Tighe&Bond
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Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/25/16

W-2011-39
March 24, 2016

Inspections Office
389 Congress Street, Room 315
Portland, ME 04101-3571

Re: Proposed Parking Lot Improvements – Whole Foods Market
160 Fox Street, Portland, Maine

To Whom It May Concern:

On behalf of Franklin & Somerset Portland ME, LLC, we are pleased to submit the following information in support of the above referenced project.

Level I Site Plan Development Review Application

- A digital copy of the following plans (.pdf) revised March 18, 2016:
  - Existing Conditions/Demolition Plan
  - Site Plan
  - Grading, Drainage and Erosion Control Plan
  - Landscape Plan
  - Tree Box Filter Exhibit

The comments below were provided to Tighe & Bond, Inc. by the City of Portland. The comments are below in *italics* and are followed by Tighe & Bond's response in **bold**:

A. Reviewer: Woodard & Curran
Date: March 17, 2016

1. *"…The City of Portland requires that all Level I site plan applications submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards (City of Portland Code of Ordinances Sec. 14-526. Site plan standards. (b). 3. b.). We offer the following comments:*

   a) *Basic Standard: Plans and notes are included that address erosion and sediment control requirements and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500.*

      No modification necessary.

   b) *General Standards: …the Applicant will be required to install a stormwater quality treatment measure that meets the MaineDEP Chapter 500 General Standards for treatment of an impervious parking lot area equivalent to the proposed expansion (note that the Applicant can elect to treat a different area of the parking lot, so long as an equivalent area is managed). Sizing calculations should be provided for any proposed stormwater best management practices per MaineDEP guidance. An inspection and maintenance plan should be prepared and submitted following MaineDEP guidance, with reference to the City's annual inspection and reporting criteria, as outlined in Chapter 32 of the City of Portland Code of Ordinances.*

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A tree box filter has been proposed near the Lancaster Street entrance to the parking lot. A tree box filter exhibit has been provided to show the contributing area, sizing criteria, and inspection, maintenance, and reporting requirements.

c) *Flooding Standard: The anticipated change in runoff rate from the proposed minor increase in impervious area will be largely mitigated by stormwater measure(s) required to address the General Standards; therefore we find that the project will be in compliance with the flooding standard and we recommend waiving any requirements for submittal of a pre/post stormwater model for the project.*

No modification necessary.

In addition to the above comments, the following comments were provided by the City reviewer over the phone.

1. *The City arborist wanted to see additional plantings in the green island in the expanded parking area.*

   Additional plantings have been proposed.

2. *City staff wants the existing bike racks moved from the parking area along Lancaster Street to the café entrance.*

   The bike racks have been called out to be relocated.

Please feel free to contact me by phone at (603) 433-8818 or by email at kamavrogeorge@tighebond.com with any questions.

Sincerely,

TIGHE & BOND, INC.

Kenneth A. Mavrogeorge, P.E.
Project Manager

Enclosures

Cc: Robert Donnelly, Whole Foods Market (via email)
Jim Strain, Whole Foods Market (via email)

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