

Department of Planning & Development  
Lee D. Urban, Director



CITY OF PORTLAND

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December 18, 2003

Mr. Stephen R. Tartre, P.E.  
Director of Engineering and Building Maintenance  
Maine Turnpike Authority  
430 Riverside Street  
Portland, ME 04103

RE: Parking Lot, 430 Riverside Street  
ID #2001-0165, CBL #320-A-003

Dear Mr. Tartre:

On December 18, 2003, the Portland Planning Authority granted minor site plan approval for a parking lot expansion to be located at 430 Riverside Street, as shown on the approved plan. The following are conditions of approval:

1. The applicant shall place a note on the site plan, which states that the collecting drainage swale will be inspected twice annually and maintained for sediment build-up, trash/debris removal, and re-stabilization of the channel or side slopes, if scoured by erosion.
2. The applicant shall adhere to winter stabilization methods as prescribed by Maine DEP. These methods shall include attention to winter mulching and construction activities. Permanent seeding and completion of grading and all work associated with winter construction shall be completed by May 14, 2004.

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.

The 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.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, 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.
5. 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. 8822. (Only excavators licensed by the City of Portland are eligible.)
6. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please note that no Certificates of Occupancy will be issued until all site improvements have been completed and inspected in the field by the Development Review Coordinator.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,



Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Sarah Hopkins, Development Review Program Manager  
Kandice Talbot, Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Michael Bobinsky, Public Works Director  
Karen Dunfey, Inspections  
Traffic Division  
Tony Lombardo, Project Engineer  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Don Hall, Appraiser, Assessor's Office  
Approval Letter File  
Correspondence File