



Helen Donaldson <hcd@portlandmaine.gov>

Fwd: 23 Ocean

Kevin Moquin <kmoquin.architect@gmail.com>
To: Helen Donaldson <hcd@portlandmaine.gov>

Fri, Jan 6, 2017 at 10:56 AM

Nell,

Sorry that went to your home address. Somehow it's what came up in my address book, but I've since edited your contact.

Attached is a zip file containing the COA documents. Below is a narrative of the requirements listed.

The Planning Board approval letter dated 110/28/2016, section titled "Site Plan Review" lists the following conditions of approval:

1. Construction management plan
 1. Included in zip file
2. Details for Hersey Street ramp.
 1. Shown on sheets L2.0, L3.0, L4.0, and L6.0 included in the zip file.
3. Off site parking lease
 1. Prior to C.O.
4. Vannah sidewalk
 1. Prior to C.O.
5. Parking analysis
 1. Six months following C.O. and yearly thereafter.
6. Snow storage
 1. Shown on sheet L2.0 included in the zip file.
7. Cherry tree and stormwater basin conflict
 1. Shown on sheet L5.0 included in the zip file.

The Planning Board approval letter dated 110/28/2016, section titled "Standard Conditions of Approval" lists the following conditions of approval:

1. Storm Water management
 1. Indicated on recording plat.
2. Subdivision Recording Plat
 1. Recording Plat PDF "15069S FPA-REVISED 2016 12 19" included in zip file.
3. Subdivision Waivers
 1. See recording plat.
4. Develop According to Plan
 1. Work will be completed according to plan.
5. Separate Building Permits Required
 1. Building permit application submitted.
6. Site Plan Expiration
7. Subdivision Plat Expiration
8. Performance Guarantee
 1. Performance guarantee estimate included in zip file.
9. Defect Guarantee
10. Preconstruction Meeting
 1. To be scheduled at a time convenient to all parties.
11. Department of Public Service Permits
 1. Will be acquired as needed.
12. As-Built/Final Plans
 1. Will be submitted at appropriate time.
13. Mylar Copies
 1. Will be provided prior to C.O.

Note that the sheets listed here and included in the zip file are the same as those submitted with our permit application.

Please call or email with any questions or omissions.

Best,
Kevin

[Quoted text hidden]

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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23 Ocean COA.zip

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