



Marge S.

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

June 17, 2004

Alexander Q. Jaegerman, AICP
Planning

CITY OF PORTLAND

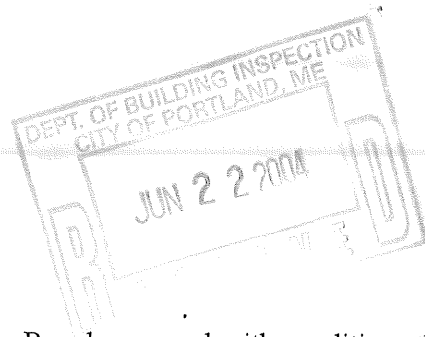
Mr. Jay Waterman
YC Portland, LP
c/o Avesta Housing
307 Cumberland Avenue
Portland, Maine 04101

John N. Lufkin
Economic Development

RE: Logan Place, 52 Frederic Street

CBL: Chart 76, Block A, Lots #1-8

Dear Mr. Waterman:



On November 25, 2003 the Portland Planning Board approved with conditions the subdivision plan for Logan Place (approval letter attached for your reference). Conditions one and two have been met by the applicant and condition three will be met during the construction process. A letter of credit meeting the City's requirements has been established and filed with the City, thus the subdivision plat was released on June 15 for recording at the Cumberland County Registry of Deeds.

The Planning Board approved the Logan Place site plan with conditions on November 25, 2003 (refer to attachment). The conditions of the Planning Board approval have been met. On June 16, 2004, the City of Portland received a site plan application for an amendment to the approved site plan for Logan Place. The revised site plan is in compliance with the City's site plan and technical design standards and is approved by the Planning Division to proceed and receive a building permit with the following conditions to be met prior to the pre-construction meeting:

- A. The road section of the proposed reconstruction of Frederic Street indicates that the centerline grade is very nearly the City minimum slope of .005 ft/ft, but the gutter line is above the minimum at 0.0067 ft/ft. Given the discussions at our meeting, we believe that the design is acceptable with the following conditions:
 1. The applicant shall provide a plan and profile section of the street that is within the City's jurisdiction and indicate the limits of shimming, full depth reconstruction, and/or grinding with full pavement overlay. Also, cross-sections shall be provided every 50 feet from where construction begins near 44 Frederic Street and where there are any manholes or catch basins located in the street. This is for both the City and contractor's use to establish final paving grade given the unusual circumstances and atypical cross slope. These drawings shall be provided to Planning and Public Works prior to a pre-construction meeting.
 2. The existing CB along the front curb in Frederic Street is shown to be raised; additionally, a new curb inlet stone shall be set in place in accordance with City standards. This shall be reflected on the same time and plans as noted above.

3. At the time of the pre-construction meeting, a digital copy of the plan shall be forwarded to Public Works in AutoCAD format. No occupancy permits or performance bond reductions will be issued until such disk/CD copies have been delivered. If substantial revisions occur during construction, at the discretion of Planning Staff or Public Works, Record Drawings or As-Builts shall be required prior to final Performance Bond release.
- B. The applicant has addressed the issue regarding the snow storage/construction mobilization area drainage. The use of the perforated pipe and French drain system will work as a means to address the drainage from snow melt between the project's two phases.
- C. The applicant has discussed the alignment of drainage structures and connections within the vacated portion of Frederic Street, and has properly shown these drain systems. Due to the potential of sediment entering the City drain system from the French Drain Mobilization Area, we suggest that the first catch basin (CB #1) be constructed with a three foot sump instead of the standard two foot sump to allow for more storage of sediment.
- D. The sidewalk is approved along the curb edge of Frederic Street with the condition that the owners remove snow and maintain clear passage for pedestrians.

Please note the following provisions and requirements for all subdivision approvals:

1. Please submit seven sets of the approved subdivision plat (with book and page) and seven sets of the approved amended site plans.
2. The subdivision approval is valid for three (3) years.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction 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 preconstruction meeting.
5. 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.)
6. 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 Department 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 regarding the Board's actions, please contact Barbara Barhydt at 874-8699.

Sincerely,



Alexander Jaegerman, Director of the Portland Planning Division
Department of Planning and Development

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Barbara Barhydt, Senior Planner
Jay Reynolds, Development Review Coordinator
Jim Seymour, Consulting Engineer
Marge Schmuckal, Zoning Administrator
Michael Nugent, Inspections
Michael Bobinsky, Public Works Director
Tom Errico, Consulting Traffic Engineer
Luci Cote, Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Charlie Lane, Associate Corporation Counsel
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Richard Blackburn, Tax Assessor
Approval Letter File
John Mitchell, Mitchell and Associates, 70 Center Street, Portland, ME 04101