



Tuck O'Brien
City Planning Director, Planning Division

September 14, 2016

Avesta Housing Development Corp.
Attention: Drew Wing
307 Cumberland Avenue
Portland, ME 04101

Pinkham and Greer
Attention: Tom Greer
28 Vannah Avenue
Portland, ME 04103

Project Name:	37-unit Apartment Building	Project ID:	2015-078
Address:	17 Carleton Street	CBL:	055 A004001
Applicant:	Avesta Housing Development Corporation		
Planner:	Shukria Wiar, Planner		

Dear Mr. Wing:

On September 14, 2016, the Portland Planning Authority approved the amended Level III Site plan and Subdivision for underground utilities (electrical and communication) to be brought from West Street to the proposed site at 17 Carleton Street. Any waivers and conditions included in the original approval remain valid for the amended site plan unless stated otherwise. The amended plan as shown on the approved plan dated 08.22.2016 is approved with the following condition:

1. That the final sidewalk, curb ramps, and driveway details shall reflect the latest details/typical as provided by Bruce Hyman, Transportation Program Manager (see Attachment 1).

If you need to make any modifications to the approved site plan, you must submit an amended site plan for staff review and approval. The conditions of approval

STANDARD CONDITIONS OF APPROVAL

The following standard conditions of approval and requirements apply to all approved site plans:

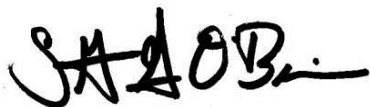
1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require 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. (If applicable)
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. (If applicable)

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. (If applicable)
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released. (If applicable)
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. (If applicable)
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 the City of Portland are eligible.) (If applicable)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date 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) 874-8083 or via shukriaw@portlandmaine.gov.

Sincerely,



Stuart G. O'Brien
City Planning Director

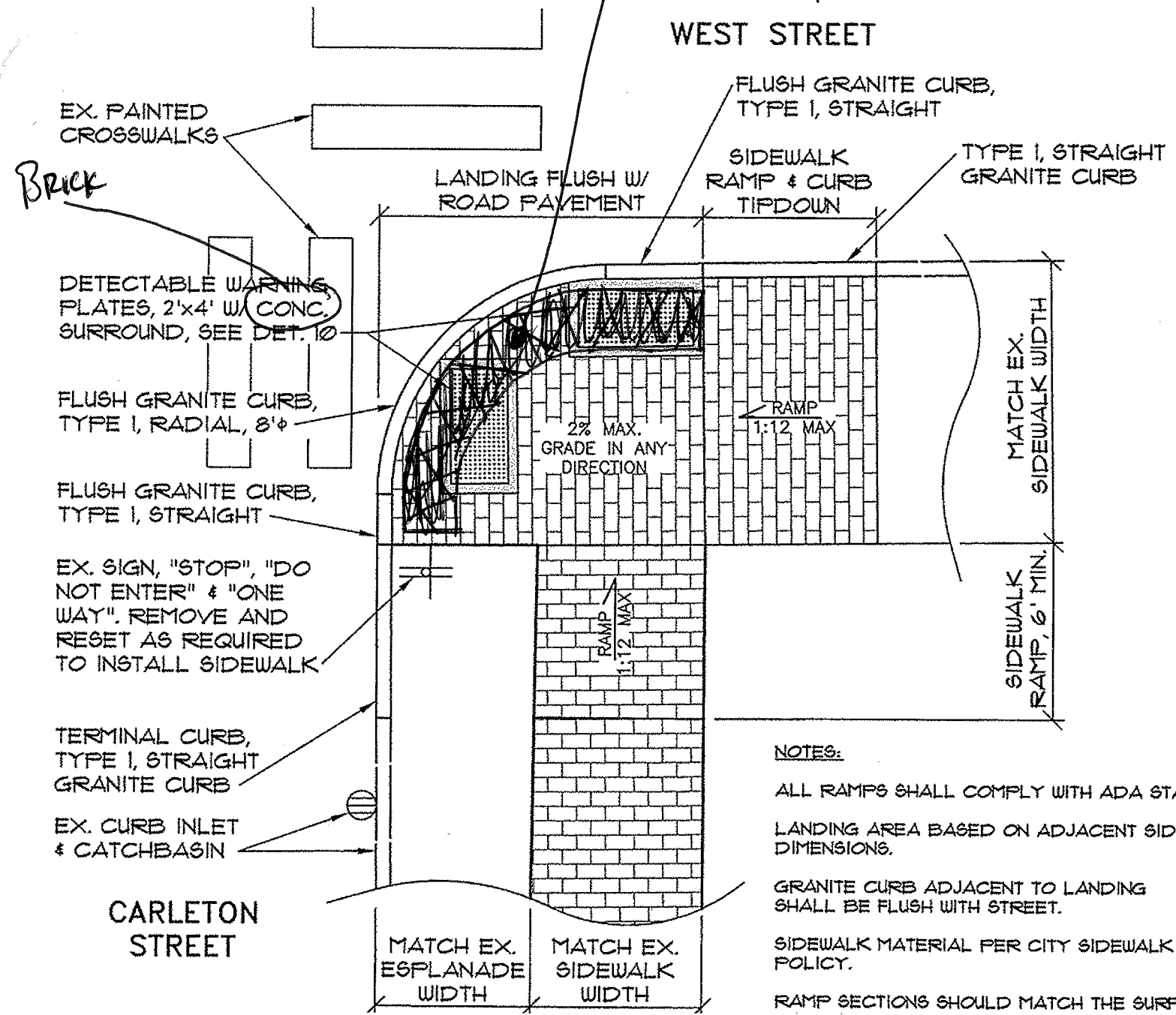
Attachment

1. Sidewalk, Curb Ramp, and Driveway Details, Provided by Bruce Hyman, dated 08.23.2016

Electronic Distribution:

Jeff Levine, AICP, Director of Planning and Urban Development
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator, Planning
Approval Letter File

Full Width
DETECTABLE WARNING PANEL
 (if the configuration)
 For Flush Area!



- NOTES:**
- ALL RAMPS SHALL COMPLY WITH ADA STANDARDS.
 - LANDING AREA BASED ON ADJACENT SIDEWALK DIMENSIONS.
 - GRANITE CURB ADJACENT TO LANDING SHALL BE FLUSH WITH STREET.
 - SIDEWALK MATERIAL PER CITY SIDEWALK MATERIAL POLICY.
 - RAMPS SHOULD MATCH THE SURFACE

RHD / Transport Div
 8/23/16
 17 Carleton St

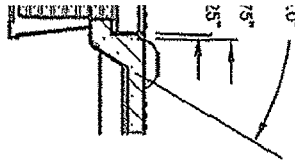
ALLEL AND TRAVEL, NO TION IS ALLOWED.

BUTTING
RK GRAY"

FULL COURSE
: STANDARD)
PERMETER
MENT TO CREATE
NEL.

TEND 24 INCHES
- WIDTH OF THE
HE STREET.

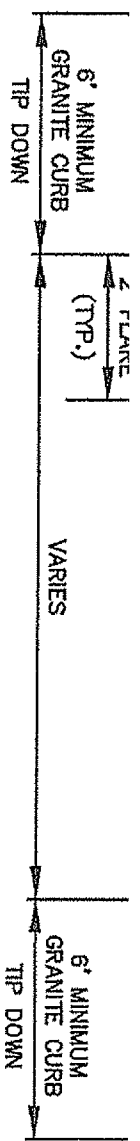
L BE LOCATED
CHES MINIMUM
PANEL SHALL BE
D BY THE POINT



DETAIL

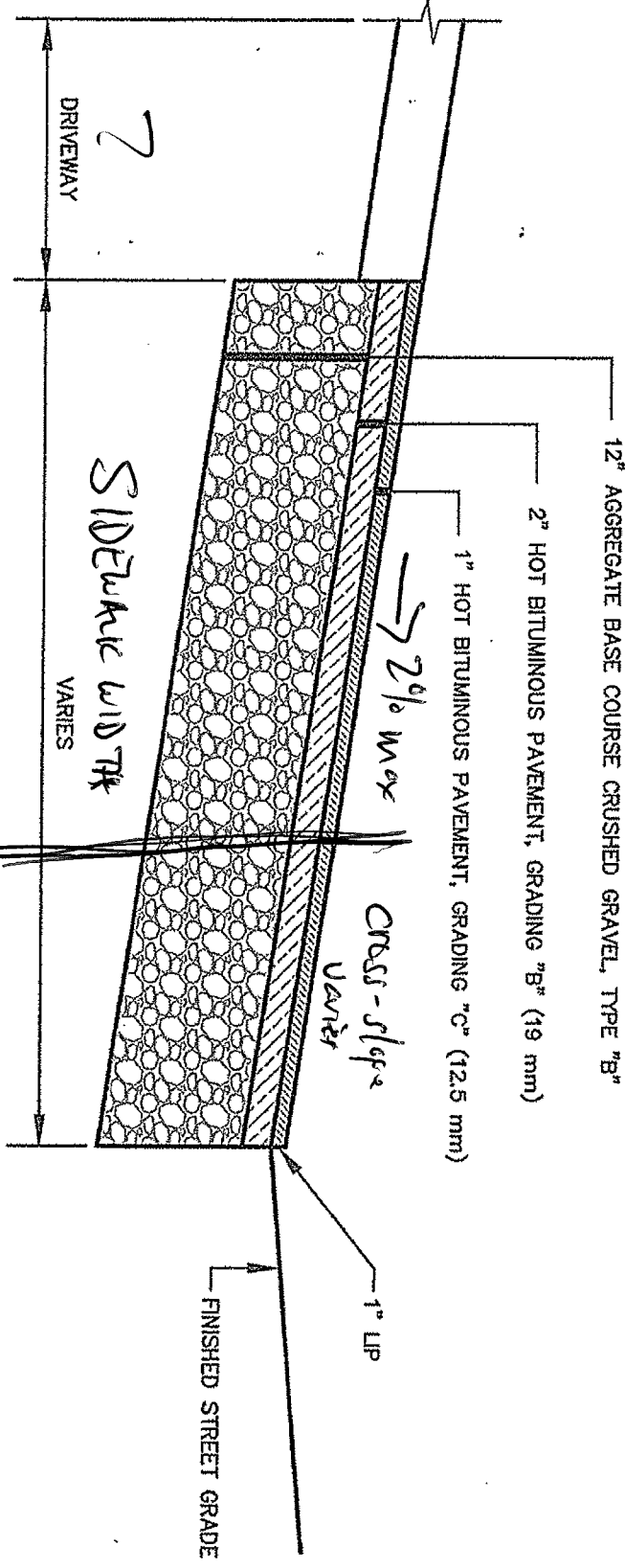
A)

TO SCALE



6 DRIVEWAY APRON LAYOUT (1-9)

NOT TO SCALE



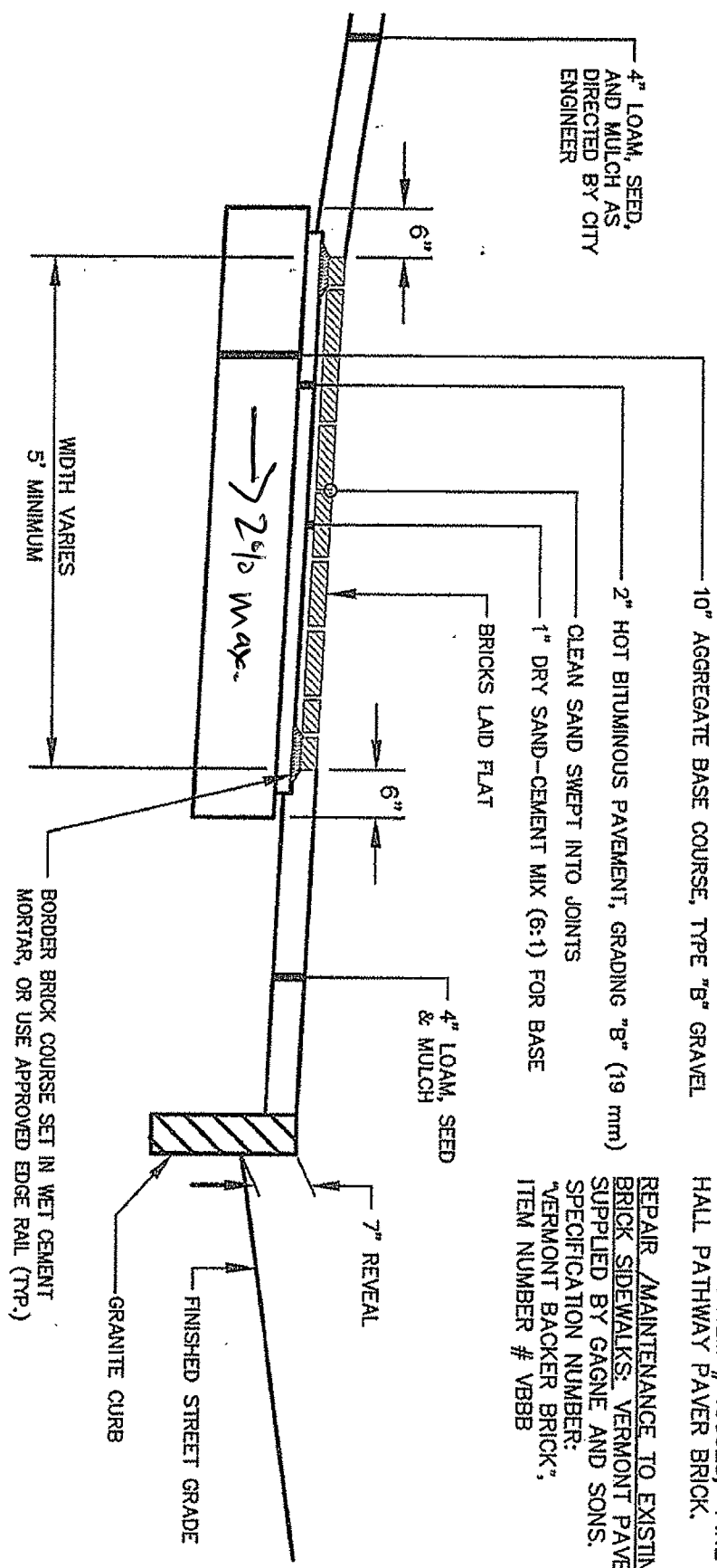
7 ~~BITUMINOUS~~ DRIVEWAY APRON (1-13)

Brick

Historic District

NOT TO SCALE

PHUD/Transport Div.
8/23/16
17 Carleton St



5 BRICK SIDEWALK WITH BITUMINOUS BASE (1-10)

NOT TO SCALE

NOTE:
MATCH GRADE OF EXISTING DRIVEWAY
AT R. O. W. LINE, EXCEPT WHEN
DIRECTED OTHERWISE BY CITY ENGINEER.

NEW CONSTRUCTION:
4"x8" PINE HALL PATHWAY PAYER
BRICK; MFG. BY PINE HALL BRICK
CO., MADISON, NORTH CAROLINA.
LACHANCE ITEM # 193623, PINE
HALL PATHWAY PAYER BRICK.

**REPAIR /MAINTENANCE TO EXISTING
BRICK SIDEWALKS:** VERMONT PAYER;
SUPPLIED BY GAGNE AND SONS.
SPECIFICATION NUMBER:
"VERMONT BACKER BRICK",
ITEM NUMBER # VB55

*PTUD Françoise et Div.
8/23/16
17 Carleton St*

ESPLANADE

MATERIAL

FACE
TRICKION

TO SCALE

JOINING PANELS

NS FOR
UM
SHALL BE

VALLEL AND
TRAVEL, NO
ION IS ALLOWED.

BUTTING
RK GRAY

FULL COURSE
: STANDARD)
PERIMETER
MENT TO CREATE
NEL

TEND 24 INCHES
- WIDTH OF THE
HE STREET.

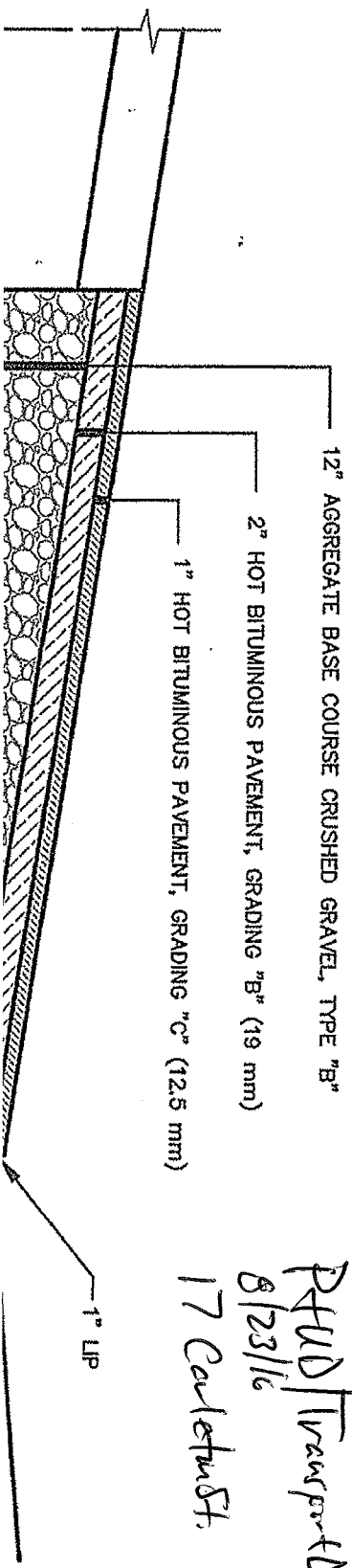
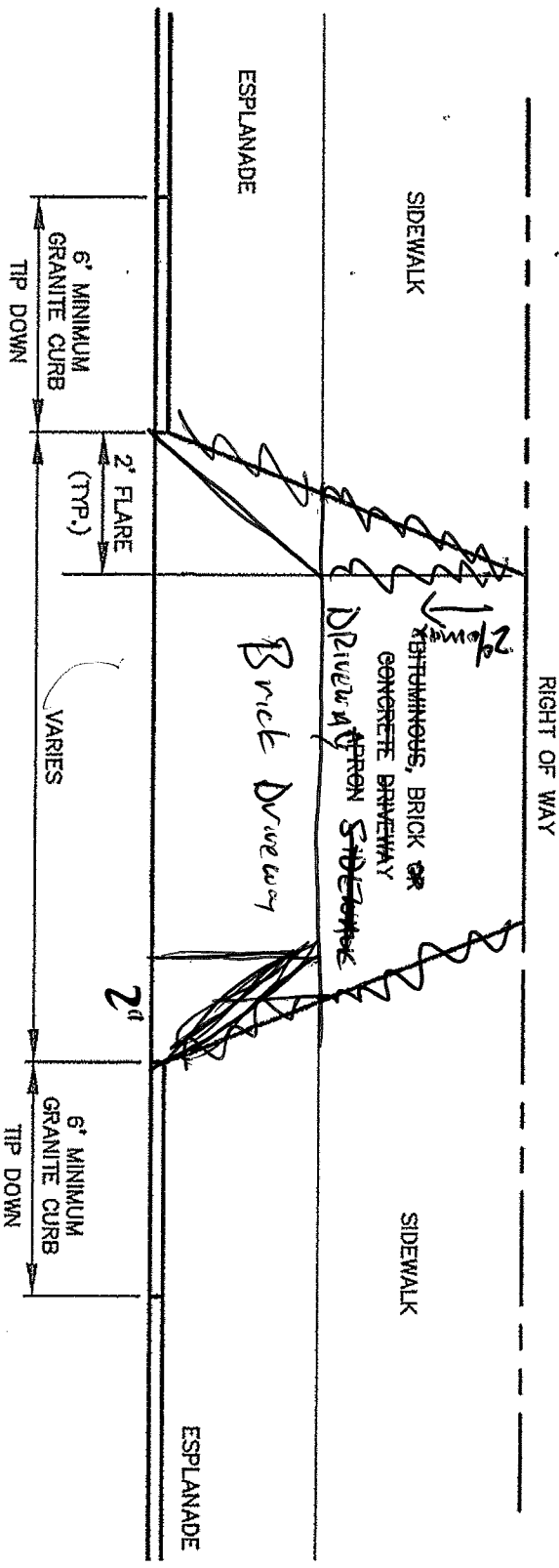
L BE LOCATED
CHES MINIMUM
PANEL SHALL BE
D BY THE POINT



6

DRIVEWAY APRON LAYOUT (1-9)

NOT TO SCALE



PTUD/Transportbu
8/23/16
17 Carletust