PORTLAND M

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Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/09/13

Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, FAICP, Director

September 20, 2013

Breakwater School
David Sullivan, Head of School
856 Brighton Avenue
Portland, ME 04102

Jaime Parker, Portland Trails
305 Commercial Street
Portland, ME 04101

Project Name:	Breakwater School and Nason Park Greening Project	Project ID: 2013-188
Address:	856 Brighton Avenue	CBL: 259 D001 001
Applicant:	Breakwater School	
Planner:	Shukria Wiar	

Dear Mr. Sullivan:

On September 18, 2013, the Planning Authority approved with conditions a Level II site plan for Breakwater School for landscaping and playground improvements at Nason Park and Breakwater Schoolyard at 856 Brighton Avenue. The decision is based upon the application, documents and plans as submitted by Jaime Parker and prepared by Terrence J. DeWan and Associates with a revision date of 08.30.2013. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval:

1. The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment and erosion control plan based on City standards and state guidelines.

   The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements.

2. A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form with any changes to be approved by Corporation Counsel, shall be submitted and signed by Breakwater School prior to the issuance of a building permit with a copy to the Department of Public Services.

3. The applicant shall pay an Urban Impaired Stream fee of $357.00 to the Planning Division office, prior to the issuance of a building permit.

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4. Breakwater School shall be responsible for the maintenance of the playground and la improvements on the City owned property. As part of the maintenance plan, Breakw make sure that the playground features meet playground safety standards.

5. The improvements to the bump out and crosswalk on Capisic Street are no longer bei the project, the final site plans shall omit these improvements.

6. The 'line of limits' on the site plan shall be accurately shown on the final site plans as approved in the agreement between the City of Portland and Breakwater School and no site improvements shall extend beyond the line of limits. The final plans shall be reviewed by the Planning Authority for conformance with the City agreements prior to the issuance of a building permit.

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.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.

4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.

5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. 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 pre-construction meeting.

7. **Department of Public Services Permits** 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 th eligible.)

8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the P CD or DVD, in AutoCAD format (*,dwg), release AutoCAD 2005 or greater.

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The Development Review Coordinator must be notified five (5) working days prior to the dat required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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 Shukria Wiar at (207) 756-8083 or via shukriaw@portlandmaine.gov

Sincerely,

Alexander Jaegerman (BB)

Alexander Jaegerman, FAICP
Planning Division Director

Attachments:
1. Sample Stormwater Maintenance Agreement
2. Performance Guarantee Packet

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File