

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

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Planning

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Economic Development

August 13, 2004

Mr. Kevin McQuinn
Turner Barker Realty
225 Commercial Street
Portland, ME 04101

RE: Proposed Warehouse Building, 469 Presumpscot Street
ID #2004-0104, CBL #419A-A-007

Dear Mr. McQuinn:

On August 12, 2004, the Portland Planning Authority approved a proposal for a 10,000 sq. ft. warehouse/commercial building to be located at 469 Presumpscot Street, as shown on the approved plan, with the following conditions:

- i. A capacity letter from the Portland Water District shall be submitted to staff prior to issuance of a building permit.
- ii. Proposed lighting shall be full cut-off light fixtures as required by the Lighting technical standards.
- iii. The grading of the front sidewalk shall be adjusted to assure the swale centered off the walk closer to the frontage along Presumpscot Street. Public Works shall review and approve the drainage collection near the proposed sidewalk and granite curb, prior to issuance of a building permit.
- iv. During excavation of the site and placing of fill, that a geotechnical engineer, whom will provide written evidence that the slope is stabilized, inspect the site and that the existing materials re-used, and soil placement layering methods that are used are suitable to support the building and parking lot. Written evidence shall be submitted to staff prior to issuance of a certificate of occupancy.

- v. An environmental assessment shall be provided to staff, along with evidence of cleanups or recommendations to be conducted, prior to issuance of a building permit.
- vi. The following details shall be added to the plan, prior to issuance of a building permit:
 - a. pedestrian ramp shall show flush curbing at the pavement edge.
 - b. guardrail details are needed.
 - c. pavement details and cross-sections are inconsistent with each other. It is recommended that the access road cross-section have the same base as the parking lot. The section at the street shall have the Industrial Street standard with 5 inches total pavement. Base under the sidewalks can be reduced to 6 inches depth if desired. Also common borrow under road sub-grade for build up shall be called out per MDOT specifications (i.e. common borrow).
 - d. a casco trap or floatable trap shall be installed in the last catch basin prior to outfall on both the City drainage system and private system.
 - e. a City standard "Type E" catch basin detail shall be shown.
- vii. The driveway width shall be reduced to 24 feet.

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
Inspections
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Approval Letter File
Correspondence File