



September 12, 2016

Ms. Jean Frasier
Planner
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

**RE: Response to Comments - Level II Site Plan Application
Salvation Army Building Addition
88 Preble Street
Portland, Maine**

Dear Jean,

We have reviewed the City staff comments provided on August 31, 2016 for the Site Plan Application. Please find our responses to the comments below in *italics*.

Comments Provided by City of Portland:

Engineering Review

1. The City of Portland requires that all Level II site plan applications comply with the regulations of MaineDEP Chapter 500 Stormwater Management Rules, Including conformance with the Basic, General, and Flooding Standards (Technical Manual, Section 5.11. Applicability in Portland. C.a. and City of Portland Code of Ordinances Sec. 14-526. Site plan standards. (b). 3. B.)
 - a. Basic Standard: Plans, notes, and details have been provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of Maine DEP Chapter 500.

No response necessary.
 - b. General Standard: The project will result in a net decrease in impervious area. As such, the project is not required to include any specific stormwater management features for stormwater quality control. We encourage the Applicant to review the City's Stormwater Service Charge Credit Manual (available online) to evaluate whether they may want to incorporate stormwater quality treatment measures that qualify for a future Stormwater Service Charge credit.

Noted.

- c. Flooding Standard: The project will result in a net decrease in impervious area. As such, the project is not required to include any specific stormwater management features to control the rate of stormwater runoff from the site.

No response necessary.

2. The Applicant is proposing to cut, cap, and abandon an existing site storm drain. Details should be provided on the method of abandonment.

A pipe abandonment detail has been added to the plan set. See detail 7 on Sheet C403.

3. The Applicant is proposing to connect an underdrain associated with the Site's foundation drain to the City storm drain within Alder Street. A connection detail should be provided per City of Portland Technical Standards.

A connection detail has been added to the plan set. See detail 8 on sheet C403.

4. The Typical Pipe Trench and Road Repair Detail provided on Sheet C402 appears to be missing the notes from the City of Portland Technical Standards that specify certain dimensions.

The applicable notes have been added to the detail.

5. The Applicant should contact Rachel Smith, of the Public Works Department to confirm sizing of the grease trap prior to start of construction.

Rachel Smith has reviewed and approved the proposed grease trap for the project. See enclosed correspondence.

Fire Department

1. The revised plans show excellent Emergency Access on the corner of Alder and Lancaster. Water supply from the public hydrants in the area will be sufficient for the proposed one story addition.

No response required.

City Arborist

1. The revised landscape plan looks good for the proposed project. Overall a big improvement for this site and corner. The landscape plan consists of a tree & shrub border near the sidewalk edge, ornamental iron fence separating the sidewalk and landscaping. Fencing has been added to screen the dumpster.

No response required.

Traffic

1. Bruce Hyman has provided design direction on the sidewalk ramps. The plans should be revised to reflect Bruce's Comments.

Detailed grading and additional notes have been provided at the curb ramps at the intersections of Alder Street at Lancaster Street and Lancaster Street at Preble Street (see Sheet C301) and at the driveway aprons (see Sheet C300). Given the site constraints, such as existing road grades and maintaining the existing catch basin inlet stones, it is structurally impractical to provide the standard grades at the Preble/Lancaster intersection as described in Mr. Hyman's comments. However, the grading requirements have been met to the maximum extent feasible, and have been improved from the existing conditions. Therefore, it is WEA's opinion that the proposed grading meets the requirements for alterations as described in 28 CFR 35.151

2. Specific details on a construction management plan shall be provided prior to construction for review and approval by City staff. I would note that a sidewalk facility, either the existing sidewalk or a temporary ADA compliant sidewalk in Preble Street along the project frontage shall be provided with approved barriers. Detouring pedestrians to the east side of Preble Street is not acceptable.

The selected contractor will provide a traffic management plan for review prior to commencement of construction, as indicated in Layout, Materials, and Utility Note 6 on sheet C200.

Zoning

1. 14 parking spaces required.

14 parking spaces are provided.

Planning Review

1. Is a walkway contemplated to meet the landing that leads to the rear door stairs?

The plan has been revised to eliminate the ADA ramp on the westerly side of the building. Two sets of stairs will remain. The northerly stair will terminate with a landing in the courtyard. A walkway will not be provided from the landing to the driveway.

2. I may have missed the detail, but what is being proposed for the screening of the dumpster.

A cut sheet of the dumpster enclosure was included in permit application item 17 – Landscaping and Lighting Cut Sheets in the previous submission. Selected details have been boxed in red.

3. Has the landscape plan been updated and is there any protection of landscape material from the snow storage area?

The landscaping plan has been updated to show the latest site layout information. The planting plan has not changed. Layout, Materials, and Utility note 8 has been added stating that snow storage is not allowed within the landscaped buffer area.

Additional Revisions

The Applicant has elected to remove the ADA ramp from the westerly side of the building. The second staircase will remain, but will be shifted to the south to align with the façade of the building. Due to the elimination of the ramp, the total impervious area onsite will be reduced to 34,833 sf. The revised project information sheet is enclosed and the proposed impervious surface ratio in Parcel Information Note 4 on Sheet C200 has been revised accordingly.

We trust we have provided the necessary information to complete your review. Please contact me if you require any additional information.

Respectfully,



Silas Canavan, PE
Walsh Engineering Associates, Inc.

cc. Major Ronald Bernardi, The Salvation Army
Audra Wrigley, Bild Architecture

enc. Revised Plan Set, Rev. 2 9/9/16
Correspondence with Rachel Smith
Revised Project Data Sheet