



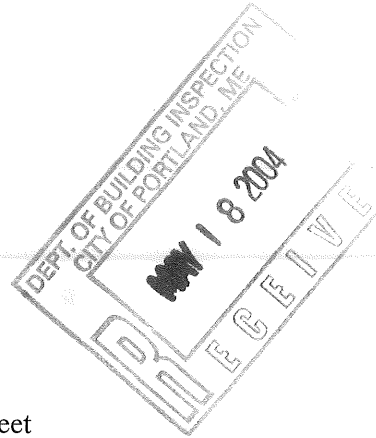
CITY OF PORTLAND

May 14, 2004

Mr. George Bolduc
496 St. John Street
Portland, ME 04102

Dear Mr. Bolduc:

RE: Application for Minor Site Plan, 498 St. John Street
(CBL#079C001) (ID#2004-0029)



On December May 14, 2004, the Portland Planning Authority granted minor site plan approval for the construction Duplex at 498 St. John Street, with the following condition:

1. *Granite curb and bituminous sidewalk is required to be installed along the frontage of the property, per City of Portland specifications. Revised plans shall be submitted showing the location of the required curb and sidewalk.*

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files.

The approval is based on the submitted site plan. 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 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. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
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 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.
5. A street opening permit is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact Jay Reynolds at 874-8632.

Sincerely,



Alexander Jaegerman
Planning Division Director

- cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
— Marge Schmuckal, Zoning Administrator
Jay Reynolds, Development Review Coordinator
Karen Dunfey, Inspections
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File