



PORTLAND MAINE

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Planning and Development Department

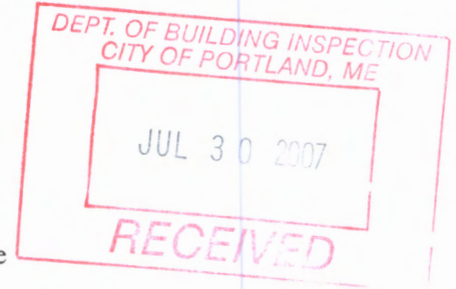
Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

David Lloyd
Archetype, P.A. Architects
48 Union Wharf
Portland, Maine 04101

July 30, 2007



RE: Amendment to 531 Congress Street, 537 Lofts Garage
CBL: 037-C-014
Application ID: 2006-0218

531 Congress

Dear David:

On July 30, 2007, the Portland Planning Authority approved the site plan for the garages at 531 Congress Street as shown on the approved plan (dated June 14, 2007 with a revision date of July 20, 2007) subject to the following condition:

1. That the Fire Department approve the revised plan.

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:

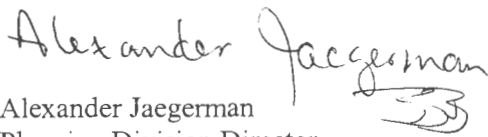
1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. ***A performance guarantee covering the site improvements is not required for this project as the only site work is the reconfiguration of the parking spaces in the surface parking lot, however a \$300.00 inspection fee is due to the Planning Division for the inspection of the revisions to the parking lot.*** If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

4. 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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is 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 Barbara Barhydt, Development Review Services Manager at 874-8699.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, Transportation Manager
Michael Farmer, Public Works
Leslie Kaynor, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

