



PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

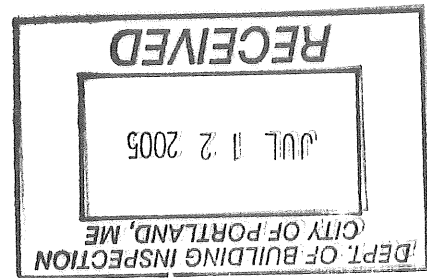
Planning Division
Alexander Jaegerman, Director

July 5, 2005

Mr. Patrick Costin
Harriman Associates
One Auburn Business Park
Auburn, Maine 04210

RE: Maine Heart Surgical Associates – New Office Building
Application #2005-0034,
CBL #s: 053E7, 053F1-5, 054A1-2

Dear Mr. Costin:



On July 5, 2005, the Portland Planning Division granted an administrative approval for the above referenced application. The approval is based on plans revised and submitted on April 27, 2005, revised elevations and sample materials submitted June 30, 2005 and project narratives and other supporting documents submitted on February 23 and April 27, 2005. The approval was granted for the project with the following condition(s):

- i. The applicant shall amend plans as necessary to address any outstanding issues from a May 13, 2004 memo from the City's consulting development review engineer, Jim Seymour, P.E.
- ii. The applicant shall revise plans to include the build-out of an approximately '35 void in the brick sidewalk which currently exists near the Western end of the Portland Glass site.
- ii. Areas of sidewalk in the vicinity of the proposed medical office building, which are marked for replacement on the site plan, shall be replaced in brick to City Standards.

The approval includes a 7,050 square foot medical office building sited atop an existing parking garage and related site improvements.

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 as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. 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. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction 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 pre-construction meeting.
6. 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 Ethan Boxer-Macomber at 756-8083 or ebm@portlandmaine.gov.

Sincerely,



Alex Jaegerman
Portland Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Ethan Boxer-Macomber, Planner
Jay Reynolds, Development Review Coordinator

Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File

