



PORTLAND MAINE

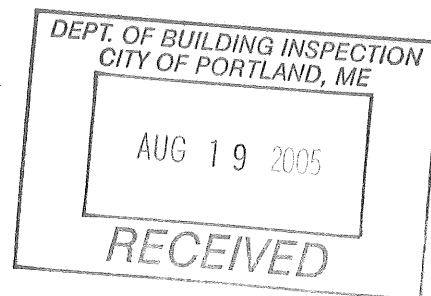
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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Marge S.

August 18, 2005



Mr. Jerome Ade
P.O. Box 403
Portland, ME 04113

RE: Roundhouse Expansion, 125 Presumpscot Street
ID #2005-0088, CBL #425-A-002

Dear Mr. Ade:

On August 16, 2005, the Portland Planning Authority approved two (2) new buildings totaling approximately 17,562 sq. ft., to be located at 125 Presumpscot Street as shown on the approved plan with the following conditions:

1. That the developer shall revise the plans to reflect the comments in the memo by the Traffic Engineer dated August 15, 2005 and shall contribute \$1,000 towards the installation of a 5-section signal head to be installed at the Washington Avenue/Presumpscot Street intersection, prior to issuance of a building permit.
2. That a sewer capacity letter from the Portland Sewer Division shall be submitted to staff prior to issuance of a building permit.
3. That the developer shall submit a drainage maintenance agreement for the current pipe connection from the site to the City system.

4. No construction shall occur until a soil assessment per DEP guidance has been approved by the DEP and DEP approval is provided to the City.
5. The City Arborist shall review and approve the landscaping plan.

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. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. 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. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. 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.
6. 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.)
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 make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as 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 Kandice Talbot at 874-8901.

Sincerely,

Alexander Jaegerman

Alexander Jaegerman
Planning Division Director

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cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File



1. The first part of the document is a list of names.

2. The second part is a list of dates.

3. The third part is a list of locations.