inlet Protection				2	150.00	300.00
8. RECREATION AND OPEN SPACE AMENITIES						
				PLANTS	LABOR	TOTAL
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)				9590	6100	15690
10. MISCELLANEOUS				1	2500.00	2500.00
TOTAL:		33650.00				81170.00
GRAND TOTAL:		33650.00				96860.00

INSPECTION FEE (to be filled out by the City)

OK  
P.R. 8-28-06  
Total 130510.00

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	673.00	1,937.20	2,610.20
or			
B: Alternative Assessment:			
Assessed by:			Joy R.
	(name)	(name)	



Chase Excavating  
50 Gray Rd.  
Falmouth Me. 04105

Phone: 797 9093  
Fax: 797 4655  
Email:

Fax Transmittal Form

To *Back Bay Bound*

From *Robert Bell*

Name:  
Organization Name/Dept:  
CC:  
Phone number:  
Fax number:

Chase Excavating  
Phone: 797 9093  
Fax: 797 4655  
Email:

- Urgent
- For Review
- Please Comment
- Please Reply

Date sent:  
Time sent:  
Number of pages including cover page: *3*

Message:

*Starbucks Forest Ave.*

*To: TODD MERCKEL  
C.O.P.*

*03-12-2007*

*From: Bob GREENLAW*

*THIS IS WHAT WAS IN MY FILE.*



Department of Planning and Urban Development  
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

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

Name of Project: Starbucks

Address/Location: 1080 Forest Ave

Developer: \_\_\_\_\_

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

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

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE			
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal	
1. STREET/SIDEWALK							
Road				1	35800.00	35800.00	25K
Granite Curbing	170'	50.00	8500.00				2000
Sidewalks	900	16.00	15000.00	1300	13.00	16900.00	1500
Esplanades							
Monuments							
Street Lighting							
Street Opening Repairs	37	85.00	3150.00				
Other							1500
2. EARTH WORK							
Cut							
Fill							
3. SANITARY SEWER							
Manholes							
Piping							
Connections							
Main Line Piping							
House Sewer Service Piping				1	2000.00	2000.00	2000
Pump Stations				1	3500.00	3500.00	2000
Other							1000
4. WATER MAINS				1	1000.00	1000.00	
5. STORM DRAINAGE							
Manholes							
Catchbasins				2	2500.00	5000.00	5000
Piping	16	437.50	7000.00	100	40.00	4000.00	4000
Detention Basin							
Stormwater Quality Units							
Other							

FENCE = \$5300  
(BUENS)

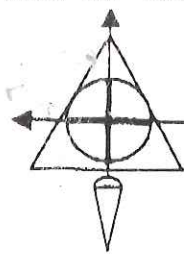
SITE LIGHTING				1	2750.00	2750.00	
7. EROSION CONTROL							
Silt Fence							
Check Dams							
Pipe Inlet/Outlet Protection				4	50.00	200.00	OK
Level Lip Spreader							
Slope Stabilization							
Geotextile							
Hay Bale Barriers				4	50.00	200.00	OK
Catch Basin Inlet Protection				2	150.00	300.00	OK
8. RECREATION AND OPEN SPACE AMENITIES							
9. LANDSCAPING							
(Attach breakdown of plant materials, quantities, and unit costs)							
					POINTS	LABOR	
					4875	2300	7175
10. MISCELLANEOUS							
				1	2500.00	5300	OK
TOTAL:		33650.00				81170.00	
GRAND TOTAL:						\$132595	

FENCE (BURNS)

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:			
or			
B: Alternative Assessment:			
Assessed by:			
	(name)	(name)	

-60K  
Remaining 72595

**BACK BAY BOUNDARY, INC.**  
LAND SURVEYING

Company: CITY OF PORTLAND PLANNING	From: BOB GREENLAW
Attention: JAY REYNOLDS	Date: 08-22-2006
Fax # 756-8258	

Pages including Fax Cover Page: 3

## Comments:

Jay,

PLEASE GIVE ME A CALL WHEN  
YOU COME UP WITH THE  
FIGURES.

THESE ESTIMATES WERE PROVIDED BY:

CHASE EXCAVATING

COASTAL LANDSCAPING.

THANKS!  
Bob GREENLAW



FROM : FAX NO. : Aug. 19 2006 08:28AM P2

Department of Planning and Urban Development  
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 08-22-2006

Name of Project: Starbucks  
 Address/Location: 1080 Forest Ave  
 Developer: STEPHEN MARDIGAN  
 Form of Performance Guarantee: \_\_\_\_\_

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

TO BE FILLED OUT BY THE APPLICANT:

13500

1575

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
<b>1. STREET/SIDEWALK</b>						
Road						
Granite Curbing	<u>170'</u>	<u>50.00</u>	<u>8500.00</u>	<u>1</u>	<u>35000.00</u>	<u>35000.00</u>
Sidewalks	<u>400</u>	<u>16.00</u>	<u>6400.00</u>			
Esplanades				<u>1200</u>	<u>13.00</u>	<u>15600.00</u>
Monuments						
Street Lighting						
Street Opening Repairs	<u>37</u>	<u>85.00</u>	<u>3150.00</u>			
Other						
<b>2. EARTH WORK</b>						
Cut						
Fill						
<b>3. SANITARY SEWER</b>						
Manholes						
Piping						
Connections						
Main Line Piping						
House Sewer Service Piping				<u>1</u>	<u>2000.00</u>	<u>2000.00</u>
Pump Stations				<u>1</u>	<u>2500.00</u>	<u>2500.00</u>
Other						
<b>4. WATER MAINS</b>						
				<u>1</u>	<u>1000.00</u>	<u>1000.00</u>
<b>5. STORM DRAINAGE</b>						
Manholes						
Catchbasins				<u>2</u>	<u>2500.00</u>	<u>5000.00</u>
Piping	<u>16</u>	<u>427.00</u>	<u>6832.00</u>	<u>100</u>	<u>40.00</u>	<u>4000.00</u>
Detention Basin						
Stormwater Quality Units						
Other						

10,000 finish

0%

all

all

all

FROM : \_\_\_\_\_ FAX NO. : \_\_\_\_\_ Aug. 18 2006 08:29AM P3

SITE LIGHTING	_____	_____	_____	1	2,750.00	2,750.00
7. EROSION CONTROL	_____	_____	_____	_____	_____	_____
Silt Fence	_____	_____	_____	_____	_____	_____
Check Dams	_____	_____	_____	_____	_____	_____
Pipe Inlet/Outlet Protection	_____	_____	_____	4	50.00	200.00
Level Lip Spreader	_____	_____	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	4	50.00	200.00
Catch Basin Inlet Protection	_____	_____	_____	2	150.00	300.00
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	_____	_____	_____
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	PLANTS	LABOR	TOTAL
	_____	_____	_____	9590	6100	15690
	_____	_____	_____			0%
10. MISCELLANEOUS	_____	_____	_____	1	2500.00	2500.00
	_____	_____	_____			0%
TOTAL:	_____	33650.00	_____	_____	_____	81170.00
GRAND TOTAL:	_____	33650.00	_____	_____	_____	96860.00

all

0%

INSPECTION FEE (to be filled out by the City)

*PR 8-28-06* Total 130510.00

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	673.00	1,937.20	2,610.20
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	<i>Jay R.</i>
	(name)	(name)	

63 775

**BACK BAY BOUNDARY, INC.**

## Transmittal

<b>Send to:</b> City of Portland Planning Dept.	<b>From:</b> Robert T. Greenlaw, PLS
<b>Attention: Jay Reynolds</b>	Date: September 15, 2006
Office Location: 389 Congress St	Project Name: Starbucks Portland
Fax Number: 756-8258	Project Location: 1080 Forest Ave.

- Urgent
- Reply ASAP
- Please comment
- Please Review
- For your information

Total pages, including cover: 3

**Comments:**

Jay,  
In response to a slow down in the construction industry we have been given a new quote for the work being planned for the Starbucks at 1080 Forest Ave.

We would like to bring in the building permit application and inspection fee on Monday the 18<sup>th</sup> of September.

Please review and let me know what the inspection fee will be so we may drop off the necessary funds.

Thanks,

Bob Greenlaw



FAX NO. :

Sep. 08 2006 02:43PM P2

Planning and Development Department  
SUBDIVISION/SITE DEVELOPMENT

REVISED

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: SEPT. 14, 2006

Name of Project: Star Bucks

Address/Location: 1080 Forest Ave

Developer: STEPHEN MARDIGAN

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

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

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas						
Curbing	<u>170'</u>	<u>30.00</u>	<u>5100.00</u>	<u>1</u>	<u>20000.00</u>	<u>20000.00</u>
Sidewalks	<u>900</u>	<u>10.00</u>	<u>9000.00</u>	<u>1300</u>	<u>10.00</u>	<u>13000.00</u>
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs	<u>37</u>	<u>25.00</u>	<u>925.00</u>			
Other						
2. EARTH WORK						
Cut						
Fill						
3. SANITARY SEWER						
Manholes						
Piping						
Connections						
Main Line Piping						
House Sewer Service Piping				<u>1</u>	<u>1000.00</u>	<u>1000.00</u>
Pump Stations						
Other						
4. WATER MAINS				<u>1</u>	<u>500.00</u>	<u>500.00</u>
5. STORM DRAINAGE						
Manholes						
Catchbasins				<u>2</u>	<u>1600.00</u>	<u>3200.00</u>
Piping	<u>16</u>	<u>50.00</u>	<u>800.00</u>	<u>100</u>	<u>20.00</u>	<u>2000.00</u>
Detention Basin						
Stormwater Quality Units						
Other						

FROM :

FAX NO. :

Sep. 08 2006 02:44PM P3

LIGHTING	_____	_____	_____	1	1600.00	1600.00
EROSION CONTROL	_____	_____	_____			
Silt Fence	_____	_____	_____			
Check Dams	_____	_____	_____			
Pipe Inlet/Outlet Protection	_____	_____	_____	4	50.00	200.00
Level Lip Spreader	_____	_____	_____			
Slope Stabilization	_____	_____	_____			
Geotextile	_____	_____	_____			
Hay Bale Barriers	_____	_____	_____	4	50.00	200.00
Catch Basin Inlet Protection	_____	_____	_____	2	150.00	300.00
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____			
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	PLANTS	LABOR	
				4875	2300	7175
10. MISCELLANEOUS	_____	_____	_____			
TOTAL:	15825.00				42000.00	
GRAND TOTAL:	<u>\$15825.00</u>				<u>\$49175.00</u>	

TOTAL = \$65,000.00

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
2.0% of totals:	_____	_____	_____
OR			
Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	_____
	(name)	(name)	