



Tuck O'Brien
City Planning Director, Planning Division

September 9, 2016

Jeff Tarling, City Arborist
Portland Parks and Facilities

Project Name: Libbytown Community Garden Project ID: 2016-206
Address: 165 Douglass Street CBL: 066 Aoo2001
Applicant: City of Portland
Planner: Barbara Barhydt, Development Review Services Manager

Dear Jeff:

On September 9, 2016, the Planning Authority approved a Level I Site Plan application to construct the Libbytown Community Garden. The decision is based upon the application, documents and plans as submitted by the City of Portland and prepared by Jennifer Cluster, RLA and dated 8/14/16. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

STANDARD CONDITIONS OF APPROVAL

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

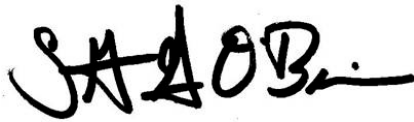
1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require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

Department of Public Works 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.)

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 Barbara Barhydt, Development Review Services Manager at (207) 874- 8699.

Sincerely,



Stuart G. O'Brien
City Planning Director

Electronic Distribution:

cc:

Jeff Levine, AICP, Director of Planning and Urban Development
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator, Planning
Mike Russell, Director of Permitting and Inspections
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Jonathan Rioux, Inspections Division Deputy Director
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division
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Approval Letter File