



Planning & Urban Development Department

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Jeff Levine, Director

Planning Division
Alexander Jaegerman, Director

October 23, 2014

Lee Allen
Northeast Civil Solutions
153 US Route 1
Scarborough, ME 04074

Todd Settle
Telos Capital, LLC
2 Milk Street
Portland, ME 04101

Project Name: Pamela Road Subdivision Amendments
Address: Pamela Road
Applicant: Telos Capital
Planner: Nell Donaldson

Project ID: 2013-097
CBLs: 389-D-10, 11, 12, 13, 14
389-E-2, 3, 4, 5, 6, 7

Dear Mr. Allen:

On October 23, 2014, the Planning Authority approved with conditions an amended subdivision plan for the east end of Pamela Road. The decision is based upon the application, documents and plans as submitted by Telos Capital, LLC and prepared by Northeast Civil Solutions. The proposal was reviewed for conformance with the standards of Portland's subdivision ordinance. The review of the site plan for the associated street extension project is still pending.

SUBDIVISION REVIEW

The Planning Authority found the amended plat is in conformance with the subdivision standards of the Land Use Code subject to the following conditions of approval and the standard conditions of approval:

1. The applicant shall submit a revised plat to address the comments of Bill Clark, of the city's Department of Public Services, including:
 1. Revising the extent to include the easting coordinate for southerly corner of Lot 33, and
 2. Showing coordinates for existing survey monument found on Alice Street in front of Lot 27. This helps with our GIS parcel mapping and street ROWs plan; and
2. The applicant shall add a note to the plat regarding future NRPA permitting for wetland fill on individual lots, for review and approval by David Senus, consulting civil engineer.

The approval is based on the subdivision plan submitted by Northeast Civil Solutions on October 14, 2014. If you need to make any modifications to the approved amended subdivision plan, you must submit a revised site plan for staff review and approval. Please note that this letter does not constitute site plan approval for the associated street extension project.

STANDARD CONDITIONS OF APPROVAL

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

1. **Mylar Recording Plat** A revised mylar recording plat meeting all conditions of subdivision approval must be submitted for Planning Authority review and signature.

2. **Separate Site Plan and Building Permits Required** This approval does not constitute approval of the site plan for the street extension, nor approval of any building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **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.)
4. **As- Built Final Plans** Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
5. **Mylar As-Built Final Plans** Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Department prior to the issuance of a certificate of occupancy.

If there are any questions, please contact Nell Donaldson at 874-8723

Sincerely,



Alex Jaegerman
Planning Division Director

Attachments:

1. Performance Guarantee Packet

Electronic Distribution:

CC: Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
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Planner/Senior Planner
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Jeremiah Bartlett, Public Services
David Petrucci, Fire Department
Craig Messinger, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File