

COMMENTS

No 1 - Update forms on Sit-beds / Re Rod /
etc ok

No 22 - Update pond ok - Reverts to new
permit for Blg Construction.
~~10/5/98 Blg~~

Inspection Record

	Type	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 13, 1994

Allied Construction Company, Inc.
208 Fore Street
P.O. Box 1396
Portland, ME 04104

RE: 1000 Brighton Avenue

Dear Sir:

Your application to construct a foundation only has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements

Inspection Services	- Approved - W. Giroux
Fire Department	- Approved - Lt. McDougall
Planning Division	- Approved with conditions (see Attached) R. Knowland
Public Works	- Approved with conditions (see Attached) R. Knowland

Building Code Requirements

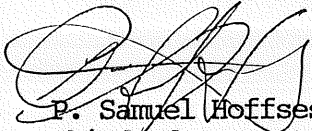
1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained (a 24 hour notice is required prior to inspections).
2. Where a hydrostatic pressure condition does not exist, damp proofing shall be provided and a base shall be installed under the floor and a drain installed around the foundation perimeter. A subsoil drainage system designed and constructed in accordance with Chapter 18 Section 1813.2.1 shall be deemed adequate for lowering the ground water table.

263-13-043

3. The durability requirements of concrete shall meet the requirements set forth in Chapter 19 Section 1907.0 of the City's building code, the BOCA National Building Code/1993.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

cc: Lt. McDougall, Fire Prevention
Richard Knowland, Senior Planner
William Giroux, Zoning Administrator



October 7, 1994

CITY OF PORTLAND

Mr. Shawn Frank
Sebago Technics
12 Westbrook Common
Westbrook, ME 04098

RE: Forest City Chevrolet/Saab - 1000 Brighton Avenue

Dear Mr. Frank:

On October 7, 1994 the Portland Planning Authority granted minor site plan approval to Forest City Chevrolet/Saab for two building additions totalling 7,755 sq. ft. of floor area in the vicinity of 1000 Brighton Avenue.

The approval is subject to the following conditions:

1. The area adjacent to the large parking lot (Alice Gemmer Enterprises) shall be loamed, seeded and ground cover stabilized accordingly.
2. The gravel access drive from the large parking lot (Alice Gemmer Enterprises) shall be closed with curbing (unless otherwise approved by the Planning Department) and the area adjacent to this driveway loamed and seeded.
3. Curbing material between the two Forest City Chevrolet/Saab driveways along Rand Road (nearest Brighton Avenue) shall be granite as well as driveway radiuses with the Rand Road right-of-way.
4. The specific location of proposed trees along Rand Road shall be approved by the City Arborist.
5. The site plan shall include the following note:

THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY; DRAINAGE; LANDSCAPING; RETENTION OF WOODED OR LAWN AREAS; ACCESS; SIZE, LOCATION, AND SURFACING OF PARKING AREAS; AND LOCATION AND SIZE OF BUILDINGS.

The site plan shall be revised reflecting the above conditions of approval.

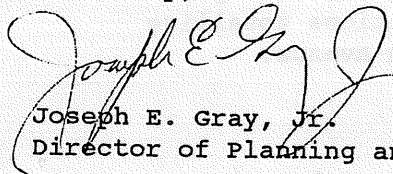
The approval is based on the submitted site plan . If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% 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.
2. 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.

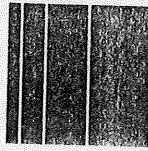
If there are any questions, please contact the Planning Staff.

Sincerely,



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

cc: Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer, Parks and Public Works
Owens McCullough, Acting Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
✓ Mary Gresik, Building Permit Secretary
Approval Letter File



Sebago Technics
Engineering & Planning for the Future

September 12, 1994
94412

Richard Knowland, Urban Planner
City of Portland
389 Congress Street
Portland, ME 04101

Building Additions, Forest City Chevrolet/Saab, 1000 Brighton Avenue

Dear Rick:

On behalf of Forest City Chevrolet/Saab, we are pleased to submit seven copies of the attached site plan and building elevations for two proposed additions to their existing facility located at 1000 Brighton Avenue. The first addition proposed is the Saab Showroom to be located along the Rand Road frontage of the building. This approximately 1,755 square foot addition will provide a showroom specifically for the Saab vehicles. As the proposed location of the showroom is within the area of the existing Truck Center facility, a 6,000 square foot addition is proposed on the Webb Street side of the building for the relocation of the Truck Center. To accommodate the building additions, one of the entrances to the site from Rand Road will be relocated approximately 100 feet southerly of its existing location to separate the Truck Center traffic from the showroom traffic.

We have reviewed the City files to determine the construction history of the project site. The original building, containing 67,000 square feet, began construction upon issuance of a building permit on September 23, 1969, with an occupancy permit issued on September 30, 1970. The small outbuilding of approximately 220 square feet for car salesmen was constructed in 1973. The final construction consisted of an approximately 300 square foot addition to the Truck Center in 1986. Miscellaneous minor items have occurred on the site to accommodate the required uses.

The two proposed building additions will not add any new impervious areas to the existing site. Instead, the buildings will replace existing paved areas. As no new impervious areas are proposed, no stormwater detention is proposed for the additions. The only new proposed landscaping is the little strip along the showroom. All utility connections will be made through the existing building so no new services are required.

1000 Brighton Ave

Mr. Knowland

-2-

September 12, 1994

We are requesting Planning Staff review and approval of the proposed additions so that the showroom can be constructed this season. After your initial review, please call with any question or comments regarding this proposal. Thank you.

Sincerely,

SEBAGO TECHNICS, INC.



Shawn M. Frank, P.E.
Project Manager

SMF:jc
Enc.

cc: Philip Gemmer

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Forest City
1000 Brighton Ave Portland, ME 04102

Date 13 Sept '94

Mailing Address Retail Sales - Vehicles

Address of Proposed Site 1000 Brighton Ave
263-D-043

Proposed Use of Site 233,040 sq ft / 7,755 sq ft

Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No

Total Floor Area 7,755.0 sq ft

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

Major Development — Requires Planning Board Approval: Review Initiated

Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	X	X	X		X	X	X	X	X	X		
APPROVED CONDITIONALLY				X			X					
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: SEE CONDITION OF APPROVAL IN LETTER DATED 10-7-94
(ATTACHED)

(Attach Separate Sheet if Necessary)

Richard Kraker 10-13-94
 SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Forest City

13 Sept 1994

Applicant _____

Date _____

1000 Brighton Ave Portland, ME 04102

1000 Brighton Ave

Mailing Address _____

Address of Proposed Site _____

Retail Sales - Vehicles

263-B-043

Proposed Use of Site _____

Site Identifier(s) from Assessors Maps _____

233,048 sq ft / 7,755 sq ft

Acreage of Site / Ground Floor Coverage _____

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No

Total Floor Area 7,755.0 sq ft

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

APPROVED
APPROVED
CONDITIONALLY
DISAPPROVED

TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: SEE CONDITIONS OF APPROVAL IN APPROVAL LETTER DATED

10-7-94

(Attach Separate Sheet if Necessary)

Richard Kurler 10-13-94

SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Forest City
1000 Brighton Ave Ptld, ME 04102
 Mailing Address Retail Sales - Vehicles
 Proposed Use of Site 233,048 sq ft 7,755 sq ft
 Acreage of Site / Ground Floor Coverage _____

Date 13 Sept '94
1000 Brighton Ave
 Address of Proposed Site 263-B-043
 Site Identifier(s) from Assessors Maps _____
 Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 1
 Board of Appeals Action Required: () Yes () No Total Floor Area 7,755 sq ft
 Planning Board Action Required: () Yes () No

Other Comments: _____
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning: **SPACE & BULK,**
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

[Signature]

 SIGNATURE OF REVIEWING STAFF/DATE

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Forest City _____

13 Sept '94

Applicant
1000 Brighton Ave Portland, ME 04102

Date _____

Mailing Address
Retail Sales - Vehicles

1000 Brighton Ave
Address of Proposed Site
263-B-043

Proposed Use of Site
233,048 sq ft / 7,755 sq ft

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No

Total Floor Area 7,755.0 sq ft

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

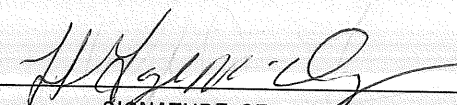
FIRE DEPARTMENT REVIEW

9/13/94
(Date/Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMESE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									CONDITIONS SPECIFIED BELOW REASONS SPECIFIED BELOW
APPROVED CONDITIONALLY									
DISAPPROVED									

REASONS: _____

(Attach Separate Sheet if Necessary)


SIGNATURE OF REVIEWING STAFF/DATE

ALLIED CONSTRUCTION CO., INC.

P.O. Box 1396
 PORTLAND, MAINE 04104

(207) 772-2888
 Fax (207) 772-2560

LETTER OF TRANSMITTAL

TO CITY OF PORTLAND

DATE	9-21-94	JOB NO.
ATTENTION	INSPECTIONS, PERMITS	
RE:	FOREST CITY	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1	9-16	-	SERVICE ADDITION
1	9-19	SL-1	SAAS SHOWROOM ADDITION

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS FOR FOUNDATION PERMIT

COPY TO _____

SIGNED: GEORGE LIMING