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April 17th, 2014

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| Doug Roncarati  Stormwater Program Coordinator,  City of Portland Department of Public Services  55 Portland Street  Portland, ME 04101 | David Senus/Lauren Swett  Woodard & Curran  41 Hutchins Drive  Portland, ME 04102 |

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| **Project Name:** | Rockland Avenue Outfall Improvements; Level I Site Alteration |
| **Project ID:** | #2013-269 |
| **Project Address:**  **CBL:**  **Applicant:**  **Planner:** | Vicinity of Rockland Avenue and Machigonne Street  224 A X001  Doug Roncarati, Stormwater Program Coordinator,  City of Portland, Department of Public Services  Jean Fraser |

Dear Doug:

On April 17th, 2014, the Planning Authority approved with conditions a Level I: Site Alteration site plan for the implementation of improvements to the Rockland Avenue Outfall. The proposals include the installation of an underground treatment structure and stabilization of the channel below the outfall, with additional plantings, as shown in the submitted plans (including site, landscaping and finished conditions plans) March 2014 and prepared by Woodard & Curran.

**Site Plan Review**

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval:

1. That the applicant shall obtain easements or temporary construction agreements for all work outside the sewer easement, to be reviewed and approved by Corporation Counsel prior to the commencement of work; and
2. That the best management practices and timeframes listed and required in the City of Portland Ordinances for the Shoreland Zone shall be followed during the construction work; and
3. That the applicant shall introduce additional planting in the vicinity of the maintenance access way near Machigonne Street, as determined by the City Arborist, after the treatment unit and maintenance access way are complete and the scope and need for such planting is clarified through consultation with neighbors and others as appropriate.  Any property easements negotiated for the project or associated work should allow for future plantings (but not necessarily require them).

The site plan 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.

**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** A “Site Work Only” Building Permit for the site work is required; please coordinate with the Inspections Division to arrange for this building permit.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within three (3) years of the approval, as per condition v. above. This expiry date may not be extended.
4. **Final Plans** Seven (7) final sets of plans must be submitted to the Planning Division prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. 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.
6. **Department of Public Services 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.)
7. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*,dwg), release AutoCAD 2005 or greater.

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 Jean Fraser at (207) 874- 8728.

Sincerely,

Alexander Jaegerman, FAICP

Planning Division Director

cc: Jeff Levine, AICP, Director of Planning and Urban Development

Alexander Jaegerman, FAICP, Planning Division Director

Barbara Barhydt, Development Review Services Manager

Jean Fraser, Planner

Philip DiPierro, Development Review Coordinator, Planning

Marge Schmuckal, Zoning Administrator, Inspections Division

Tammy Munson, Inspections Division Director

Jonathan Rioux, Inspections Division Deputy Director

Jeanie Bourke, Plan Reviewer/CEO, Inspections Division

Lannie Dobson, Administration, Inspections Division

Brad Saucier, Administration, Inspections Division

Michael Bobinsky, Public Services Director

Katherine Earley, Engineering Services Manager, Public Services

Bill Clark, Project Engineer, Public Services

David Margolis-Pineo, Deputy City Engineer, Public Services

Doug Roncarati, Stormwater Coordinator, Public Services

Greg Vining, Associate Engineer, Public Services

Michelle Sweeney, Associate Engineer

John Low, Associate Engineer, Public Services

Rhonda Zazzara, Field Inspection Coordinator, Public Services

Mike Farmer, Project Engineer, Public Services

Jane Ward, Administration, Public Services

Jeff Tarling, City Arborist, Public Services

Jeremiah Bartlett, Public Services

Captain Chris Pirone, Fire Department

Danielle West-Chuhta, Corporation Counsel

Thomas Errico, P.E., TY Lin Associates

David Senus, P.E., Woodard and Curran

Rick Blackburn, Assessor’s Department

Approval Letter File