

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 St. Portland 04103/ Greg		Owner: Thomas Flannery		Phone: (207) 774-9095		Permit No: 990517	
Owner Address: 503 Chandlers Wharf Portland 04101		Lessee/Buyer's Name: Tidy - Up		Phone:		BusinessName:	
Contractor Name: Portland Pump Co.		Address: 04070 Mussey Rd. PO Box 1180 Scarborough		Phone:		Permit Issued: MAY 24 1999	
Past Use: Fuel Mart		Proposed Use: Same		COST OF WORK: \$ 68,800.00		PERMIT FEE: \$ 365.00	
Proposed Project Description: Add Diesel Fuel Island w/ Canopy Add 10,000 Gallon Storage Tank				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>		Signature:	
Permit Taken By: <i>[Signature]</i> S.P.				Date Applied For: April 29th, 1999		Zoning Approval:	
				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..

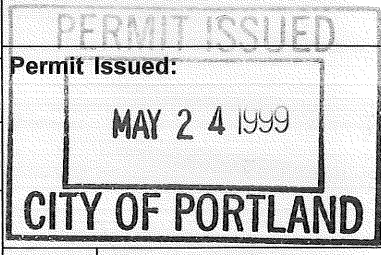
PERMIT ISSUED WITH REQUIREMENTS

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

May 10th, 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:



Zone: CBL: 316-3-008

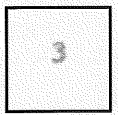
Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

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

Action:
 Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT



COMMENTS

5/28/99 Foundation Inspection w/ Gregg Gagnon
Forms & setbacks OK (D)

7/12/99 Island complete site work continues (D)

2/23/04 - Contacted G. Reynolds & Lt. Mac Re: final inspection
Waiting for their ok

Inspection Record

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

BUILDING PERMIT REPORT

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ADDRESS: 270 Riverside St. CBL: 316-B-008
 PERMIT: Add Fuel Island w/ canopy 10,000 gal. Storage Tank
 APPLICANT: Thomas F. Flannery
 CONTRACTOR: Portland Pump

BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1*2, *27, *34, *35, *36, 37

This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.

Before concrete for foundation is placed, approval from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)

Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2

4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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)
9. 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). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & 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. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. 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. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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. (Section 1018.6)
16. 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. (Section 1010.1)
17. 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. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. 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 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 basements
 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) Section 920.3.2.
20. 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. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X-27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X-34. Before work begins, a structural design on The Canopy sign and seal by a structural engineer reg. in the state of MAINE must be submitted to this office for approval.
- X-35. All equipment must be installed as per the manufactures requirements.
- X-36. DEP approval must be given before installing tanks.
- (37) State Fire Marshall Review required

P. Samuel Hoffses, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

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

19990010

I. D. Number

Stop & Shoppe Fuel Mart

Applicant

270 Riverside St, Portland, ME 04103

Applicant's Mailing Address

Gregg Gagnon

Consultant/Agent

774-9095

Applicant or Agent Daytime Telephone, Fax

1/22/99

Application Date

Fuel Island

Project Name/Description

270 Riverside 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 Parking Lot Other (specify) **additional fuel island**

Proposed Building square Feet or # of Units _____ 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"/> Other _____ |

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **1/22/99**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

- Approved **Approved w/Conditions**
see attached Denied

Approval Date **5/21/99** Approval Expiration _____ 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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	5/10/99 date	\$68,800.00 amount	11/22/99 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	4/23/99 date	\$1,169.60 amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			

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

19990010
I. D. Number

Stop & Shoppe Fuel Mart

Applicant

270 Riverside St, Portland, ME 04103

Applicant's Mailing Address

Gregg Gagnon

Consultant/Agent

774-9095

Applicant or Agent Daytime Telephone, Fax

1/22/99

Application Date

Fuel Island

Project Name/Description

270 Riverside St

Address of Proposed Site

316-B-008

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

- that all nonconforming signage must be removed from the site

Inspections Conditions of Approval

1. All unpermitted and illegal signage shall be removed prior to the issuance of this permit and not returned to the site without approved sign permits.

Fire Conditions of Approval

Application requires State Fire Marshal approval.



1/22/99

Sirs

Tidy up CAR WASH AND Stop & Shoppe FUEL MART ARE ONE AND THE SAME, OWNED AND OPERATED BY THOMAS FLANNERY. Stop & Shoppe is AN EXISTING GAS STATION, CONVENIENCE STORE LOCATED AT 270 RIVERSIDE STREET, PORTLAND, ME. THIS SITE WAS DEVELOPED IN 1996-1997, WITH CONSTRUCTION BEING COMPLETED IN APRIL OF 1997, MEETING ALL CODES AND DEMANDS OF BOTH THE CITY AND STATE OF MAINE. THE FUEL SYSTEM, TANKS, DISPENSERS, UNDERGROUND PIPEING AND ECT., WERE INSTALED BY PORTLAND PUMP CO.

THE STATION CURRENTLY HAS 18 PUMPS LOCATED ON NINE FUEL ISLANDS.

DUE TO THE BUSINESS DEMAND AND VOLUME OF LARGE TRUCKS, IN THIS INDUSTRIAL AREA, WE FIND IT NECESSARY TO ADD AN ADDITIONAL DIESEL FUEL ISLAND TO ACCOMMODATE THE TRUCK TRAFFIC USEING OUR STATION.

PRIOR TO OUR PURCHASE AND DEVELOPMENT OF THIS SITE, THERE WAS A FUEL ISLAND IN THE EXACT LOCATION IN WHICH WE PROPOSE.

THE TOTAL LAND AREA FOR THE ISLAND WOULD BE LESS THAN 30' X 30'.

THE COST OF THE PROJECT IS ESTIMATED TO BE \$55,528.00, AS QUOTED BY PORTLAND PUMP.

Greg A. Gagnon



PORTLAND PUMP COMPANY

PETROLEUM SYSTEMS

Proposal# 98270
 October 30, 1998
 Page 2 of 3

nozzles and breakaways.

7. Electrical: Conduit, wiring and electrical material for the dispenser, management system interface, STP, island light and leak/level probes.

8. Special Notes: A. Maine DEP, DigSafe and Local Fire Department Tank Installation Permits by Portland Pump Company.
 B. Paving not included.
 C: Options: 12,000 gallon tank, add \$ 4,500; 8,000 gallon, deduct \$ 2,100.

Terms and Conditions

This proposal, when accepted by the Purchaser, will constitute a bona fide contract between us, subject to all terms and conditions to follow and to the approval of the Seller's credit manager.

It is expressly agreed that there are no promises, agreements, or understandings, oral or written, not specified in this proposal. Prices quoted are for acceptance within 30 days and, unless otherwise specified, are subject to change without notice after that date. Delivery promises are contingent upon fire, strikes, accidents or other causes beyond our control. We will endeavor to maintain schedules, but cannot guarantee to do so.

Warranty policy-Equipment furnished as a part of this proposal is warranted by the manufacturers. These warranties are passed through the seller to the buyer according to the manufacturers policy.

Excavation quotations are based on normal soil conditions. In the event any underground structures, cables, conduit, debris, rock, ledge, frost, water or running sand are encountered or damaged during the performance of the contract, the price shall be adjusted to cover same. Additional costs resulting shall be borne by the Purchaser but shall in no case exceed existing rate scales for labor and materials had the quotation been based on time and material. If site conditions do not allow proper sloping to meet OSHA regulations, shoring will be required. This will be considered extra work and at a price to be agreed on.

If any of the excavated material is contaminated and causes delays or needs to be disposed of and replaced with new, this will be considered extra work and the price adjusted according to the degree of contamination and length of delay.

Purchaser will be responsible for filling all underground storage tanks with liquid ballast upon setting of tanks. The Seller shall not be responsible for contamination or loss of product used for ballast. In the event any tank should float the Seller shall be held blameless. All expense for equipment, labor and materials to reinstall tanks shall be borne by the Purchaser.

If proper depth is not attainable the price will be adjusted according to the method used to remedy the situation.

Owner to obtain all permits except where noted. Sales Tax is included.

All material and labor used in association with this work will be used as security and will remain the property of the contractor until contract is paid in full.

25% downpayment required, 50% upon setting of tank. Balance Net 30 upon invoicing. Invoicing to be progressive. 1.5% interest per month added for invoice amounts over 30 days old.

AGREED TO BY:

 Purchaser Title Date

 Portland Pump Company Title Date



PORTLAND PUMP COMPANY

PETROLEUM SYSTEMS

Proposal# 98270
 October 30, 1998
 Page 1 of 3

TO: Tom FLannery
 Stop & Go
 270 Riverside Street
 Portland, ME 04102

FROM: Charles Wilson

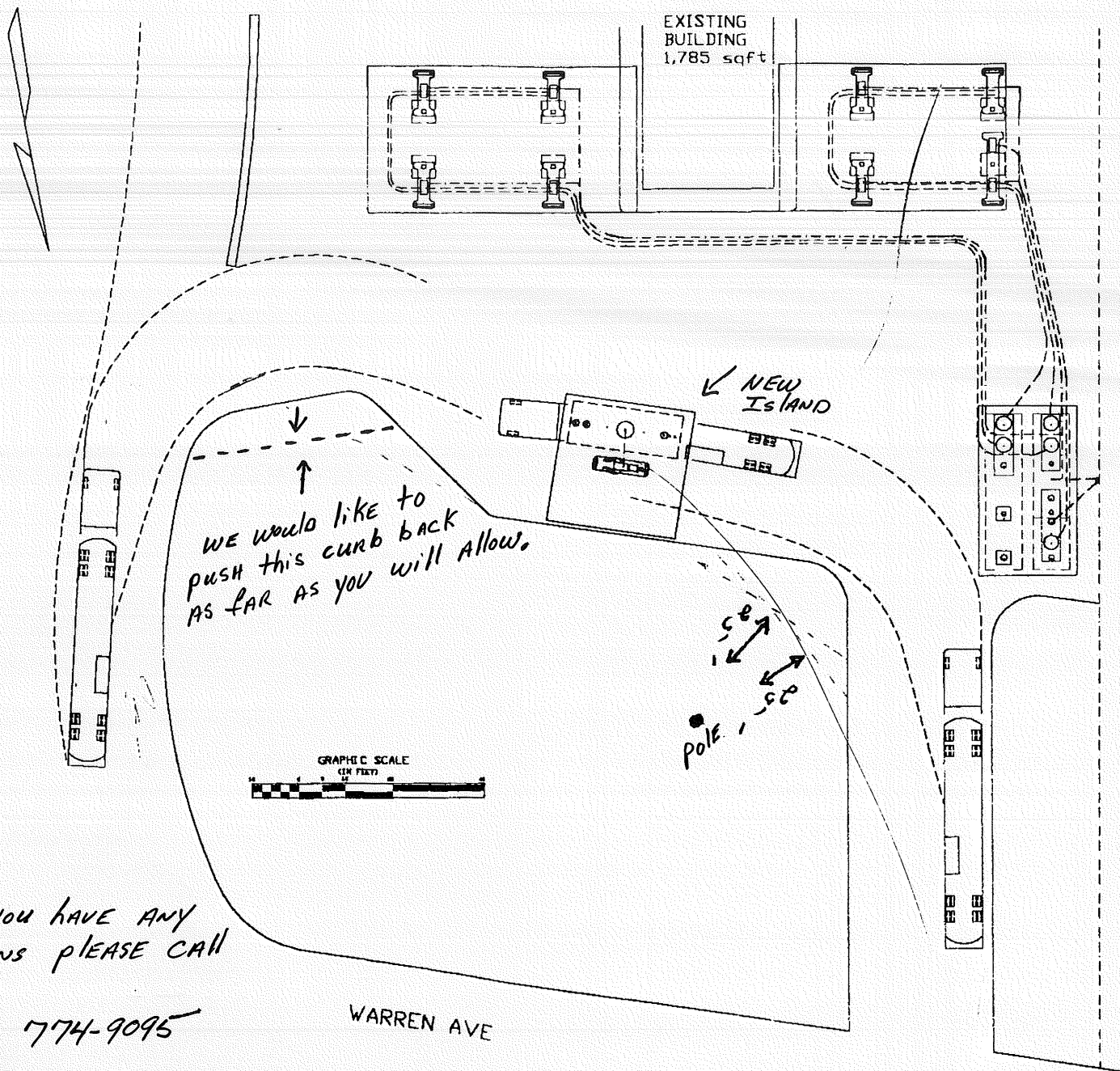
SUBJECT: Fuel System Proposal

SUMMARY: Furnish and install (1)-10,000 gallon diesel tank with high speed dispenser.

PROPOSAL TOTAL: \$ 55,528

We are pleased to submit quotation for the fuel system project, subject to terms and conditions noted in this proposal. The scope is to furnish (unless noted) and install the following including all labor, machinery and subcontractors:

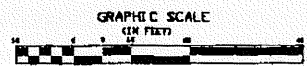
<u>ITEM#</u>	<u>DESCRIPTION</u>
1. Tank System:	(1)-10,000 gallon doublewall Elutron tank. (1)-Deadman anchoring system. (1)-Engineered backfill.
2. Piping System:	(1)-2" doublewall underground pressure line from tank to island. (1)-2" singlewall vent line with steel riser and vent cap. (1)-Overfill float valve in the fill riser. (1)-Fill pipe with 15 gallon below grade overspill container. (1)-1.5 hp submerged pump with leak detector. (1)-Piping sump. (1)-Dispenser sump. (1)-Engineered backfill.
3. Leak/Level System:	(1)-Incon Tank interstitial probe (Connect to existing Incon console). (1)-Piping sump probe. (1)-Incon TS1000/P-4 leak/level console (1)-Tank level probe.
4. Island System:	(1)-12' x3' island with (2)-U bumpers. (2)-High hose retrievers. (1)-14' single island light.
5. Concrete Pad:	(1)-26'x26' concrete dispenser/tank pad with surface manholes Pad to be 6" thick using 4000 PSI concrete with 5"x5" wire reinforcement.
6. Dispenser:	(1)-Wayne D357 dual hose high speed diesel dispenser with (2)-1" hoses,



EXISTING BUILDING
1,785 sqft

NEW ISLAND

WE would like to
push this curb back
AS FAR AS YOU will allow.



POLE

WARREN AVE

If you have ANY
QUESTIONS PLEASE CALL
GREGG.
774-9095

TITLE PROPOSED FUEL SYSTEM 270 RIVERSIDE STREET SITE PLAN		PORTLAND PUMP COMPANY <small>PETROLEUM SYSTEMS</small>	
SWS NO 1349 DRAWN C.W. SCALE Shown	JOB NO SHEET NO 1 OF 1 DATE 5/5/97		

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

19990010

I. D. Number

Stop & Shoppe Fuel Mart

Applicant

270 Riverside St, Portland, ME 04103

Applicant's Mailing Address

Gregg Gagnon

Consultant/Agent

774-9095

Applicant or Agent Daytime Telephone, Fax

1/22/99

Application Date

Fuel Island

Project Name/Description

270 Riverside St

Address of Proposed Site

316-B-008

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **additional fuel island**
 New Building Building Addition Change Of Use Residential

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 Other _____

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **1/22/99**

Fire Approval Status:

Reviewer **Lt. Mc Dougall** *LDMS*

Approved Approved w/Conditions see attached Denied

Approval Date **1/25/99** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Lt. Mc Dougall** 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	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
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	date	signature	

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Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

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- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$400.00 Subdivisio _____ Engineer Review _____ Date 1/22/99

Planning Approval Status:

Reviewer Kandice Talbot

- Approved Approved w/Conditions See Attached Denied

Approval Date 4/6/99 Approval Expiration 4/6/00 Extension to _____ Additional Sheets Attached

OK to Issue Building Permi Kandice Talbot 5/10/99
signature date

Performance Guarantee Required* Not Required

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<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>5/10/99</u> date	<u>\$68,800.00</u> amount	<u>11/22/99</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>4/23/99</u> date	<u>\$1,169.60</u> amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
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<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

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DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

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- Subdivision # of lots _____
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- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 1/22/99

DRC Approval Status:

Reviewer Jim Wendel

- Approved
- Approved w/Conditions see attache
- Denied

Approval Date 4/6/99 Approval Expiration 4/6/00 Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 5/10/99
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>5/10/99</u> date	<u>\$68,800.00</u> amount	<u>11/22/99</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>4/23/99</u> date	<u>\$1,169.60</u> amount	
<input type="checkbox"/> Building Permit	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

19990010

I. D. Number

Stop & Shoppe Fuel Mart

Applicant

270 Riverside St, Portland, ME 04103

Applicant's Mailing Address

Gregg Gagnon

Consultant/Agent

774-9095

Applicant or Agent Daytime Telephone, Fax

1/22/99

Application Date

Fuel Island

Project Name/Description

270 Riverside St

Address of Proposed Site

316-B-008

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **additional fuel island**
 New Building Building Addition Change Of Use Residential

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 Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 1/22/99

Inspections Approval Status:

Reviewer _____

Approved Approved w/Conditions see attached Denied

Approval Date _____ Approval Expiration _____ 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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____	_____	
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

270 Riverside St



CITY OF PORTLAND

April 7, 1999

Mr. Greg Gagnon
Stop & Shoppe Fuel Mart
270 Riverside Street
Portland, ME 04103

*714-9095
Tom Flannery*

re: 270 Riverside Street, Fuel Island

Dear Mr. Gagnon:

On April 6, 1999, the Portland Planning Authority granted minor site plan approval for an additional fuel island located at 270 Riverside Street with the following condition:

- that all non-conforming signage must be removed from the site

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.

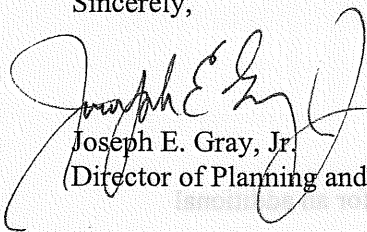
Please note the following provisions and requirements for all site plan approvals:

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.

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, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Kathleen Brown, Director of Economic Development
Susan Dougherty, Assessor's Office
Approval Letter File

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: 270 RIVERSIDE ST. PORTLAND, ME. 04103 *Greg*

Tax Assessor's Chart, Block & Lot Number Chart# <u>316</u> Block# <u>B</u> Lot# <u>008</u>		Owner: <u>THOMAS FLANNERY</u>	Telephone#: <u>(207) 774-9095</u>
Owner's Address: <u>503 CHANDLERS WHARF PORTLAND, ME. 04101</u>		Lessee/Buyer's Name (If Applicable) <u>Tidy-Up</u>	Cost Of Work: <u>\$68,800.00</u> Fee <u>\$305</u>
Proposed Project Description: (Please be as specific as possible) <u>Adding a DIESEL FUEL Island to EXISTING FUEL MART with a canopy AND 10000 gal. STORAGE TANK.</u>			
Contractor's Name, Address & Telephone <u>Portland Pump Co., MUSSEY Rd. PO. BOX 1180 Scarborough, Me., 04070</u>		Rec'd By:	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement ✓
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Tom Flannery Date: 4/29/99

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.





Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Congratulations!!!!!!

**Building or Use Permit Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read **ALL** of the information and if you need any further assistance please call 874-8703 or 874-8693.

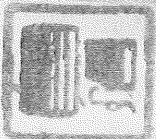


STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL
ALBANY, N. Y.

IN SENATE,
January 11, 1906.

REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
MAY 11, 1905.

ALBANY: PUBLISHED BY THE STATE OF NEW YORK, 1906.
OFFICE OF THE STATE PRINTING OFFICE, ALBANY.



PORTLAND PUMP COMPANY PETROLEUM SYSTEMS

Proposal# 99045B
April 12, 1999
Page 2 of 2

(1) 20' x 15' canopy with (2) columns, 15' white fascia, external drains and (2) 400w recessed lights

Conduct wiring and electrical material for the dispensing management system in-tach, turbine pump, canopy lights and leak level probes

- A. Make DLF, Digestive and Local Fire Department Tank Installation Remains by Portland Pump Company
- B. Paving not included

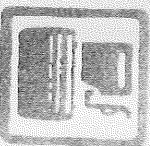
Terms and Conditions

By accepting this proposal, the Purchaser, will continue to have full contact between us, subject to the terms and conditions of the Sales and Purchase. It is expressly agreed that there are no promises, representations or warranties made by either party in this proposal. This proposal is for acceptance without conditions and is subject to change without notice after that date. Delivery promises are going to be made beyond our control. We will endeavor to minimize a liability, but cannot guarantee to provide a method a part of this proposal is determined by the manufacturer. These materials are not for according to the manufacturer's policy.

By accepting this proposal, the Purchaser, will continue to have full contact between us, subject to the terms and conditions of the Sales and Purchase. It is expressly agreed that there are no promises, representations or warranties made by either party in this proposal. This proposal is for acceptance without conditions and is subject to change without notice after that date. Delivery promises are going to be made beyond our control. We will endeavor to minimize a liability, but cannot guarantee to provide a method a part of this proposal is determined by the manufacturer. These materials are not for according to the manufacturer's policy.

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Tom Fleming President 4-29-99
RECEIVED
Master
4/30/99



PORTLAND PUMP COMPANY

PETROLEUM SYSTEMS

Proposal# 99045B
 April 12, 1999
 Page 1 of 2

TO:	Greg Quinn Fuel and Soap 170 Riverside Street Portland ME 04103
FROM:	Charles Wilson
STITLE:	Fuel System Proposal
SI ANKA:	Trash and install (1) 10,000 gallon diesel tank, (1) meter high speed dispenser with (1) satellite dispenser, and 21' x18' canopy.
PROJOSN:	107-0011-566-051

We represent and submit guarantee for the fuel system project, subject to terms and conditions noted in description of the scope to furnish (unless noted) and install the following including all labor, machinery and submittals.

DESCRIPTION

- (1)-10' 100 gallon doublewall underground Ethanol tank
- (1)-Storage box (metal)
- (1)-24' diameter anchoring system.
- (1)-Engineered backfill
- (1)-2' doublewall underground pressure line from tank to stands
- (1)-3' singlewall vent line with steel riser and rain cap
- (1)-10' 1" fill pipe with 15 gallon below grade overfill container
- (1)-1.5 hp submerged pump with leak detector
- (1)-Filling sump
- (2)-Dipper or sumps
- (1)-Fastened backfill
- (1)-3" steel 7' long in-situ probe (to connect to existing Incon console)
- (10)-Piping, sump probe
- (1)-Tank level probe
- (2)-10' x3' stands with (4) tie hangers and (2)-5' x3' x3' canopy bases
- (1)-High hose retriever
- (1)-31' x18' concrete dispenser/tank pad with surface manholes Pad to be 8" thick using 5000 PSI concrete with fiber reinforcement, and #4 rebar 12" o.c.
- (1)-Wayne D357 dual hose high speed meter diesel dispenser
- (1)-Wayne D351 single hose satellite dispenser
- (3)-12' nozzles, hoses and breakways.

Petroleum Tank Pump and Facility Services

Master 6022 F. Collins Road

Wilmington, Maine

04070-1160

(207) 883-8377

1-800-640-7867

FAX (207) 883-1418



EXHIBIT A

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THE NATIONAL ASSOCIATION OF STATE BAR ASSOCIATIONS
1100 15th Street, N.W., Washington, D.C. 20004
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