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Planning and Development Department

Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

October 15, 2007

Mr. Stephen R. Bushey, PE
DeLuca Hoffman Associates Inc.
778 Main Street- Suite 8
South Portland, ME. 04106

Mr. Tim Princee
Vice President Planning & Ancillary Affairs
Mercy Hospital
144 State Street
Portland, ME 04101

**RE: Mercy Hospital – Amendment to Plan
[Modifications to Parking Lot Layout – Mercy Hospital south part of site]
Vicinity of Fore River, Portland ME
Application ID Number: 2007-0088; Chart 073, Block A, Lot 1001**

Dear Mr. Bushey and Mr Princee:

On October 12, 2007 the Portland Planning Authority approved revisions of the approved site plan comprising revised access, paving, sidewalks and islands within and adjacent to the south parking lot, including revised lighting pole locations and lamp specifications, as shown on the approved plans, with the following conditions:

- i. That this approval does not alter any of the conditions related to the August 22, 2006 approval letter, including the number of total parking spaces which may be built and/or provided within Phase 1 of the Mercy Hospital Development; and
- ii. That the no more than 12 light poles be located within the parking lot islands, and be of full cut off type with a maximum fixture of 250 watts. If monitoring determines that additional lighting is required for safety and security reasons, any additional lighting should be on posts or short poles with low illumination levels and shall be submitted for review and approval by the Planning Authority prior to implementation; and
- iii. This approval is subject to monitoring of the traffic, signing and access improvements for the period from its initial use/operation until six (6) months after the Phase 1 Hospital opens to patients. The monitoring is required in order to ensure the safe and effective operation of the parking lot, particularly as the proposal locates the parking lot entrance on the South Drive near the Connector; the City is concerned that cars waiting to enter the parking lot may back up into the turn off lane from the Connector. If the City determines the improvements are not working in a safe and effective manner, the applicant shall be required to modify the improvements (at the applicant's cost) as directed by the City.

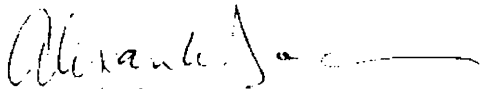
The approval is based on the submitted site plan, planting plan and photometric plans. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The above approvals do not constitute approval of building plans for the modified proposals, which must be reviewed and approved by Portland's Inspection Division.
2. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, of the amended site plans.
3. Please notify the City's Development Review Coordinator five (5) working days prior to date required for final site inspection of the site plan aspects of the proposals. 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 for the overall project.

If there are any questions, please contact Jean Fraser at 874- 8728 or jff@portlandmaine.gov.

Sincerely,



Alexander Jaegerman
Planning Division Director

Electronic Distribution:

cc: Lee D. Urban, Planning and Development Department Director
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Assessor's Office
Approval Letter File