

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 260 Riverside St		Owner: Jiffy Lube		Phone: 1 413 734 2149		Permit No: <b>970587</b>	
Owner Address: 201 Park Ave- West Springfield MA 01089		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Pandolpho Inc		Address:		Phone:		Permit Issued: <b>JUN 11 1997</b>	
Past Use: retail garage bldg ( to be demolished)		Proposed Use: automotive garage		COST OF WORK: \$ 300,000		PERMIT FEE: \$ 1520	
Proposed Project Description:  construct <del>XXXXXX</del> automotive garage		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>51</i> Type: <i>30</i>		Zone: <i>ACBL</i>	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval:	
Permit Taken By: L Chase		Date Applied For: 5/28/97		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

\* **MAX PERMIT:** Call for Pick/up Greg Norton 767-4388 (owner)

30-cy dump permit: #3639 \$300

**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 provisions of the code(s) applicable to such permit

*[Signature]*  
SIGNATURE OF APPLICANT

55 WILDROSE AVE S.P. 04106  
ADDRESS: DATE: 04 June 1997 - Permit Routed  
05-28-97 207-767-4388  
PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**  
 Approved  
 Approved with/Conditions  
 Denied

Date: *6/9/97*

*[Signature]*

CEO DISTRICT **4**  
A. Powers

COMMENTS

(water pouring)

Small building was dismantled and original feed to be reused.  
9-10-97 Contractor has installed erosion control measures. Excavated hole, mostly clay. Site small for stockpiling top soil, perhaps storing elsewhere? Have yet to file HHE 200 form for installation of sptic tank.

Sebbe & Airstead to be subcontractors.

Tony Lombardi (DPW Engineering) is dealing w/ issues on sewer.

9-17-97 Pouring footings. Sebago Tech has set property stakes. Formed footings w/rebar tied at corners and vertical rebar added for anchoring wall.

10-6-97 Wall (portion) formed.

10-16-97 " "

10-20-97 Backfill inspection. Plumbing inspection. Wrong Pump. Contractor to verify it's compatibility.

12/23/97 Punch list inspection. Much needs to be done. A Rowe

12/24/97 Punch list not completed. also electrical inspection not done yet. A Rowe

12/29/97 O/K to release (S) O. A Rowe

Inspection Record

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



# Certificate of Occupancy

LOCATION 260 Riverside St (316-B-006)

Issued to Jiffy Lube

Date of Issue 16 July 1998

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. 970587, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Automotive Garage

Limiting Conditions:

This certificate supersedes  
certificate issued 31 DEC 97

Approved:

*[Signature]*  
\_\_\_\_\_  
(Date) Inspector

*[Signature]*  
\_\_\_\_\_  
Inspector of Buildings

*[Handwritten initials]*

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Code Enforcement

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** July 10, 1998

**SUBJECT:** Request for Certificate of Occupancy  
Pro Lube Inc.  
d.b.a. Jiffy Lube  
260 Riverside Street

On July 7, 1998 the site was reviewed for compliance with the site plan approval. My comments are:

It is my opinion that all the conditions of the site plan approval have been satisfactorily completed and a **permanent Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

316-B-006

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 260 Riverside St

Issued to Jiffy Lube

Date of Issue 31 December 1997

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. 970587, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Automotive Garage

Limiting Conditions: EXPIRES: 30 JUNE 1998

See attached memo from Jim Wendel dated 30 December 1997 listing conditions of approval.

This certificate supersedes certificate issued

Approved:

12/31/97

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

P.F.D.

H C O P R A



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Code Enforcement  
**FROM:** Jim Wendel, Development Review Coordinator  
**DATE:** December 30, 1997  
**RE:** Request for Certificate of Occupancy  
Jiffy Lube  
Riverside Street

On December 30, 1997 I reviewed the site for compliance with the approved site plan dated 6-4-97. Due to the time of the year, completion of some elements of the work were not possible. My comments are:

1. Entrance curb work is not completed due to winter season; however the width is sufficient for the entrance to operate safely on a temporary basis; pedestrian use of the sidewalk is unencumbered. The permanent entrance should be completed as soon as possible next spring but no later than May 30, 1998.
2. Internal curb work is not in place.
3. Landscaping is incomplete due to winter season.
4. Only parking stall striping at the concrete sidewalk is in place.
5. Dumpster pad and enclosure is installed.
6. Copies of the executed access easements are required.
7. Documentation indicating permission from the owner of the private manhole that the applicant could connect their sanitary force main service into the manhole is required.
8. To reflect the installation of a sanitary pump station and force main, submission of an amended site plan is recommended.

It is my opinion that all the site work and additional project documentation should be completed by June 30, 1998 and that a **temporary Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

Applicant: Greg Norton

Date: 6/9/97

Address: 260 Riverside St.

C-B-L: 316-B-6

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - B-4

Interior or corner lot - Auto Maintenance - Jiffy Lube

Proposed Use/Work -

NEW Sewage Disposal - Private

Lot Street Frontage - 60' req - 70' shown

Front Yard - 20' req - 90' shown

Rear Yard - 20' req - 40' shown

Side Yard - 10' req - 10' shown

Projections -

Width of Lot - 60' req - 75' shown at Bldg

Height - 65' is max - This is only 1 story

Lot Area - 10,000 sq ft req 14,611 sq ft

Lot Coverage/Impervious Surface - 80% is max - 64% is actual per Sebago Tech.

Area per Family - N/A

Off-street Parking - 1/400 -> 2,440 sq ft req - 6 spaces - proposed 12 spaces

Loading Bays -

Site Plan - minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

MAX FLOOR AREA RATIO No greater than 65% = .17

2448 Bldg floor # / 14611 Lot #

40' x 55' = 2200 sq ft, 179 sq ft, 59 sq ft, 2448 sq ft

# BUILDING PERMIT REPORT

DATE: 6/10/97 ADDRESS: 260 Riverside St

REASON FOR PERMIT: New construction

BUILDING OWNER: S. G. G. G.

CONTRACTOR: David J. G.

PERMIT APPLICANT: Gary G. APPROVAL: X1 X2 X6 X7 X10 X16 X19 X21 DENIED  
X22 X26 X27

## CONDITION(S) OF APPROVAL

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
8. Headroom in habitable space is a minimum of 7'6".
9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
12. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)



- 16. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- 19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- \* 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 26. ~~Permits are required from the Portland Fire Dept for grease traps & storage of combustible liquids~~
- \* 27. ~~Please read and implement Attached ELE. permits~~
- \* 28. ~~Required Mechanical Ventilation shall be done in accordance with The City's Mechanical Code Chapter 16. (The BOCA National Mechanical Code)~~

  
P. Samuelson, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

*21-9-10*

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

June 10, 1997

Jiffy Lube  
201 Park Ave.  
Springfield Ma. 01089

RE: 260 Riverside St. Portland, Me.

Dear Sir,

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

**NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.**

### Site Plan Review Requirements

**Building Inspection:** Approved with conditions :Separate permits will be required for all signage. M. Schmuckal

**Development Review Coordinator:** Approved with condition that an executed form of the easement be submitted by July 31st. 1997. K. Talbot

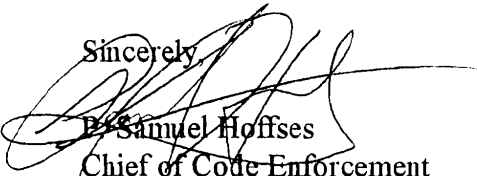
**Planning :** Approved with condition , ( See above requirements ) K. Talbot

**Fire Dept.** Approved. Lt. McDougall

### Building Code Requirements

1. Please read and implement items 1,2,6,7,10,16,19,22,24,26, and 27 of the attached building permit report.

Sincerely,

  
P. Samuel Hoffses  
Chief of Code Enforcement

c: J. Wendel,  
M. Schmuckal  
K. Talbot  
Lt. McDougall

TO: P. Samuel Hoffkes, Chief of Inspections

FROM: Michael A. Collins, Chief Electrical Inspector

RE: PLAN AND SPECIFICATION REVIEW FOR JEFF LUBEL RIVERSIDE STREET  
PORTLAND MAINE 6/10/97.

SITE ELECTRICAL WORK:

1. All electrical wiring shall be installed in conduit.
2. All site electrical work SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR or a Maine licensed electrician, and a permit shall be obtained and inspections performed, before back filling the trenches.

INTERIOR WIRING:

1. All wiring methods in the wall partitions and in concealed areas shall be type MC cable.
2. All exposed wiring shall be installed in EMT conduit or in RIGID METALLIC conduit in hazardous areas as per NEC 1997, NFPA-70.
3. All wiring in pit areas shall be in RIGID METALLIC conduit with explosion proof methods.
4. PVC type conduit shall not be installed in the interior of this building for any reason, except with permission from the inspector.

SECONDARY TRANSFORMERS:

1. Floor mount only.
2. Label as to fed from and what it serves with phenolic labels.

DISTRIBUTION AND BRANCH PANELS:

1. Label all circuits with typed schedule.
2. Label panels with phenolic labels as to identify same.

All work shall be performed by Maine licensed electricians. All required permits shall be obtained before any work begins.

**SEBAGO TECHNICS, INC.**

12 Westbrook Common  
P.O. Box 1339  
WESTBROOK, ME 04098-1339

**LETTER OF TRANSMITTAL**



Phone (207) 856-0277 FAX (207) 856-2206

DATE	4-25-97	JOB NO.	97087
ATTENTION	Harry Cromwell		
RE:	Jiffy Lube, Portland		

TO Pro Lube, Inc.  
201 Park Avenue  
West Springfield, MA 01089

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

- Shop drawings
- Prints
- Plans
- Samples
- Specifications
- Copy of letter
- Change order
- HHE-200

COPIES	DATE	NO.	DESCRIPTION
1		1	City Information including Performance Guarantee
1		1	Cost Estimate For Performance Guarantee
1		6	Set of Plans
1		4	HHE-200 Form

THESE ARE TRANSMITTED as checked below:

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

REMARKS Harry enclosed is the estimate for the performance guarantee required by the City as well as the cost estimate for the inspection fee. The plans are approved and you need to supply the required paperwork to the Planning Staff for them to sign off so that we can apply for a Building Permit. The building permit fee is \$25 for the 1st 1000 SF. + \$5 for each additional 1000 SF. Please call Kandi Talbot at City of Portland (207) 874-8300 regarding any specifics of the guarantee. Please call with any questions. Thank you.

P.S. I sent a set of the plans & HHE-200 to Pandaleo, Inc.

COPY TO \_\_\_\_\_

SIGNED: Sharon [Signature]

If enclosures are not as noted, kindly notify us at once.

**CITY OF PORTLAND, MAINE**  
 Department of Planning and Urban Development  
 SUBDIVISION/SITE DEVELOPMENT

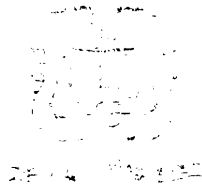
COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 4-23-97

Name of Project Jiffy Lube  
 Address/Location 260 Riverside Street  
 Developer Pro Lube, Inc.  
 Form of Performance Guarantee \_\_\_\_\_  
 Type of Development:  Subdivision  Site Plan (Major/Minor)

ITEM	QUANTITY	UNIT COST	SUBTOTAL	COMPLETED
<b>1. STREET/SIDEWALK:</b>				
Road	<u>N/A</u>			
Granite Curbing	<u>30 FT.</u>	<u>\$25/FT</u>	<u>\$750.00</u>	<u>\$750.00</u>
Sidewalks	<u>N/A</u>			
Esplanades	<u>N/A</u>			
Monuments	<u>N/A</u>			
Street Lighting	<u>N/A</u>			
Other				
<b>2. SANITARY SEWER:</b>				
Manholes	<u>N/A</u>			
Piping	<u>N/A</u>			
Connections	<u>N/A</u>			
Other				
<b>3. STORM DRAINAGE:</b>				
Manholes	<u>N/A</u>			
Catch Basins	<u>1</u>	<u>\$1600.00</u>	<u>\$1600.00</u>	<u>\$1600.00</u>
Piping	<u>107' 12" SD</u>	<u>\$22.00/FT</u>	<u>\$2354.00</u>	<u>\$2354.00</u>
Detention Basin	<u>N/A</u>			
Other				
<b>4. SITE LIGHTING</b>				
	<u>N/A</u>			
<b>5. EROSION CONTROL</b>				
	<u>100' Silt Fence</u>	<u>\$1.50/FT</u>	<u>\$150.00</u>	<u>\$150.00</u>
<b>6. RECREATION AND OPEN SPACE AMENITIES</b>				
	<u>N/A</u>			
<b>7. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)</b>				
	<u>\$5000.00</u>			<u>\$5000.00</u>
<b>8. MISCELLANEOUS (Site Paving)</b>				
	<u>160 Tons</u>	<u>\$40.00/TON</u>	<u>\$6400.00</u>	<u>\$6400.00</u>
<b>TOTAL AMOUNT OF PERFORMANCE GUARANTEE</b>			<u>\$16,254.00</u>	
<b>X 1.7% = INSPECTION FEE</b>			<u>\$276.32</u>	
			<u>(300.00 MINIMUM)</u>	
				Approved _____
				Approved _____

DPUD.KC.2/11.02



## CITY OF PORTLAND

June 4, 1997

Shawn Frank  
Sebago Technics  
12 Westbrook Commons  
P.O. Box 1339  
Westbrook ME 04098-1339

RE: 260 Riverside Street, Jiffy Lube

Dear Mr. Frank:

On June 4, 1997 the Portland Planning Authority granted minor site plan approval for the Jiffy Lube Building at 260 Riverside Street with the following condition:

- that an executed copy of the deed be submitted by July 31, 1997.

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:

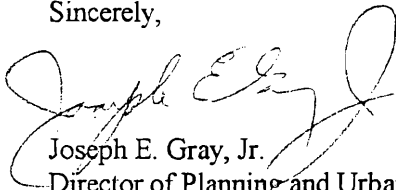
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

O:\PLAN\DEV\REV\PROJECTS\260RIVER\APPLTR.KT

4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. 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.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This 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 the Planning Staff.

Sincerely,



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

cc: Alexander Jaegerman, Chief Planner  
Kandice Talbot, Planner  
P. Samuel Hoffses, Chief of Building Inspections  
Marge Schmuckal, Zoning Administrator  
Kathi Staples PE, City Engineer  
Development Review Coordinator  
William Bray, Deputy Director/City Traffic Engineer  
Jeff Tarling, City Arborist  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Mary Gresik, Building Permit Secretary  
Kathleen Brown, Assistant Director of Economic Development  
Susan Doughty, Assessor's Office  
Approval Letter File



Blue Sheet

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Address:

Applicant Pro-Lube

Application Date

Applicant's Mailing Address Jiffy-Lube

Project Name/Description

Consultant/Agent

2600 Riverside Street
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
New Building Building Addition Change of Use Residential
Office Retail Manufacturing Warehouse/Distribution Other (specify)

Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
Flood Hazard Shoreland Historic Preservation DEP Local Certification
Zoning Conditional Use (ZBA/PB) Zoning Variance Single-Family Minor Other

Fees paid: site plan subdivision

Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions listed below Denied

- 1. that an executed form of the easement be submitted
2. by July 31st, 1997

Approval Date 6/4/97 Approval Expiration 6/4/98 Extension to Additional Sheets Attached

Condition Compliance signature date

Performance Guarantee Required\* Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted 5/23/97 16,254.00
Inspection Fee Paid 5/23/97 300.00
Performance Guarantee Reduced
Performance Guarantee Released
Defect Guarantee Submitted
Defect Guarantee Released





**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number \_\_\_\_\_

Applicant Pro Lube, Inc.  
Jiffy Lube  
201 Park Ave W. Springfield, MA  
 Applicant's Mailing Address *Shawn M. Frank*  
 Consultant/Agent ~~XXXX~~ Shawn Frank - 856-0277  
 Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

15 April 1997  
 Application Date  
Jiffy Lube  
 Project Name/Description  
260 Riverside St  
 Address of Proposed Site  
316-B-006  
 Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Other (specify) Auto Maintenance  
 Proposed Building Square Feet or # of Units \_\_\_\_\_ Acreage of Site 14,611 Sq Ft Zoning B-4

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 300.00 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer *Marge Schmuck*

- Approved  Approved w/Conditions listed below  Denied
1. Separate permits required for all signage
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                      |                         |                       |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date           | _____ amount            | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid            | _____ date           | _____ amount            |                       |
| Performance Guarantee Reduced                           | _____ date           | _____ remaining balance | _____ signature       |
| Performance Guarantee Released                          | _____ date           | _____ signature         |                       |
| Defect Guarantee Submitted                              | _____ submitted date | _____ amount            | _____ expiration date |
| Defect Guarantee Released                               | _____ date           | _____ signature         |                       |

Address: 260 Riverside St Jiffy Lube



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number \_\_\_\_\_

Address: \_\_\_\_\_

Applicant \_\_\_\_\_

Application Date \_\_\_\_\_

Applicant's Mailing Address \_\_\_\_\_

Project Name/Description \_\_\_\_\_

Consultant/Agent \_\_\_\_\_

Address of Proposed Site \_\_\_\_\_

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

Assessor's Reference: Chart-Block-Lot \_\_\_\_\_

Proposed Development (check all that apply):  New Building  Building Addition  Change of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Other (specify) \_\_\_\_\_

Proposed Building Square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> Site Plan (major/minor)         | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                    | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan \_\_\_\_\_ subdivision \_\_\_\_\_

**Approval Status:**

Reviewer Kandi Talbot

- Approved  **Approved w/Conditions listed below**  Denied

- that an executed form of the easement be submitted
- by July 31st, 1997
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 6/4/97 Approval Expiration 6/4/98 Extension to \_\_\_\_\_ date \_\_\_\_\_ date \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>5/23/97</u> date	<u>116,254.00</u> amount	_____ expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>5/23/97</u> date	<u>300.00</u> amount	_____
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	_____
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	_____



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number \_\_\_\_\_

Applicant Shaw's, Inc.

Application Date 15 April 1997

Applicant's Mailing Address 101 Park Ave., Portland, ME

Project Name/Description \_\_\_\_\_

Consultant/Agent Shaw's

Address of Proposed Site 101 Park Ave

Applicant or Agent Daytime Telephone, Fax 858-1077

Assessor's Reference: Chart-Block-Lot \_\_\_\_\_

Proposed Development (check all that apply):  New Building  Building Addition  Change of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Other (specify) Auto maintenance

Proposed Building Square Feet or # of Units \_\_\_\_\_ Acreage of Site 14,011 Sq. Ft. Zoning \_\_\_\_\_

**Check Review Required:**

- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> Site Plan (major/minor)         | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                    | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 300.00 subdivision \_\_\_\_\_

Approval Status: \_\_\_\_\_ Reviewer [Signature]

- Approved  Approved w/Conditions listed below  Denied
- \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

Approval Date 4/17/97 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                            |                               |                             |
|---|----------------------------|-------------------------------|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____           | _____ amount _____            | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid            | _____ date _____           | _____ amount _____            |                             |
| Performance Guarantee Reduced                           | _____ date _____           | _____ remaining balance _____ | _____ signature _____       |
| Performance Guarantee Released                          | _____ date _____           | _____ signature _____         |                             |
| Defect Guarantee Submitted                              | _____ submitted date _____ | _____ amount _____            | _____ expiration date _____ |
| Defect Guarantee Released                               | _____ date _____           | _____ signature _____         |                             |

Address:



**Sebago Technics**  
*Engineering & Planning for the Future*

April 15, 1997  
97087

Kandice Talbot, Urban Planner  
City of Portland  
389 Congress Street  
Portland, ME 04101

**Minor Site Plan Application, 255-259 Riverside Street -Jiffy Lube Facility, Pro Lube, Inc.**

Dear Kandice:

On behalf of Pro Lube, Inc., we are pleased to submit seven (7) copies of the enclosed plans and associated documentation for a Minor Site Plan Application for the property located at 255-259 Riverside Street. The existing site has been previously developed and contains a building approximately 560 square feet in size and pavement that encompasses the majority of the property. This existing facility has been utilized in the past for previously owned automobile sales. Presently, no full-time business concern is active at the site.

The applicant proposes to increase the size of the lot to 14,611 square feet by obtaining additional land from the abutting property to the north. The existing building will be removed and a new building with a footprint of 2,404 square feet will be constructed to provide three service bays and associated customer service areas. A second floor mezzanine for storage space is proposed and will be 700 square feet in size. Additionally, a full basement of 2,404 square feet is proposed to allow for the work to be performed on the vehicles as well as for storage of the used oil, for equipment, and for employee amenities.

The site is currently served by one curb cut on Riverside Street. This driveway intersection will have the radii improved to provide better access. Two new driveways are proposed to connect to the existing pavement within the abutting gas station site. This arrangement provides for an orderly flow of traffic into and through the site, while allowing the traffic to access public roadways via existing curb cuts.

A Landscape and Lighting Plan is included within the plan set. The only lighting proposed for the site will be mounted on the building. Existing pavement will be removed along the southerly property line and vegetation will be installed in accordance with the plan. Additional plantings are also proposed between this facility and the abutting gas station. A sign is proposed to be installed along Riverside Street as shown on the plan. This sign will be installed in accordance with Ordinance requirements.

*Also Riverside St*

In accordance with Section 14-525(b) of the City of Portland Land Use Ordinance, we submit the required plans, enclosed. These plans address the submission requirements of Items 14-525(b)(1) a-e and (2) b-n. In addition to these plans, we offer the following information to address specific submission requirements:

- 14-525(b)(2)a. The attached submission contains a copy of the Cumberland County Medium Intensity Soils Survey as published by the U. S. Department of Agriculture.
- (b)(2)e. A solid waste receptacle is shown on the site plan within a stockade fence.
- 14-525(c)(1) This cover letter provides a description of the existing and proposed site.
- (c)(2) The plans enclosed depict all of the required area information.
- (c)(3) The plans show all existing easements that encumber the property. New easements of egress and for the subsurface sewage disposal system are required between this property and the abutting property to the north. A draft copy of these easements is enclosed for review.
- (c)(4) Proposed solid waste from the site consists of cardboard and paper products associated with retail sales. Waste oil will be collected within storage tanks contained in the basement as shown on the floor plans. Some of this oil is burned for fuel. The remaining waste oil is collected on an as-needed basis by a licensed contractor for disposal.
- (c)(5) The property is currently served by water service from Riverside Street which will be extended to service the proposed building. The existing leach field will be replaced by a concrete chamber system to allow for this area to be paved and utilized. The City streets can easily accommodate the traffic from the site which is more incidental rather than destination driven.
- (c)(6) The existing site drains via sheet flow into the Riverside Street storm drain system. The small amount of additional pavement is proposed to be intercepted by a new catch basin and connected to the City system. A culvert inlet will also be installed to provide an outlet for the existing low area to the rear of the site.
- (c)(7) Enclosed is an Erosion and Sediment Control narrative. A construction plan is also provided for the major construction related items.
- (c)(8) No other permits are required other than City site plan approval.
- (c)(9) Pro Lube, Inc. has constructed these facilities throughout the country, including other municipalities in the State of Maine. Additionally, the applicant has retained a professional engineering firm to assist in the design and permitting of the project. Local qualified contractors will be retained for the actual construction.

The project will be financed directly by Pro Lube, Inc.


- (c)(10) Enclosed is a draft copy of the deed to the property and associated easements.
- (c)(11) No unusual natural areas are located on the site which has been previously developed.

With the submission of the attached plans and associated documents, we believe that we have supplied the information required for Site Plan review. Upon review of this material, please call if you require additional information or have any questions.

Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Shawn M. Frank, P.E.  
Project Manager

SMF:jc  
Enc.

cc: Tim Flannery, Tidy-Up Car Wash

## EROSION AND SEDIMENT CONTROL PLAN

Pro Lube, Inc.  
Jiffy Lube Facility  
255-259 Riverside Street  
Portland, Maine

### General

This plan has been developed to provide a strategy for dealing with soil erosion and sedimentation during and after the construction of the proposed Jiffy Lube Facility in Portland, Maine. This plan is based on the Standards and Specifications for Erosion Prevention as contained in the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (dated March 1991).

The site was previously developed into a small building and associated pavement utilized for the sale of previously owned vehicles. This proposal consists of eliminating the existing building and constructing a new building to provide three bays, customer waiting and storage areas for the changing of automobile oil and lubrication. Additional property will be obtained from the abutting landowner. The existing leach field will be replaced by concrete chambers, and this area will be paved.

### Construction Phase

In order to protect the soil, water, wetland and wildlife resources of this development and adjacent lands, only those areas necessary to construct the proposed pump islands and access roads will be disturbed.

Equipment anticipated to be used for construction includes backhoe(s), truck(s), loader(s) and bulldozer(s). The following actions will be taken:

1. Areas undergoing actual construction that will be left in an untreated or unvegetated condition for a maximum of 14 days will be protected with temporary erosion control. Temporary erosion control will include erosion control mesh, netting or mulch as directed by the owner or inspecting engineer. 7-10-92
2. All topsoil will be stockpiled for future use and protected from any erosion. Silt fencing will be placed down gradient from the topsoil stockpile. The location of topsoil stockpiles will be determined by the contractor at the time of construction. OK
3. Prior to clearing and grubbing the site, temporary erosion control mesh will be installed and staked across/along points of concentration and/or grades in excess of 3%, and at the inlets of all existing culverts. OK

4. *OK 9-10-11* Prior to clearing and grubbing, siltation fencing will be staked across the slope(s), on the contour, at or just below the limits of clearing or grubbing, and/or just above any adjacent property line or wetland to protect against construction related erosion
5. *OK 9-10-11* All silt fencing will be inspected, replaced and/or repaired weekly, as well as immediately following any significant rainfall or snow melt. Sediment will be removed and returned to the site when it reaches 1/3 the fence height.
6. Any fill used on the site will meet DOT Standard 703.18 for common borrow.
7. If final seeding of the disturbed areas is not completed by September 15th of the year of the construction, then on that date these areas will be graded and smoothed, then prepared to be seeded to a winter cover crop of Rye at the rate of 112 lbs./acre or 3 lbs./1000 sq. ft. The Rye seeding will be preceded by an application of 3 tons of lime and 1,000 lbs. of 10-10-10 fertilizer or its equivalent. If the Rye seeding cannot be completed by October 1st, then on that date, hay mulch will be applied at the rate of 2 tons per acre to provide winter protection. If Rye does not make adequate growth by December 1st, then on that date, hay mulch will be applied at the rate of 150 to 200 lbs./1,000 SF for winter protection. This mulch must be removed prior to the implementation of the Vegetation Plan.
8. During the construction phase, intercepted sediment will be returned to the site and regraded onto open areas. Post seeding sediment, if any, will be hauled to a disposal area approved by the City.

### Vegetation Plan

Revegetation measures will commence immediately upon completion of construction except as noted under Paragraph 7 above. All disturbed areas not otherwise stabilized will be graded, smoothed, and prepared for final seeding as follows:

1. Four inches of loam will be spread over disturbed areas and smoothed to a uniform surface.
2. In lieu of soil tests, agricultural limestone will be spread at the rate of three tons per acre. 10-20-20 fertilizer will follow at the rate of 800 lbs. per acre. These two soil amendments will be incorporated into the soil prior to seeding.
3. Following seed bed preparation, any sediment-stormwater detention structures, swale areas, fill areas, and back slopes will be seeded to a mixture of 35% Creeping Red Fescue, 6% Red Top, 24% Kentucky Bluegrass, 10% Perennial Ryegrass, 20% Annual Ryegrass, and 5% White Dutch Clover. The lawn areas will be seeded to a premium turf mixture of bluegrass and/or Fescue with a seeding rate of 2-3 lbs. per 1,000 square feet.

\* Lawn quality sod may be substituted for seed only.



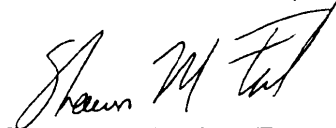
4. Hay mulch at the rate of 100 lbs. per 1,000 square feet or a hydro-application of asphalt, wood, or paper fiber will be applied following seeding. A suitable binder, such as Curasol or Terratack, will be used on hay mulch for wind control. At a minimum, the soil must be covered by the mulch. All disturbed areas greater than a 3:1 slope will require erosion control netting to secure the mulch.
5. All erosion control measures will remain in place until seedings have become 90% established and then removed within 10 days.

### **Monitoring**

Maintenance measures will be applied as needed during the entire construction cycle. Weekly and after each rainfall, a visual inspection will be made of all installed erosion control measures and repairs will be made as needed to insure their continuing function as designed. Following the final seedings, the site will be inspected every fifteen days until the seedings have been established. Established means a minimum of 90% of area vegetated with vigorous growth. Reseeding will be carried out, with follow-up inspections, in the event of any failures. All erosion control measures will be removed within 10 days when vegetation is adequately established.

Prepared by:

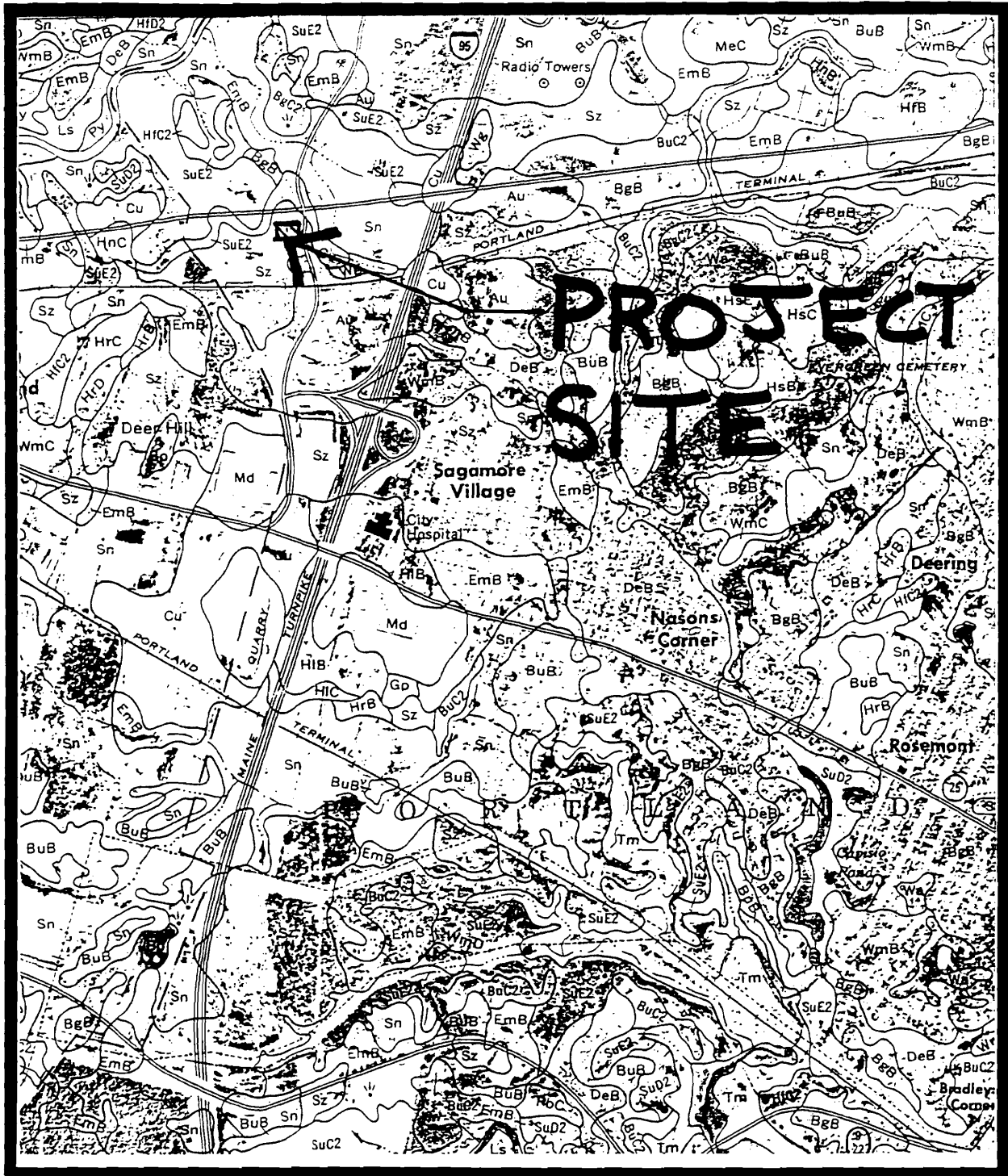
SEBAGO TECHNICS, INC.



Shawn M. Frank, P.E.  
Project Manager

SMF:jc

April 15, 1997



MEDIUM INTENSITY SOIL SURVEY  
CUMBERLAND COUNTY  
SHEET 81  
PORTLAND, MAINE  
SCALE 1:20,000



**Sebago Technics**  
*Engineering & Planning for the Future*

WARRANTY DEED

**DRAFT**

(Maine Statutory Short Form)

**TIDY UP CAR WASH, INC.**, a Maine corporation whose mailing address is \_\_\_\_\_, hereinafter referred to as the Grantor, for consideration paid grants to **PRO LUBE, INC.**, a Maine corporation whose mailing address is 201 Park Avenue, Springfield, MA 01809 hereinafter referred to as the Grantee, with **WARRANTY COVENANTS**, a certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, and described as follows:

**See Exhibit A attached hereto and made a part hereof**

IN WITNESS WHEREOF, the Grantor, **TIDY UP CAR WASH, INC.**, has caused this instrument to be signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

Signed, Sealed and Delivered  
in presence of:

TIDY UP CAR WASH, INC.

By: \_\_\_\_\_

Its President

STATE OF MAINE

CUMBERLAND, SS.

, 1997

Then personally appeared the above named Timothy Flannery, in his capacity as \_\_\_\_\_, of Tidy Up Car Wash, Inc. and acknowledged the foregoing instrument to be free act and deed in his said capacity and the free act and deed of Tidy Up Car Wash, Inc.

Before me,

\_\_\_\_\_  
Attorney-at-Law  
Notary Public

\_\_\_\_\_  
Print Name

## EXHIBIT A

A certain lot or parcel of land on the westerly side of Riverside Street in the City of Portland, County of Cumberland and State of Maine, being more fully bounded and described as follows:

Beginning at a 5/8" rebar found at the most southeasterly corner of lands now or formerly of Ervin L. Richardson, Jr. (see Cumberland County Registry of Deeds Book 9439, Page 155);

Thence northerly, along the westerly sideline of Riverside Street along a curve having a radius of 629.77 feet and a length of 3.47 feet along a bearing N 02° 17' 28" E;

Thence continuing northerly along the westerly sideline of Riverside Street along a curve having a radius of 544.6 feet bearing N 05° 24' 21" W and a length of 56.16 feet to a 5/8" rebar;

Thence continuing northerly along the westerly sideline of Riverside Street along a curve having a radius of 544.6 feet bearing S 08° 55' 16" W and a length of 10.60 feet to a 5/8" rebar to be set on the westerly sideline of Riverside Street;

Thence N 88° 17' 53" W along retained lands of Tidy Up Car Wash, Inc. (see Book 12770, Page 344) a distance of 72.41 feet to a 5/8" rebar;

Thence N 01° 42' 07" E a distance of 6 feet along lands now or formerly of Tidy Up Car Wash, Inc., to a 5/8" iron rebar to be set;

Thence N 88° 17' 53" W a distance of 122 feet along retained lands of Tidy Up Car Wash, Inc. to a 5/8" rebar to be set;

Thence S 11° 29' 11" W a distance of 77.12 feet along lands now or formerly of Blouin Realty (see Book 6345, Page 205) to a 5/8" rebar to be set;

Thence S 88° 17' 53" E a distance of 100.01 feet along lands now or formerly of Wickes Corp. (see Book 3142, Page 783) to a point;

Thence continuing S 88° 17' 53" E a distance of 102.51 feet to the point of beginning. Containing .34 acres more or less.

Reference is made to a certain plan entitled "Survey Plan" of proposed Jiffy Lube lot for Pro Lube, Inc., by Sebago Technics, Inc., dated March 3, 1997, to be recorded (the "Plan").

Excepting and reserving to the Grantor, its successors and assigns, an easement for the use, maintenance, repair and replacement of a septic system leach bed, in common with the Grantee, its successors and assigns, in the general location as shown on the Plan, subject, however, to the Grantee's right to expand and relocate such disposal bed on the property conveyed to the Grantee as described herein. This easement for the septic system leach bed shall terminate and extinguish at such time as the adjoining property of the Grantor is served by public sewer.

The above-described premises are conveyed together with an easement over the retained property of the Grantor (see Book 12770, Page 344) for travel to and from Warren Avenue and Riverside Street over the Grantor's retained parcel to the premises conveyed above.

The premises conveyed herein are further conveyed together with an easement for the temporary loading and unloading by truck for the purpose of delivering motor lubricants from the buildings located upon the property conveyed to the Grantee herein. This easement for temporary loading and unloading is located along the southerly sideline of Grantor's retained parcel (see Book 12770, Page 344) in the vicinity of the building to be constructed by Grantee. Reference is made to the Plan and to a certain site/utility plan of proposed Jiffy Lube for Pro Lube, Inc., by Sebago Technics dated April 3, 1997.