



CITY OF PORTLAND

434-C-601

October 26, 2000

Sarah Marshall
Terrence Dewan Associates
106 Main Street
Yarmouth ME 04096

RE: Site Plan approval for a parking lot at 331 Veranda Street

Dear Ms. Marshall:

On October 27, 2000 the Portland Planning Authority has reviewed and approved a revised site plan for a 49 space parking lot at the Martins Point facility in the vicinity of 331 Veranda Street. This letter supercedes the July 31, 2000 approval letter. The approval is subject to the following conditions:

- i. That a revised site plan shall be submitted to the Planning Department for review and approval for the entire parking area between the Martins Point buildings and Veranda Street by November 22, 2000. The site plan shall address parking, circulation and landscape preservation issues. Of particular concern is to eliminate the use of parking within the front lawn areas.
- ii. The City Arborist shall be contacted by the applicant prior to the initiation of any site clearance or any construction activities to review measures to protect existing vegetation.
- iii. Unless otherwise approved in writing by the Planning Department, the use of riprap shall be limited to the outfall of the level lip spreader.

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:

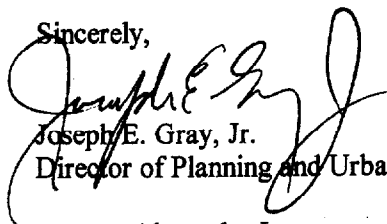
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant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

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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 preconstruction 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 preconstruction 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. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (who is located at DeLuca Hoffman at 775-1121) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This 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 the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
P. Samuel Hoffses, Building Inspector
✓ Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Mike DeLuca, DeLuca Hoffman
Susan Doughty, Assessor's Office
Approval Letter File