



Helen Donaldson <hcd@portlandmaine.gov>

30 Merrill Conditions of Site Plan Approval

Lauren Swett <lswett@woodardcurran.com>

Mon, Nov 28, 2016 at 2:01 PM

To: Helen Donaldson <hcd@portlandmaine.gov>, Thomas Errico <thomas.errico@tylin.com>

Hi Nell,

I've reviewed the updated plans, and can provide the following comments. Tom will need to weigh in on a couple of them.

1.a. The extent of sidewalk replacement has been shown on the plans, and they have provided details for the sidewalk in conformance with the City of Portland Technical Manual.

1.b. They are showing a 3'-1.5" fence for the final 10 feet of the driveway prior to the sidewalk. I believe that vertical sight distance is typically calculated considering a 3.5' eye height, so it seems like that should work, considering that grade is sloping down towards the sidewalk. Looking at the site, it's interesting to note that the property to the northwest has wood fence, but switched to chain link for the last few sections leading out to the sidewalk. This provides visibility of the sidewalk. I'm sure that's not the look they are going for here though. Tom may have some additional thoughts on this one.

1.c. The site plan includes a couple of lines at the front entrance that could represent steps, but they are not labeled, and the grading plan does not reflect steps. They do show concrete planters around the front of the building that may also be the benches that are referred to. The architectural details include two different stair riser/tread details. These are both more extensive than would be at this front step though. Based on the renderings, it looks like these will be just granite steps. More information on what we're looking at would be helpful here.

2. They have included a detail for the driveway apron that is in accordance with the Technical Standards. They are showing the driveway apron layout with the 2' flares on either side. I think there has been some discussion about this on some projects during development review meetings – Tom is this one that the 2-flare is appropriate?

Any questions, let me know.

Lauren

From: Helen Donaldson [mailto:hcd@portlandmaine.gov]

Sent: Monday, November 28, 2016 12:37 PM

To: Lauren Swett <lswett@woodardcurran.com>; Thomas Errico <thomas.errico@tylin.com>

Subject: Re: 30 Merrill Conditions of Site Plan Approval

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