Location of Construction:	Owner: Porest City	Chewrolet '	Phone:	(44)	Permit No: 941115
Owner Address:	Leasee/Buyer's Name:	Phone:	Busines	sName:	Mary Grasik
Contractor Name:	Address:	Pho	ne:		PPERMIF: ISSUED
Past Use:	Proposed Use:	COST OF WOI		PERMIT FEE: \$300.	OCT 1 7 1994
	Retail Sales w/2 Additions		Approved Denied	INSPECTION: Use Group: Type:	CITY OF PORTLAND
Proposed Project Description: Construct 2 additions total onstruct foundation (lling 2333190 7,755 mq ft	Signature: PEDESTRIAN Action: Signature:	Approved	Signature: (P.V.).) ES DISTRICT (P.V.).) with Conditions:	☐ Shoreland
					Zoning Appeal
	ot started within six (6) months of the date of the tand stop all work	f issuance. False informa		L Chase 9/21/94	□ Variance □ Miscellaneous □ Conditional Use □ Interpretation □ Approved □ Denied Historic Preservation □ Not in District or Landmark □ Does Not Require Review □ Requires Review
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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.

The durability requirements of concrete shall meet the requirements set forth in Capter 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,

Samuel Hoffses

Chief of Inspection Services

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,

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



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.

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

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ALLIED CONSTRUCTION CO., INC.

P.O. Box 1396 PORTLAND, MAINE 04104

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