

DEVELOPMENT REVIEW COORDINATOR
POST APPROVAL PROJECT CHECKLIST

Date: 9/8/17

Project Name: Parking Lot Upgrades

Project Address: 1150 Brighton Ave.

Site Plan ID Number: 2017-140

Planning Board/~~Authority~~ Approval Date: 8/31/17

Site Plan Approval Date: _____

Performance Guarantee Accepted: Yes

Inspection Fee Paid: Yes

Infrastructure Contributions Paid: _____

Amount of Disturbed Area in SF or Acres: 10,000 SF

MCGP/Chapter 500 Stormwater PBR: N/A

Plans/CADD Drawings Submitted: MM

Pre-Construction Meeting: 08-23-18

Conditions of Approval Met: _____

As-Builts Submitted: _____

Public Services Sign Off: N/A

Certificate of Occupancy Memo Processed:
(~~Temporary~~ or ~~Permanent~~) _____

Performance Guarantee to Defect Guarantee: ~~Yes~~ _____

Defect Guarantee Released: _____

Portland, Maine



Yes. Life's good here.

Tuck O'Brien
City Planning Director, Planning Division

September 7, 2017

Kamlesh Patel
Sai Prasad, LLC
1150 Brighton Ave
Portland, ME 04102

Pinkham and Greer
Attention: Tom Greer
28 Vannah Avenue
Portland, ME 04103

Dist. Area
10,000

Project Name:	Site Improvements	Project ID:	2017-140
Address:	1150 Brighton Avenue	CBL:	265 B005
Applicant:	Kamlesh Patel		
Planner:	Shukria Wiar		

Dear Mr. Patel:

On August 31, 2017, the Planning Authority approved a Level II Site Plan application for site improvements at 1150 Brighton Avenue with the waiver below. The decision is based upon the application, documents and plans as submitted by Pinkham and Greer, with a revision date of July 25, 2017. The proposal was reviewed for conformance with the standards of Portland's Site Plan Ordinance.

WAIVERS

The Planning Authority waives the *Technical Manual* standard (*Section 1.14*) to allow a 22.6-foot-wide aisle width on the easterly side of the building.

The approval is based on the submitted plans and the findings related to site plan review standards.

STANDARD CONDITIONS OF APPROVAL

Please Note: The following standard conditions of approval and requirements apply to 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** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Permitting and Inspections Department.

3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning and Urban Development Department and Public Works Department 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. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **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 Works 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.
7. **Department of Public Works 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.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning and Urban Development Department, 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 and Urban Development Department 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 Shukria Wiar at 756-8083 or via shukriaw@portlandmaine.gov

Sincerely,



Stuart G. O'Brien
City Planning Director

SUBDIVISION/SITE DEVELOPMENT
Cost Estimate of Improvements to be covered by Performance Guarantee

Date: 9/29/17

Name of Project: Inn At Portland
 Address/Location: 1150 Brighton Ave. Portland, ME
 Application ID #: 2017-140
 Developer: Kamlesh Patel
 Form of Performance Guarantee: City Escrow
 Type of Development: Subdivision _____ Site Plan (Level I, II or III) _____

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas	_____	_____	_____			
Curbing	_____	_____	_____	<u>400</u>	<u>5.-</u>	<u>2,000</u>
Sidewalks	_____	_____	_____	<u>1,600</u>	<u>4.-</u>	<u>3,400</u>
Esplanades	_____	_____	_____	<u>2,000</u>	<u>1.-</u>	<u>2,000</u>
Monuments	_____	_____	_____			
Street Lighting	_____	_____	_____			
Street Opening Repairs	_____	_____	_____			
Other <u>PARKING STRIPING</u>	_____	_____	_____	<u>500</u>	<u>0.15</u>	<u>75.00</u>
2. EARTH WORK						
Cut	_____	_____	_____			
Fill	_____	_____	_____			
3. SANITARY SEWER						
Manholes	_____	_____	_____			
Piping	_____	_____	_____			
Connections	_____	_____	_____			
Main Line Piping	_____	_____	_____			
House Sewer Service Piping	_____	_____	_____			
Pump Stations	_____	_____	_____			
Other	_____	_____	_____			
4. WATER MAINS						
5. STORM DRAINAGE						
Manholes	_____	_____	_____			
Catchbasins	_____	_____	_____			
Piping	_____	_____	_____			
Detention Basin	_____	_____	_____			
Stormwater Quality Units	_____	_____	_____			
Other	_____	_____	_____			

6. SITE LIGHTING	_____	_____	_____	<u>10</u>	<u>1,500</u>	<u>15,000</u>
7. EROSION CONTROL	_____	_____	_____	_____	_____	_____
Silt Fence	_____	_____	_____	_____	_____	_____
Check Dams	_____	_____	_____	_____	_____	_____
Pipe Inlet/Outlet Protection	_____	_____	_____	_____	_____	_____
Level Lip Spreader	_____	_____	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	_____	_____	_____
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	_____	_____	_____
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	_____	_____	_____
10. MISCELLANEOUS	_____	_____	_____	_____	_____	_____
TOTAL:	_____	_____	_____	<u>22,475</u>	_____	_____
GRAND TOTAL:	_____	_____	_____	<u>22,475</u>	_____	_____

total \$22,475 ok
 10/3/17 P.D.

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	_____	<u>\$449.50</u>	<u>\$449.50</u>
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	<u><i>[Signature]</i></u>	<u><i>[Signature]</i></u>	<u>10/3/17</u>
	(name)	(name)	