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Planning & Development Department

Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

October 14, 2004

Dwight Baker
Sunmasters
314 Warren Ave
Portland, ME 04103

RE: 314-336 Warren Avenue Site Buildout
ID# 2002-0025, CBL 303 H 011

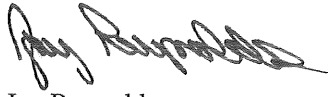
Dear Mr. Baker:

After meeting with you on-site and after discussing your site with City staff, the City has the following issues that pertain to the as-built condition of your sites:

1. Curbing and Sidewalk was not installed according to plan. Curb tip downs and driveway cuts currently do not meet the City's standards with regards to curb-cuts/ingress and egress standards. At this time, the City requires no action on your part, however, with the anticipated reconstruction of Warren Avenue, I anticipate that better curb management will be coordinated between The State, the City, and yourself, in front of your businesses.
2. Esplanade installation in front of 324 and 336 was not done: Again, the City requires no action at this time.
3. Formal application for an amended site plan: This was never done with regards to your 2003 approval. At this time, the City requires no action on your behalf.
4. Parking vehicles in the right-of-way: This continues to occur in front of #336. Condition #2 of your 2002 approval stated that these vehicles be removed from within the right-of-way. Failure to address this issue will result in referring this matter to the City's legal department.
5. Parking vehicles in the Fern Avenue right-of-way: As shown on your site plan, this newly paved area was designed, reviewed, and approved as a means of access to your new building and was not approved for parking areas. Failure to address this will result in referring this matter to the City's legal department.
6. Signage within the right-of-way: As we discussed, this needs to be removed. Failure to address this will result in referring this matter to the City's legal department.
7. Stockpiling of excavated material in the right-of-way: As we discussed, this needs to be removed. Failure to address this will result in referring this matter to the City's legal department.
8. Wheel stops along the right of way: These were originally installed, then removed. They need to be re-installed to ensure that vehicles are not encroaching onto the sidewalk along Warren Avenue.

It is the City's opinion that these items can be easily addressed by December 1, 2004.

Sincerely,



Jay Reynolds
Development Review Coordinator

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Eric Labelle, City Engineer
Todd Merkle, Public Works
Penny Littell, Associate Corporation Counsel