

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

Location of Construction: 270 Riverside Street		Owner: Tidy Up Car Wash, Inc.		Phone: 871-5000		Permit No: 961172			
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:			
Contractor Name: TF Properties		Address:		Phone: 871-05000		Permit Issued: NOV 27 1996			
Past Use: Gas Station/Car lot		Proposed Use: Gas Station		COST OF WORK: \$ 100,000.00		PERMIT FEE: \$ 723.00			
Proposed Project Description: Int/Ext renovations as per plans				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:			
				Signature: [Signature]		Signature: [Signature]			
Permit Taken By: Vicki Dover				Date Applied For: 11/12/96				Zoning Approval: 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"/>	
				Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>				Signature: _____ Date: _____	
Permit Taken By: Vicki Dover		Date Applied For: 11/12/96						Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

**PERMIT ISSUED**  
NOV 27 1996  
**CITY OF PORTLAND**

**PERMIT ISSUED WITH LETTER**

1. This permit application doesn't 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..

**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 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 of Applicant: [Signature] ADDRESS: \_\_\_\_\_ DATE: 11/12/96 PHONE: 874-5000

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

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

CEO DISTRICT 4

COMMENTS

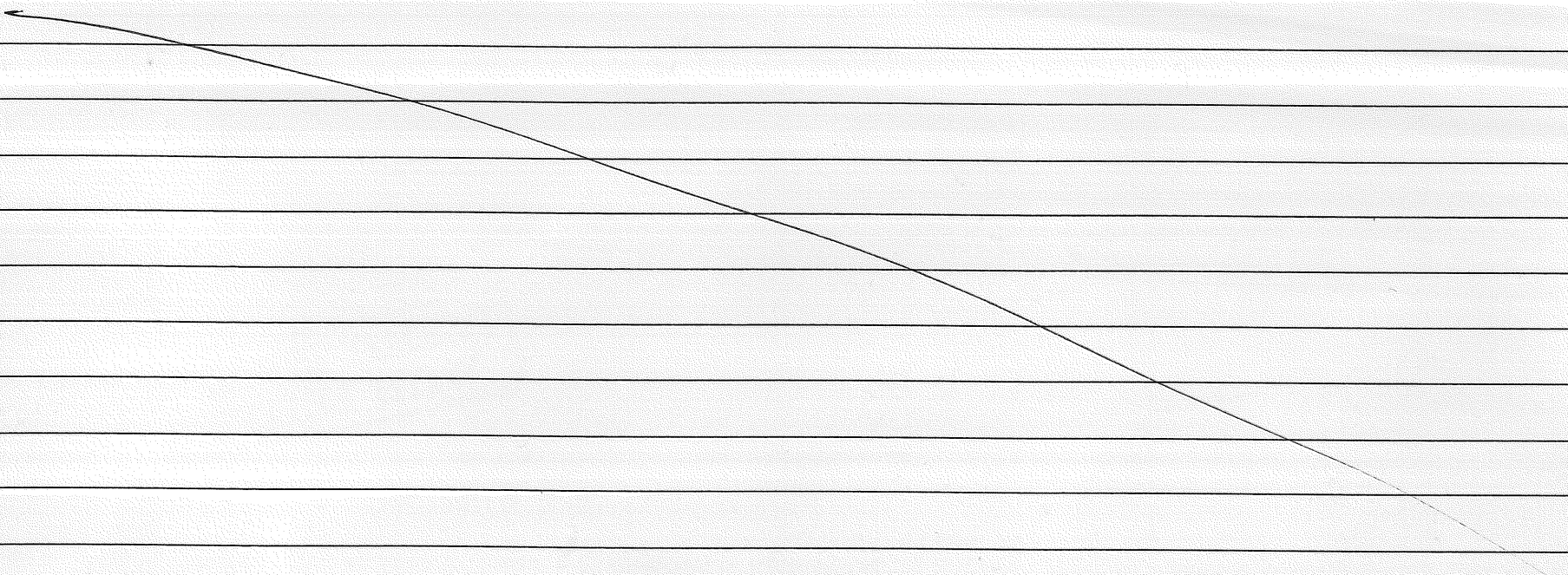
12/10/97 Contractor started interior demo.

1/23/97 Plumbing inspection - ok

2/11/97 CE: Coy O inspection - ok need PRC inspection on site work

2/24/97 Coy O Temp ok to issue

2/25/97 License signed by.



Inspection Record

Type	Date
Foundation: _____	1/23/98
Framing: _____	2/11/98
Plumbing: _____	
Final: _____	2/24/98
Other: <u>Food Service License</u>	2/25/98



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

**LOCATION**

Issued to Tim Flannery /Tidy Up Car Wash

Date of Issue 25FEB97

**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. 961172, 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

Gas station/Convenience Store

same

**Limiting Conditions:**

Refer to attached letter of conditions.  
Electrical ~~Room~~ - fire rate ceiling according to Authority having jurisdiction.

**This certificate supersedes  
certificate issued**

Approved:

2/25/97 Amy Rivers  
-----  
(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:** Kandice Talbot, Planner  
**FROM:** Steve Bushey, Development Review Coordinator  
**DATE:** February 24, 1997  
**SUBJECT:** Tidy-Up Car Wash, 270 Riverside Street

I have visited the project site and reviewed the work completed to date. This includes the following:

- Installation of underground tanks
- Installation of new pump islands and paved service area
- Installation of storm drain and sanitary sewer lines
- Installation of parking area lighting

Work that remains to be completed includes the following:

- Sidewalk paving and curb installation along Warren Avenue
- Landscaping
- Surface paving over entire lot

It is my understanding that Tidy-Up Car Wash is requesting a Temporary Certificate of Occupancy. The site work conditions are currently sufficient for the issuance of a Temporary Certificate of Occupancy as long as sufficient evidence is provided by the Applicant for the state approval of the underground fuel storage tanks. If there are any questions, please call this office.

Applicant: Tim FLANNery  
Address: 270 Riverside St

Date: 11/25/96  
C-B-L: 316-B-8

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - B-4

Interior or corner lot - ~~west~~ of Warren Ave

Proposed Use/Work - interior & Exterior Alteration for gas station, conv. store

Sewage Disposal -

Lot Street Frontage - 60' min - 154' shown

Front Yard - ~~20'~~ 20' min - 20' shown to canopy

Rear Yard - 20' min - 20' exactly shown

Side Yard - 10' min - 10' shown

Projections -

Width of Lot - 60' min - 154' shown

Height - 1 story

Lot Area - 10,000<sup>sq</sup> min 44,042<sup>sq</sup>

Lot Coverage/ Impervious Surface - 80% impervious - 68% shown

Area per Family - N/A

Off-street Parking -

Loading Bays -

Site Plan - minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

F.A.R = 65 MAX  
(no abutting zone)

1,777 floor area  
44,042 land area = 10403

# BUILDING PERMIT REPORT

DATE: 11/26/95 ADDRESS: 270 Riverside St

REASON FOR PERMIT: renovation

BUILDING OWNER: Tim Flanny

CONTRACTOR: TF Properties

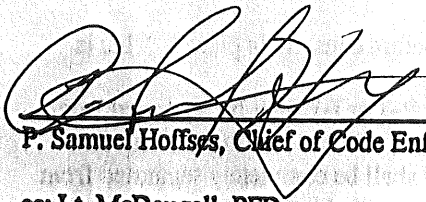
PERMIT APPLICANT: Tim Flanny

APPROVAL: \*1, \*2, \*14, \*17  
DENIED: \*23

## CONDITION OF APPROVAL OR DENIAL

- \*1. 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)
- \*2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
5. 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.
6. Headroom in habitable space is a minimum of 7'6".
7. 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.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. Every sleeping room below the fourth story in buildings of use Groups S 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.
10. 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.
11. 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.
12. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. 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, 919.3.2 (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 basements
14. In 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) 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.

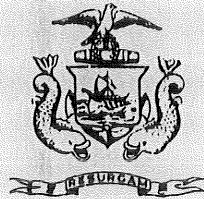
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall maintained to NFPA #13 Standard.
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
18. 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.
19. 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".
20. 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.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
22. ~~State Fire Marshall approval required for~~
23. Approval is for building construction only
- 24.
- 25.



P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

November 27, 1996

Tidy Up Car Wash, Inc.  
270 Riverside Street  
Portland, Maine 04103

RE: 270 Riverside Street

Dear Sir ,

Your application to construct a gas station 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.**

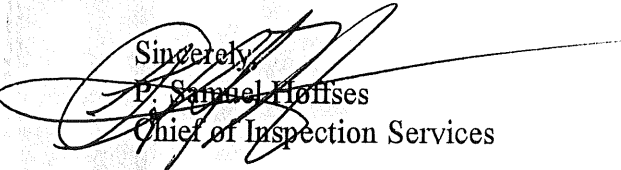
### Site Plan Review Requirements

Building Inspection : A separate permit is required for all signage. M. Schmuckal  
Development Review Coordinator : Approved. S. Bushey  
Planning Div. : Approved : K. Talbot  
Fire Dept. : Approved: Lt. MacDougall

### Building and Fire Code Requirements

1 Please read and implement items 1,2,14,17, & 23 of the attached building permit report.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

cc: M. Schmuckal K. Talbot Lt. MacDougall S. Bushey





Angus S. King, Jr.  
Governor

# Department of Public Safety

Licensing and Inspections Unit

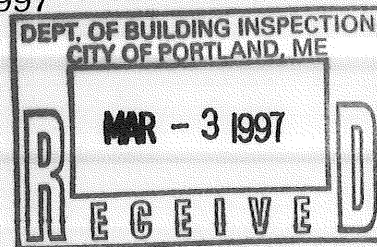
State Fire Marshal's Office  
Engineering and Inspections Divisions  
164 State House Station  
Augusta, Maine 04333-0164



Ladd G. Alcott  
Fire Marshal

February 27, 1997

Timothy & Thomas Flannery  
Tidy-Up Car Wash, Inc.  
PO Box 15399  
Portland, ME 04112-5339



**RE: Self-Service Station Approval**

Gentlemen:

This is to inform you that your self-service station plans for the above named facility have been approved by this department.

Approval of these plans is granted after examination under the requirements of the State of Maine, Department of Public Safety Special regulations for Attended Self-Service Gasoline Dispensing Stations without regard to adequacy of design or workmanship. The completed facility is subject to periodic inspections for operational use.

**Be sure to check with local officials for any other requirements of local ordinances.**

Yours for better fire protection,

*Joseph A. Levasseur*  
Joseph A. Levasseur  
Fire Protection Specialist

JAL/fs

Enclosure

cc: Code Enforcement Officer ✓

397 Water Street  
Gardiner, Maine 04345  
Telephone: 207-624-8744  
Fax: 207-624-8767

In accordance with Title 25, Sec. 2450, as amended, approval is hereby granted for the installation of a Self-Service Gasoline Dispensing Station at:

Tidy-Up Car Wash, Inc. - DBA/Stop & Shoppe Food Mart

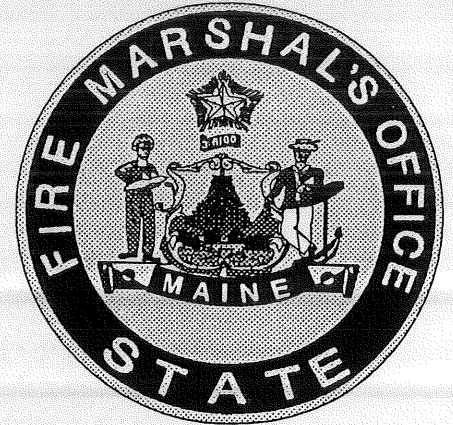
270 Riverside St.  
Portland, ME 04112-5339

Approval Number: SS97-001

Date Issued: February 27, 1997



Col. Alfred R. Skolfield  
Commissioner of Public Safety



### REGULATIONS FOR SELF-SERVICE GASOLINE DISPENSING STATIONS

1. Every person, firm or corporation who intends to construct, reconstruct, convert or alter any service station to provide attended self-service gasoline dispensing shall furnish the Office of State Fire Marshal with plans of such proposed station that shall include the location of the pump island in respect to the control console and location of the fire extinguishing control.
2. Every gasoline service station shall be under the direct control of the owner, operator or duly authorized employee who shall be on duty at all times when gasoline is being sold or dispensed.
3. Each installation shall be equipped with a fixed fire extinguishing system installed in accordance with the appropriate NFPA Code. Said system shall provide protection for all pumps in the dispensing area. Each extinguisher head shall be installed in such a manner that an accumulation of ice or snow will not adversely effect the proper functioning of the system.
4. The number of nozzles capable of simultaneous operation may not exceed sixteen nozzles per operator on duty at islands open to use, and no more than eight nozzles may be used at one time.
5. The controlling mechanism console and its related equipment are to be of an approved type.
6. Gasoline shall be dispensed only by a competent licensed motor vehicle operator or by a qualified station attendant.
7. Instructions for the operation of dispensers shall be conspicuously posted, and in addition, signs bearing the words "Extinguish All Smoking Materials; Shut off Engine" in block letters at least two inches (2") in height shall be conspicuously posted at both ends of the pump island visible to approaching vehicles.
8. The control console providing power to the pump motor is in constant attendance by the owner, operator or duly authorized employee while gasoline is being dispensed and is properly protected against physical damage from motor vehicles.
9. There shall be constant contact by the control console operator and the pump island by means of an inter-communication system which shall be maintained in proper operating condition at all times.
10. The control console operator must observe the filling operating of each vehicle. Mirrors are not acceptable as providing adequate visual control.
11. The control console shall include a disconnect switch which will instantly cut off all pumping power.
12. No other method of self-service gasoline dispensing will be permitted.
13. The municipal fire officials of the city or town in which a proposed self-service station is to be located shall be informed of such proposal and the requirements of all local ordinances must be met.
14. Fees for the review and approval of required plans shall be charged under the provisions of Title 25, Section 2450. Approval to be posted on site.
15. A listed, automatic-closing type hose nozzle valve with latch-open device may be installed.

CITY OF PORTLAND

September 11, 1996

Mr. Tim Flannery  
Flannery Properties  
P.O. Box 15399  
Portland, ME 04112-5399

RE: Tidy Up Car Wash, Inc., Riverside and Warren Avenue

Dear Mr. Flannery:

We have reviewed your request to do preliminary site work at the Tidy Up Car Wash site, corner of Riverside and Warren Avenue.

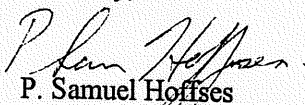
Based on the review, the preliminary site work listed below may be initiated in accordance with the approved site plan.

1. Install erosion control (haybales/silt fences)
2. Build temporary, stabilized access road on the site
3. Cut trees; strip topsoil; level building pad (cut on-site material)
4. Install clean, structural fill for stabilization of the building platform

**Please note: No other site work shall be initiated until a building permit has been issued for this project.**

Should you have any questions concerning this letter please call me or Kandice Talbot of the Planning staff.

Sincerely,

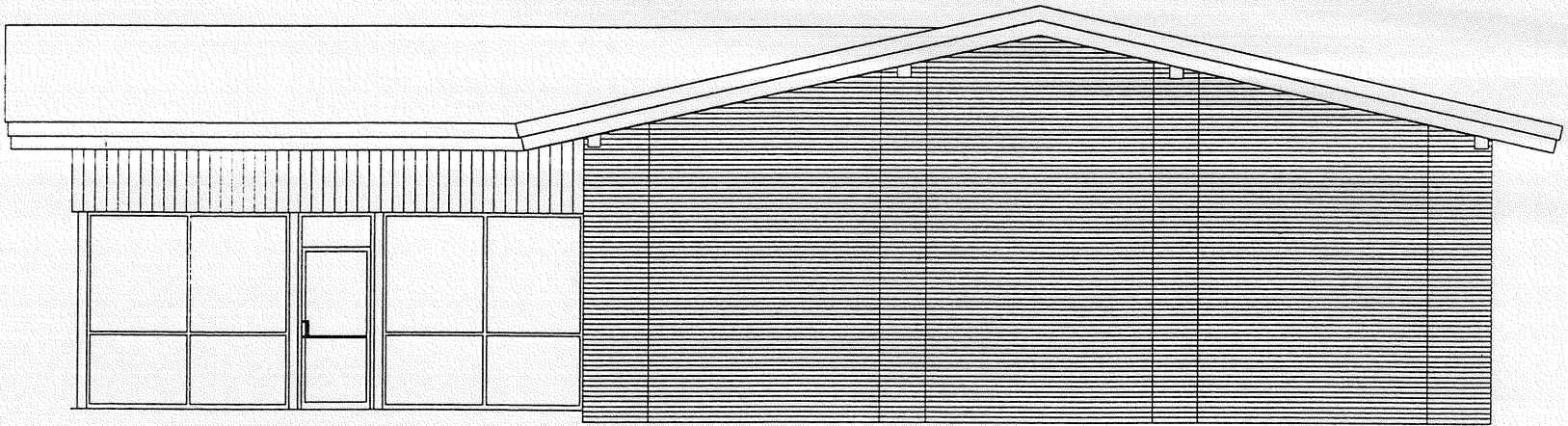


P. Samuel Hoffses  
Chief of Inspection Services

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
Kandice Talbot, Planner  
William Bray, Deputy Director/City Traffic Engineer  
Kathi Staples PE, City Engineer

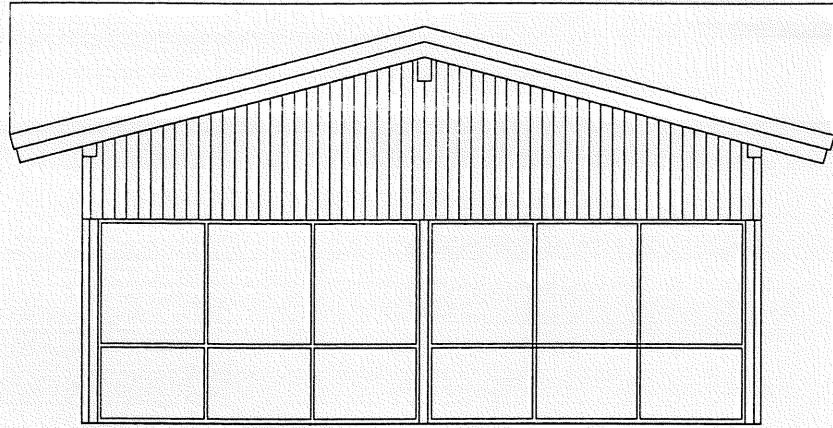
11/2/92 - Contractor has started demo of property.

There is no power. Temporary power @ job trailer only, permit issued for such. There is no sewer system connection, as there is a leach field system, that will be upgraded during reno's. Excavation of concrete pad completed, and they have uprooted some large trees and are doing minor cleanup.



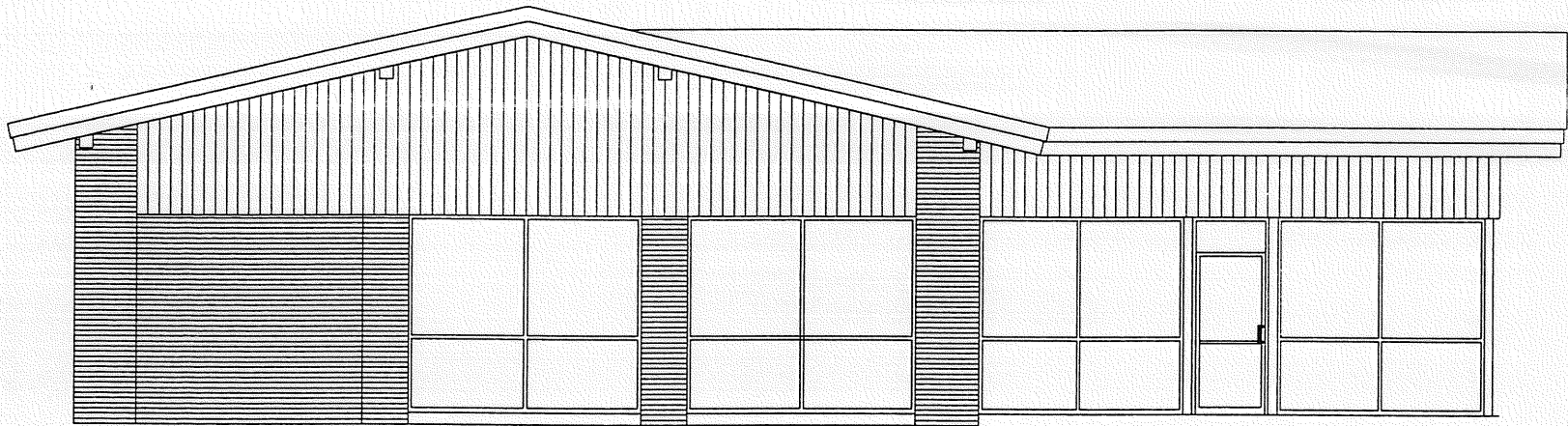
WEST ELEVATION

SCALE: 1/8" = 1'-0"



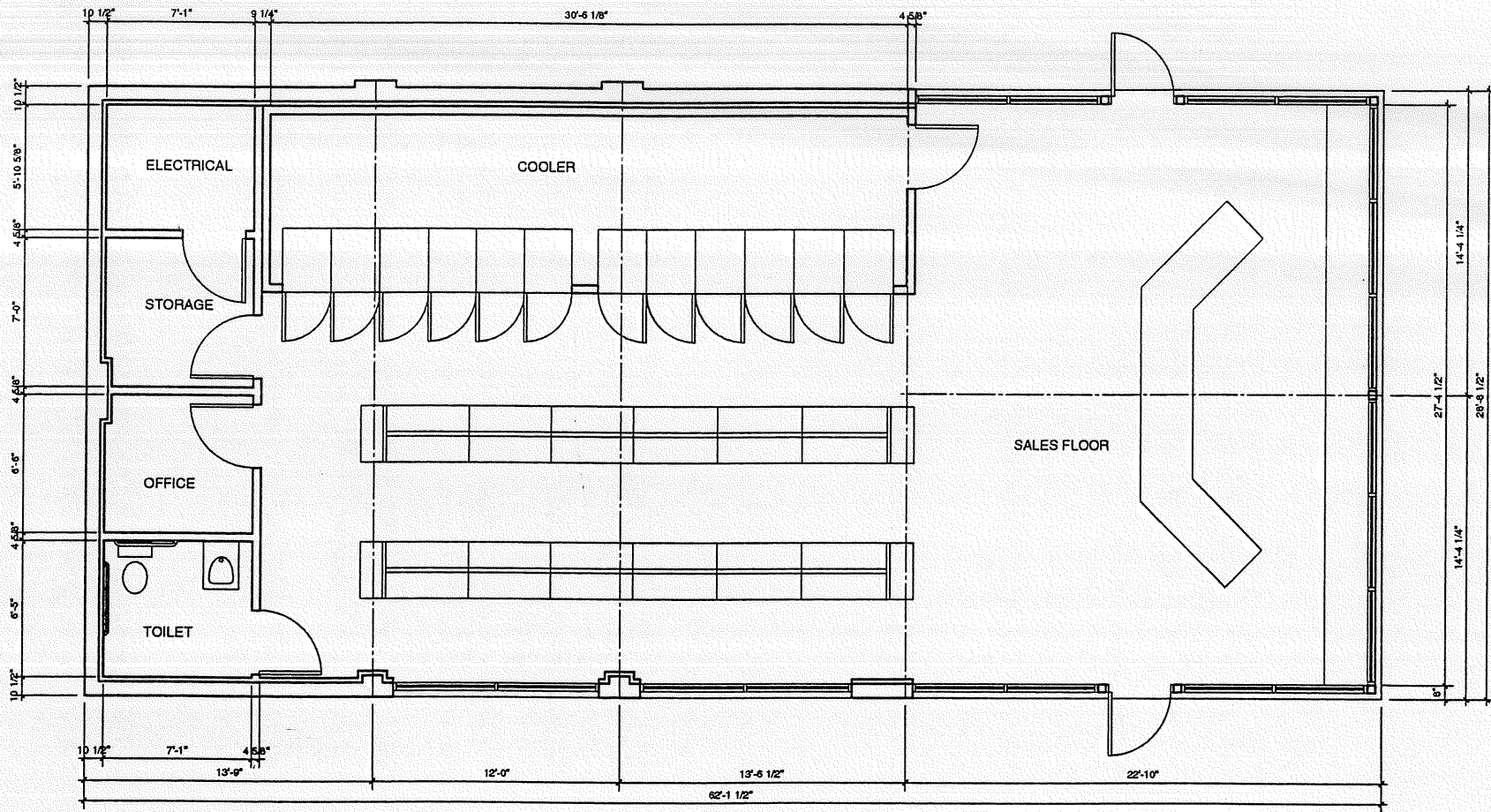
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

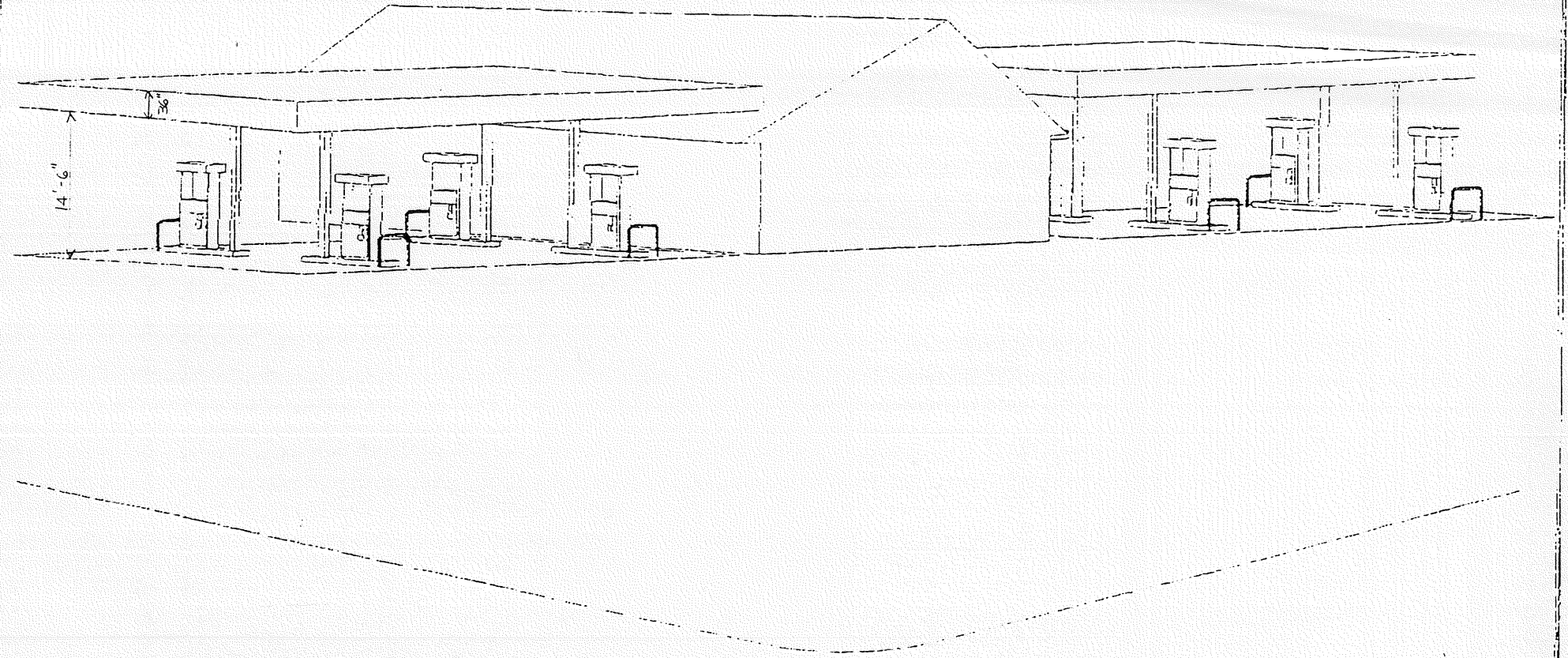



**FLOOR PLAN - PROPOSED**

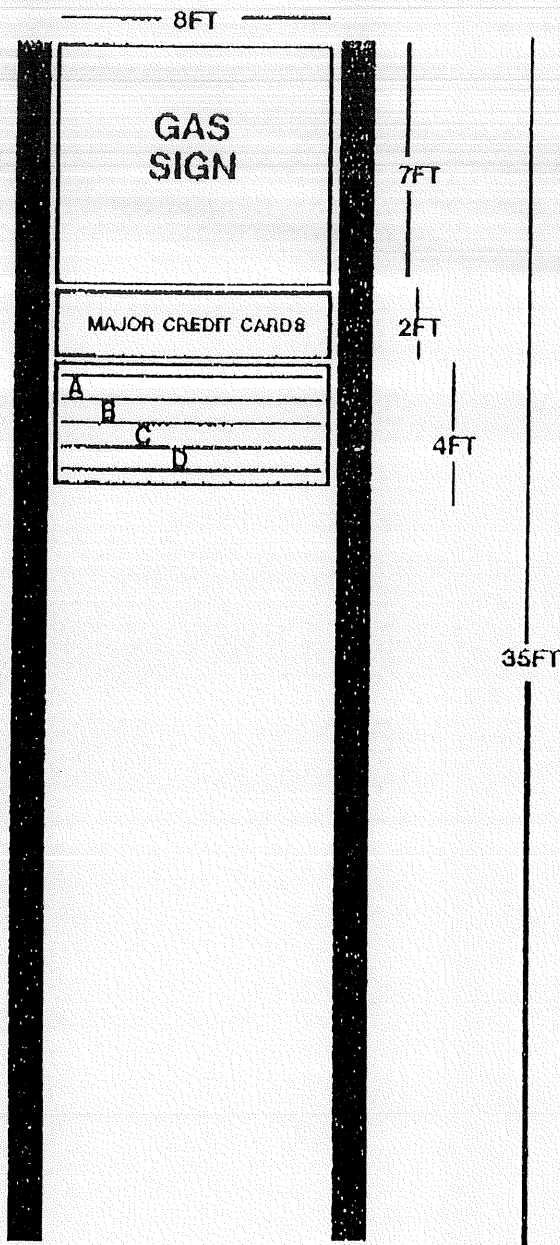
SCALE: 1/8" = 1'-0"







1111 PORTLAND PUMP COMPANY 1111 1111	 PORTLAND PUMP COMPANY 1111 1111
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PROPERTY OF

Sign Design, Inc.

Customer:

Project:

Date:

Revised:

Approved:



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Date of Certificate:  
February 10, 1997

P . 02

UNDERGROUND STORAGE TANK  
FACILITY REGISTRATION CERTIFICATE

Facility:

TIDY UP CAR WASH  
270 RIVERSIDE ST  
PORTLAND

Please display this certificate in a  
visible location at the registered facility.

Facility Registration Number: 19550  
Date of Registration: February 10, 1997

Operator:

TIDY UP CAR WASH  
PO BOX 15399  
PORTLAND  
ME 04112 -5399

Sensitive Area Status:

None

Owner:

TIDY UP CAR WASH  
PO BOX 15399  
PORTLAND  
ME 04112 -5399

Facility Use:

Retail Oil Distribution

Number of Active Tanks: 2

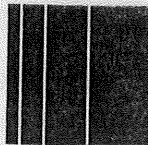
**IF THE INFORMATION ON THIS FORM IS ACCURATE AND  
COMPLETE, PLEASE RETAIN FOR YOUR RECORDS.**

The Maine Department of Environmental Protection must be notified of any  
errors or changes in the information on this form. To accomplish this,  
please draw a line through the incorrect or outdated information, insert the  
correct information, and return this form to:

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF OIL AND HAZARDOUS MATERIALS CONTROL  
STATE HOUSE STATION # 17  
AUGUSTA, MAINE 04333  
ATTN: Underground Tanks Program

If you have any questions concerning this process, please call  
(207) 287-2651 and ask for the administrator of the Underground  
Storage Tanks program.

260-275 (?) Riverside St.  
Tidy-Up Car Wash



**SebagoTechnics**  
*Engineering & Planning for the Future*

October 10, 1996  
96475

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



**Minor Site Plan Application, 260-275 Riverside Street  
Service Station/Convenience Store, Tidy-Up Car Wash, Inc.**

Dear Rick:

On behalf of Tidy-Up Car Wash, 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 260-275 Riverside Street. This site was previously developed into a two-island, four-pump gas station that also contained three bays for vehicle service. Subsequent to the closing of the facility, the site has also been utilized as a used car dealership. Presently, no full-time business concern is active at the site.

The applicant proposes to upgrade the existing facility to provide a modern convenience store on the premises. Additionally, four new pumps will be installed within two islands on the easterly (Riverside Street) side of the building and four pumps within two islands will be installed on the westerly side of the building. The existing canopy over the easterly islands will be upgraded and a new canopy is proposed over the two westerly islands. A small island will be installed on the northerly edge of pavement for two vacuum cleaners and for a compressed air terminal.

Previously, we met with William Bray, P.E. of the Portland Public Works Department to discuss traffic issues at the site. Due to the previous development activity within this area, Mr. Bray did not believe that a traffic study was warranted. He did request, however, that the easterly-most of the two existing access drives from Warren Avenue be eliminated. The enclosed Site Plan shows this entrance to have granite curbing and a bituminous sidewalk installed along Warren Avenue. The remaining paved area will be removed and the area will be filled, loamed and seeded.

A new sign is proposed to be installed near the intersection of Warren Avenue and Riverside Street in the location depicted on the site plan. A detail of the proposed sign is also included within the plan set. The applicant is proposing to install additional landscaping as shown on the plan. The landscaping will help to screen the project from the abutting property to the west. A landscaped island will also be installed between the two access drives on Riverside Street. Additionally, landscaping is proposed around the sign and along the northerly edge of pavement to provide a visual buffer from Warren Avenue.

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. No new easements are proposed.
- (c)(4) Proposed solid waste from the site consists of cardboard and paper products associated with retail sales. As no vehicle service is proposed on site, no petroleum based wastes will be generated.
- (c)(5) The property is currently served by a 1½ inch water service from Riverside Street which will be retained. An existing subsurface sewage disposal system also serves the site. The existing 3,000 square foot leach field will be reduced to a 1,000 square foot leach field which is more than sufficient for a maximum of eight employees with no public restrooms. 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.
- (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) Tidy-Up Car Wash has constructed a similar facility which also included car washes and an oil change facility on Route One in Saco. 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 bank financed. We are currently working to obtain a letter from them.

(c)(10) Enclosed is a copy of the deed to the property and associated easements.

(c)(11) No unusual natural areas are located on the site which was previously developed as a service station.

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

BK 8132 PG 0338

SPECIAL WARRANTY DEED  
000429

DELTA REALTY CO., INC., a Maine corporation doing  
business in Portland, County of Cumberland, State of Maine,  
for consideration paid,

grants to WILLIAM L. LUCE, of Falmouth, County of Cumberland,  
State of Maine,

with ~~WARRANTY~~ <sup>Ac.</sup> WARRANTY COVENANTS, as modified on Schedule "A"  
attached hereto,

the land in Portland, County of Cumberland, State of Maine,

All as more particularly described on Exhibit A attached hereto  
and made a part hereof.

IN WITNESS WHEREOF, DELTA REALTY CO., INC., has caused  
this instrument to be signed in its corporate name by Arthur P.  
Girard, its President, thereunto duly authorized, this  
<sup>4th</sup> day of January, in the year of our Lord one thousand  
nine hundred and eighty-eight.

MAINE REAL ESTATE TRANSFER TAX PAID

Seely Wallace  
Witness

DELTA REALTY CO., INC.

BY: Arthur P. Girard  
Arthur P. Girard,  
Its President

State of Maine  
Cumberland, ss.

January 4, 1988

Personally appeared the above named Arthur P. Girard  
and acknowledged the above instrument to be his free act and  
deed in said capacity and the free act and deed of said  
corporation.

Before me,

Seely Wallace  
Notary Public  
Attorney at Law

SEAL

MY Commission Expires 1-27-91

SCHWARTZ, WILSON,  
FERNALD & FOLEY  
ATTORNEYS AT LAW  
P.O. BOX 18337  
483 CONGRESS STREET  
PORTLAND, MAINE 04101

All that certain lot or parcel of land, situated in the City of Portland, County of Cumberland and State of Maine and being more particularly bounded and described as follows:

Beginning at an iron located on the northwesterly sideline of Riverside Street as relocated June 2, 1958 and land of Arthur C. Thibodeau et al;

Thence Northerly by Riverside Street on a curve to the right with a radius of six hundred sixteen and seventy-seven hundredths feet (619.77') arc distance of one hundred two and eighty-one hundredths feet (102.81') to a point;

Thence continuing northerly by Riverside Street on a curve to the left with a radius of eight hundred sixty-six and thirty hundredths feet (866.30') arc distance of seventy-seven and fifty-three hundredths feet (77.53') to an iron and land conveyed to Central Maine Power Company by Herman F. Cook by deed dated September 26, 1951 and recorded in Cumberland County Registry of Deeds in Book 2667, Page 43;

Thence N 73° 35' W by said Central Maine Power Company land two hundred four and sixteen hundredths feet (204.16') to an iron;

Thence S 13° 31' W by land of Edge & McBain's Company two hundred eighty-six and eight hundredths feet (286.08') to an iron and land of The Vickers Corporation;

Thence S 86° 06' 38" E by The Vickers Corporation land ninety-nine and ninety-two hundredths feet (99.92') to an iron and land of Arthur C. Thibodeau et al;

Thence N 4° 38' W by said Thibodeau land sixty feet (60') to an iron;

Thence S 86° 33' 18" E by said Thibodeau land one hundred twenty-four and eighteen hundredths feet (124.18') to an iron on the northwesterly side of said Riverside Street and the point of beginning.

Reserving, however, from the above-described premises a certain sewer easement as reserved by Frank D. Holden in his deed to Barbara E. Nichols dated December 3, 1941 and recorded in said Registry in Book 1659, Page 245, said easement to run along a center line not more than three (3) feet easterly of the westerly sideline of the above-described premises.

Being the same premises conveyed to the Grantor herein by deed of Exton Corporation, dated October 30, 1986, and recorded in said Registry of Deeds in Book 7482, Page 0268.

Together with an Easement to pass and repass on foot and with vehicles over, along and across land of the Grantor in the City of Portland, County of Cumberland and State of Maine, by means of two access roads each thirty (30) feet in width, together with slope rights thereon, located and described as follows:

Access Road #1 extending from the southerly boundary line of Warren Avenue, as called, as now traveled, in a general southwesterly direction across a 100-foot strip of land owned by the Grantor and maintained as a right of way for its transmission lines designated Section #188 Loop to the southerly boundary line of said 100-foot strip.

The sidelines of said Access Road #1 being 15 feet on each side of a proposed center line. Said center line is more particularly located and described as follows:



BK 8132 PG 0340

Beginning at a point in the said southerly boundary line of Warren Avenue; thence extending in a general southeasterly direction and crossing the center line of the most northerly transmission line at a point 194 feet, more or less, distant N.  $73^{\circ}$  -  $32'$  W. measured along said center line of said transmission line from an angle pole designated #152; thence continuing on the same course and crossing the center line of the most southerly transmission line at a point 175 feet, more or less, distant N.  $73^{\circ}$  -  $32'$  W. measured along said center line of said transmission line from an angle pole designated #93; thence continuing on the same course to the said southerly boundary line of said 100-foot strip of land of the Grantor.

Access Road #2 extending from the southerly boundary line of said Warren Avenue in a general southerly direction across said 100-foot strip of land of the Grantor to the southerly boundary line of said 100-foot strip.

The site lines of said Access Road #2 being 15 feet on each side of a proposed center line. Said center line is more particularly located and described as follows:

Beginning at a point in the said southerly boundary line of said Warren Avenue; thence extending in a general southerly direction and crossing the center line of the most northerly transmission line at a point 257 feet, more or less, distant S.  $73^{\circ}$  -  $32'$  W. measured along said center line of said transmission line from said angle pole designated #152; thence continuing on the same course and crossing the center line of the most southerly transmission line at a point 263 feet, more or less, distant S.  $73^{\circ}$  -  $32'$  W. measured along said center line of said transmission line from said angle pole designated #93; thence continuing on the same course to the said southerly boundary line of said 100-foot strip of land of the Grantor.

The warranty covenants herein recited are modified by the following: This transfer is subject to all of the reservations and recitations contained in said deed of Exxon Corporation dated October 30, 1986, recorded in said Registry of Deeds in Book 7482, Page 0268, if such reservations and recitations are legally enforceable against the Grantor and now against the Grantee.

Excepting and reserving that portion of the afore-described premises taken by the City of Portland as described in the Certificate of City Clerk Re: Taking of Property Vicinity of Warren Avenue and Riverside Street dated November 30, 1987, recorded at the Cumberland County Registry of Deeds in Book 8085, Page 185.

RECEIVED  
RECORDED REGISTRY OF DEEDS

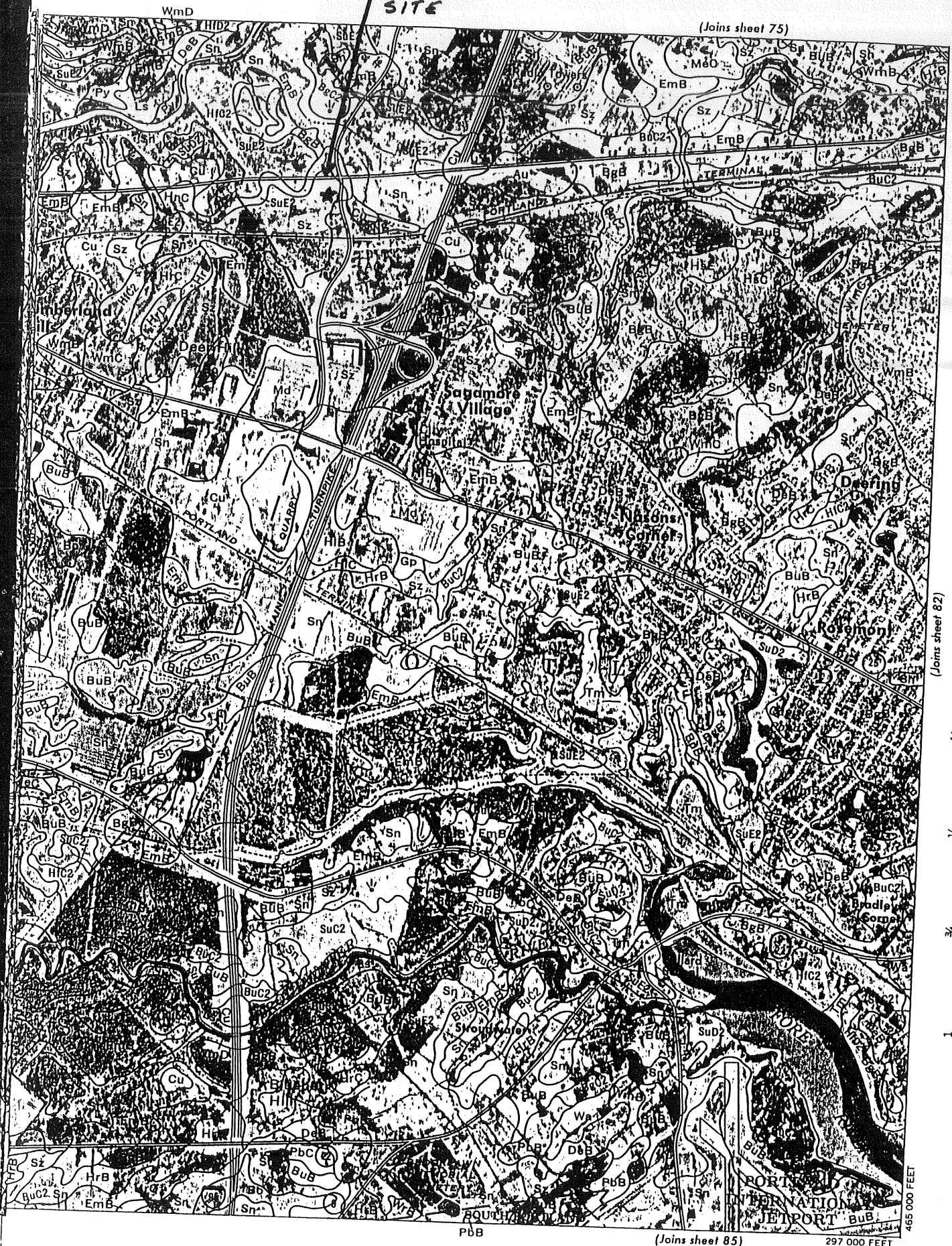
1988 JAN -5 PM 12: 21

CUMBERLAND COUNTY

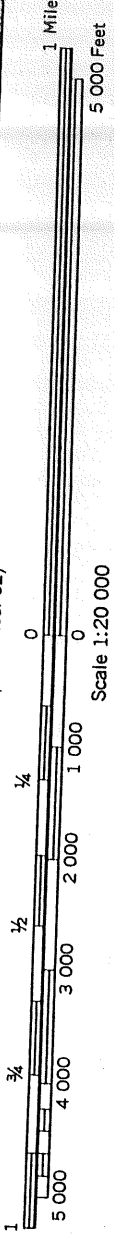
James J. Walsh

PROJECT  
SITE

(Joins sheet 75)



(Joins sheet 82)



Scale 1:20,000

(Joins sheet 83)

PBB

(Joins sheet 85)

297 000 FEET

465 000 FEET



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

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

Applicant Tidy-Up Carwash, Inc.  
P.O. Box 15399 Portland, ME 04112-5399

10 October 1996

Applicant's Mailing Address 856-0277

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

Consultant/Agent Shawn Frank - Sebago Tech

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

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

26- 275 Riverdale St  
Address of Proposed Site 316-B-008

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) Convenience Store/Gas

Proposed Building Square Feet or # of Units \_\_\_\_\_ Acreage of Site 1.02 Acres 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 [Signature]

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

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date

Additional Sheets Attached

Condition Compliance [Signature] 10/10/96  
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: 260-275 Riverdale St



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

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

Tidy-Up Carwash, Inc.

10 October 1996

Applicant P.O. Box 15399 Portland, ME 04112-5399

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

Applicant's Mailing Address 856-0277

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

Consultant/Agent Shawn Frank - Sebago Tech

26- 275 Riverside St  
Address of Proposed Site 316-3-008

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) Convenience Store/Gas

Proposed Building Square Feet or # of Units \_\_\_\_\_ Acreage of Site 1.02 Acres 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 Kandi Talbot

- Approved  Approved w/Conditions listed below  Denied

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date 11/19/96 Approval Expiration 11/19/97 Extension to \_\_\_\_\_ date date  Additional Sheets Attached

Condition Compliance Shawn M. [Signature] 11/19/96 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>11/19/96</u> date	<u>\$29,355.00</u> amount	<u>11/18/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>11/8/96</u> date	<u>\$517.00</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**

Blue Sheet

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

Applicant Tidy-Up Carwash, Inc.  
P.O. Box 15399 Portland, ME 04112-3399

10 October 1996

Application Date

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

Project Name/Description

Consultant/Agent Shawn Frank - Sebago Tech

16- 275 Riverside St

Address of Proposed Site

316-B-008

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) Convenience Store/Gas

Proposed Building Square Feet or # of Units \_\_\_\_\_  
 Acreage of Site 1.02 Acres    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:**

- Approved     Approved w/Conditions listed below     Denied

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 11/19/96    Approval Expiration 11/19/97    Extension to \_\_\_\_\_ date     Additional Sheets Attached

Condition Compliance [Signature]    [Signature]  
 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>11/19/96</u> date	<u>\$29,355.00</u> amount	<u>11/18/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>11/8/96</u> date	<u>\$517.00</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 \_\_\_\_\_

Tidy-Up Carwash, Inc.  
Applicant P.O. Box 15399 Portland, ME 04112-5399

10 October 1996  
Application Date

Applicant's Mailing Address 856-0277

Project Name/Description

Consultant/Agent Shawn Frank - Sebago Tech

26- 275 Riverside St

Address of Proposed Site

316-B-008

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) Convenience Store/Gas

Proposed Building Square Feet or # of Units 1.02 Acres Acreage of Site  
 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 Schmuckel

- Approved  Approved w/Conditions listed below  Denied

- Separate Permits Are Needed for Signage
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 11/26/96 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  Additional Sheets Attached

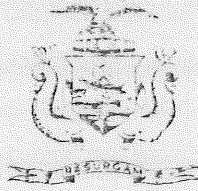
Condition Compliance Shawn M. Frank signature 10/10/96 date

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: 260-275 Riverside St



**CITY OF PORTLAND**

March 18, 1998

Tim Flannery  
Flannery Properties  
P.O. Box 15399  
Portland, ME 04112-5399

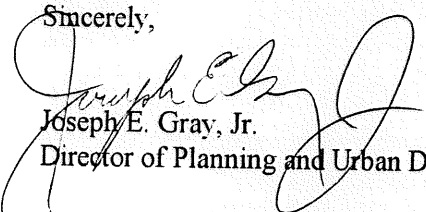
RE: Tidy Up Car Wash, Inc., Riverside and Warren Avenue

Dear Mr. Flannery:

This letter is to confirm the revision to the approved site plan of the Tidy Up Car Wash project located at the corner of Riverside Street and Warren Avenue. The approved revision includes the relocation of the dumpster.

If you have any questions regarding the revision please contact the planning staff at 874-8300, extension 8901.

Sincerely,

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

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

O:\PLAN\CORRESP\SECRETAR\FORMS\SPREVIS.WPD

REMOVE EXIST. TREES & SHRUBS

PROP CONC

PROP CONC

EXISTING BUILDING  
AREA=1705 S.F.  
PROPOSED  
FFE=715

EXIST. HOLDING TANK & DRAIN LINE TO BE REMOVED

1000-GAL. SEPTIC TANK

DISTRIBUTION BOX

BOLLARD, TYP.

STOCKADE TRASH ENCLOSURE

INSTALL SMH  
RIM=70.8  
6" INV. IN=66.1  
6" INV. OUT=66.0  
6" INV. OUT=66.0  
(PLUGGED)

6" SA  
L=98'  
S=0.02  
FLU  
OF

RELOCATE TO AREA WHERE RETAIN 50' JIFFY WOODS OF EXIST. DISPOSAL BED

WATER CONNECTION

(DC 99.92)  
99.98'

S 88°12'34" E

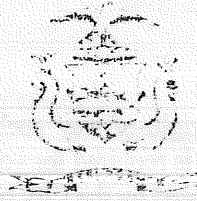
S 70°14'5" E  
100.00'

115.44' (PLAN 3E 11)  
S 88°23'49" E

N 11°29'11" E  
285.14'  
(DC 286.08)

TOM FLANNERY  
GREGG BAGWON  
774-9095





## CITY OF PORTLAND

November 22 , 1996

Tim Flannery  
Tidy-Up Carwash, Inc.  
P.O. Box 15399  
Portland, ME 04112-5399

Re: Tidy-Up Carwash, Inc., 270 Riverside Street

Dear Mr. Flannery:

On November 19, 1996 the Portland Planning Authority granted minor site plan approval for convenience store/gas station at 270 Riverside Street.

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.
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.

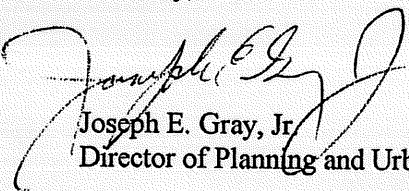
O:\PLANDEVRE\PROJECTS\270RIVER\APPR\LTR.WPD

REC'D AP 11-25-96

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

11/26/96

Received  
11/26/96

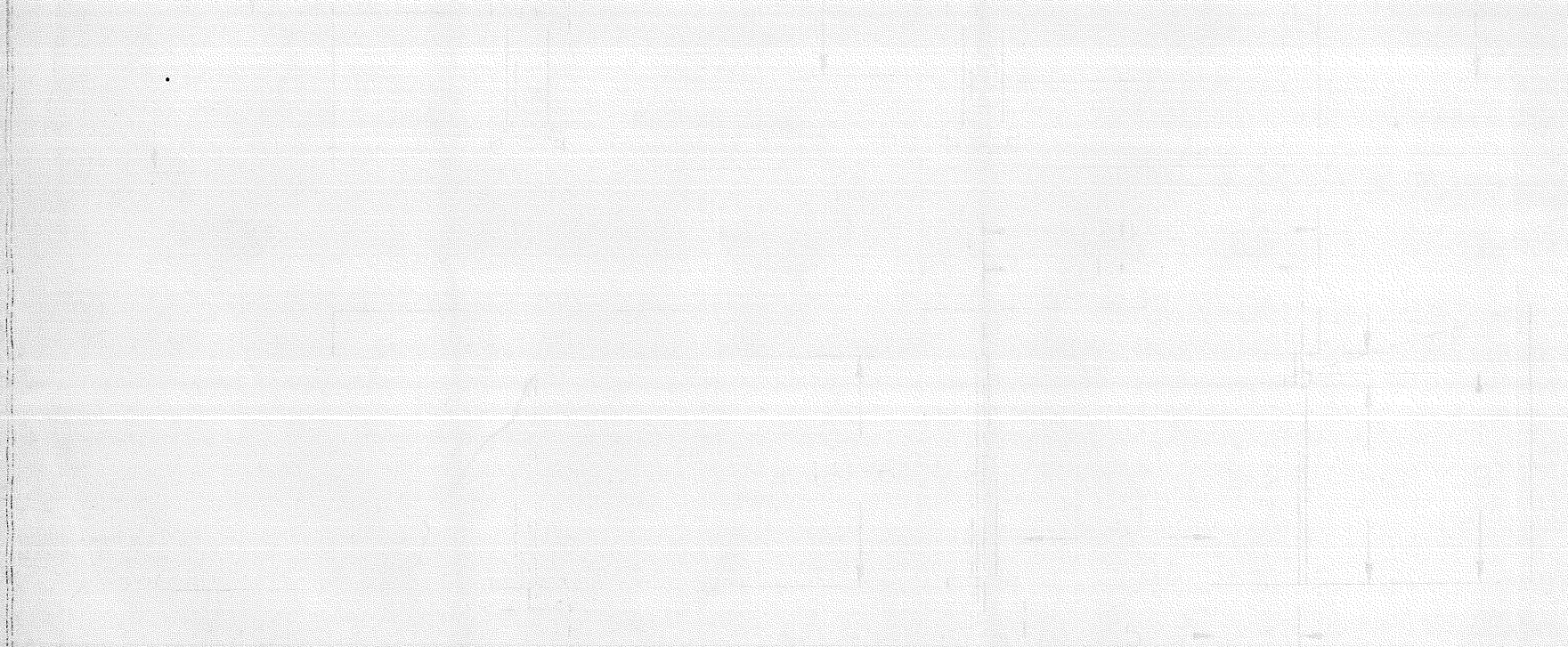
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11/26/96

STANDARD IMAGE COPY  
EST. NO. 1001  
NOV 20 1996

11/26/96

31



EST. NO. 1001  
 EST. NO. 1001  
 EST. NO. 1001

DATE	NOV 20 1996
TIME	
BY	
FOR	

11/20/96 11:10 AM EST. NO. 1001