



Tuck O'Brien
City Planning Director, Planning Division

May 10, 2016

Delta Realty
Attention: Art Girard
380 Warren Avenue
Portland, ME 04103

Ransom Consulting
Attention: Stephen Bradstreet
400 Commercial St., Suite 404
Portland, ME 04101

Project Name: New Maintenance Building
Address: 400 Riverside Street
Applicant: Delta Realty- Art Girard
Planner: Shukria Wiar

Project ID: 2016-050
CBL: 320 A004001

Dear Mr. Girard:

On May 10, 2016, the Planning Authority approved with conditions a Level II site plan for the construction of a 1,926 square feet maintenance building at 400 Riverside Street. The decision is based upon the application, documents and plans, as submitted and prepared by Stephen Bradstreet of Ransom Consulting, Inc. with a date of 02.24.2016. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

WAIVERS

1. The Planning Authority waives the Site Plan Standard, Section 14-526 (a) 2 (c), which requires that all proposed developments shall provide sidewalks along frontages, so that no sidewalk is required along the site's frontage since there is a safe alternative-walking route by way of a sidewalk on the other side of the street and strict adherence to the sidewalk requirement would result in a significant loss of site features related to landscaping and topography that are deemed to be of a greater public value.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code, with the following condition:

1. If this maintenance building changes to another use, the applicant shall obtain a change of use permit from the Permitting and Inspection Department and any other applicable city permit.

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.

STANDARD CONDITIONS OF APPROVAL

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

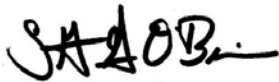
1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require 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** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

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 Division and Public Services 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 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.
7. **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.)
8. **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 Shukria Wiar at (207) 756-8083 or via shukriaw@portlandmaine.gov

Sincerely,



Stuart G. O'Brien
City Planning Director

Attachments:

1. Performance Guarantee Packet

Electronic Distribution:

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Approval Letter File