



April 17th, 2014

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

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

- i. 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
- ii. 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
- iii. 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

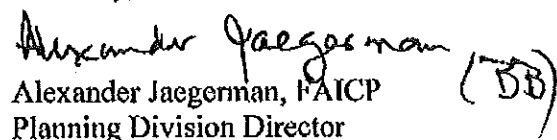
Please note the following standard conditions of approval and requirements for all approved site plans:

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 (55)
Planning Division Director