ACORN ENGINEERING, INC.

Planning Division
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101

April 11, 2017

Subject: Final Site Plan – Development Review Application
Washington Ave Parking Lot Redevelopment/Change of Use - Portland, Maine

To Whom It May Concern,

CSH 123, LLC is pleased to submit the accompanying package of submission materials related to the proposed resurfacing, regrading, and limited reconstruction of the existing two parking lots between 107 and 121 Washington Ave and change of use of the North Building at 121 Washington.

This submission package is intended to address and expand upon the previously submitted Level II Application based on Planning Staff review and input. Notable changes include closing the southernmost curb cut along Washington Ave, extending the rear parking lot to accommodate tenant grain storage, and increasing the pervious concrete panels footprint. Because the driveway to be closed is within the abutting parcel, also owned by the Applicant, the parcel has been added to the project application.

It should also be noted that the scope of the project was expanded upon to include additional information regarding new utility services; these services are highlighted in the new Utility Plan. It is proposed that the North Building be served by an underground electrical/telephone/cable service from the rear (electrical service via a transformer), a domestic water and fire service to the northernmost wall, and a new sewer service from the front. The roof drains will be separated from the existing sewer service and tie independently into the existing CSO system within Washington Ave.

The following documents and drawings are to be uploaded onto the City's electronic submission site per the procedure outlined in the application:

<u>Documents:</u>

A. *Updated* Cover Letter
B. *Updated* Level II Site Plan Application
E. *Updated* Summary of Written Easements
G. *Updated* Stormwater Report
J. *Updated* Utility Cover
L. *Updated* Lighting Cut Sheets
M. Comment Response Letter

N. Stormwater Maintenance Agreement
O. Photometric Plan by Swaney Lighting, Dated 4/10/17

Drawings:

- Final Civil Site Plan Set, Dated 2/11/17 – *Updated*
  - Utility Plan, C-20, Dated 4/5/17 – *New*
  - EX-3 Autoturn Exhibit, Dated 4/5/17 – *New*

If you have any questions regarding these materials or the completeness of the application materials, please contact us within the next five (5) days.

Sincerely,

William H. Savage, P.E.
Principal - Project Manager
Acorn Engineering, Inc.

Olivia Dawson, E.I.
Design Engineer
Acorn Engineering, Inc.