



June 1, 2015

Ms. Helen Donaldson
Planning and Development Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

**Subject: Century Tire Plaza – 195 Kennebec Street
Project ID# 2015-027
Review Comments Received from Planning Department**

Dear Ms. Donaldson:

We have received and reviewed the City's review comments and offer our responses to these comments. For ease of reference we have repeated each comment in *italics* with our response following.

Traffic Comments (Telecom) – Tom Errico, P.E.

Comment 1:

The plans have been revised and I find them to be acceptable. Feedback on time-limit parking has not been provided. I would also note that the sidewalk ramp at the corner of Brattle Street does not appear to be ADA compliant. In addition, the ramp detail on the opposite side of Kennebec Street is unusual and needs clarification. I will reach out to FST to discuss.

Response

These items were discussed in a telephone call between Tom Errico and Andrew Johnston on Friday, May 29, 2015. Minor revisions have been made to the Site Layout, Grading & Drainage, and Erosion & Sediment Control Plans as a result. These are as follows:

- The sidewalk ramp on the south side of Kennebec Street has been labeled to indicate clarify that there is a minimum of four feet behind the ramp, as required by ADA. Detectable warning pavers have been added.
- The ramp on the north side of Kennebec Street has been adjusted to remove the flare on the eastern side (not required). Detectable warning pavers have been added.
- We have discussed time limit parking with the Owner and would prefer not to time-limit restrict the on-street parking on Kennebec Street, other than to prohibit overnight parking. It is very likely that some of these parking spaces would be utilized by employees of 200 or 202 Kennebec Street (opposite the project site) for daytime parking, and possibly for several hours on nights/weekends. A time limit on the spaces would effectively curtail this use.

FAY, SPOFFORD & THORNDIKE

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Final Comments from Nell Donaldson, Planning

Comment 2:

Please add a note stating that the street light fixtures will be LED.

Response

The street light note on the Site Layout Plan (C-3.0) has been revised to include that the proposed light fixtures will be LED.

If you have any questions with regards to the information provided, please contact our office.

Sincerely,

FAY, SPOFFORD & THORNDIKE

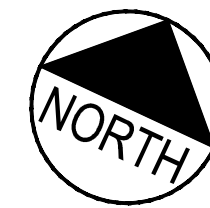


Andrew D. Johnston, P.E.
Principal Engineer

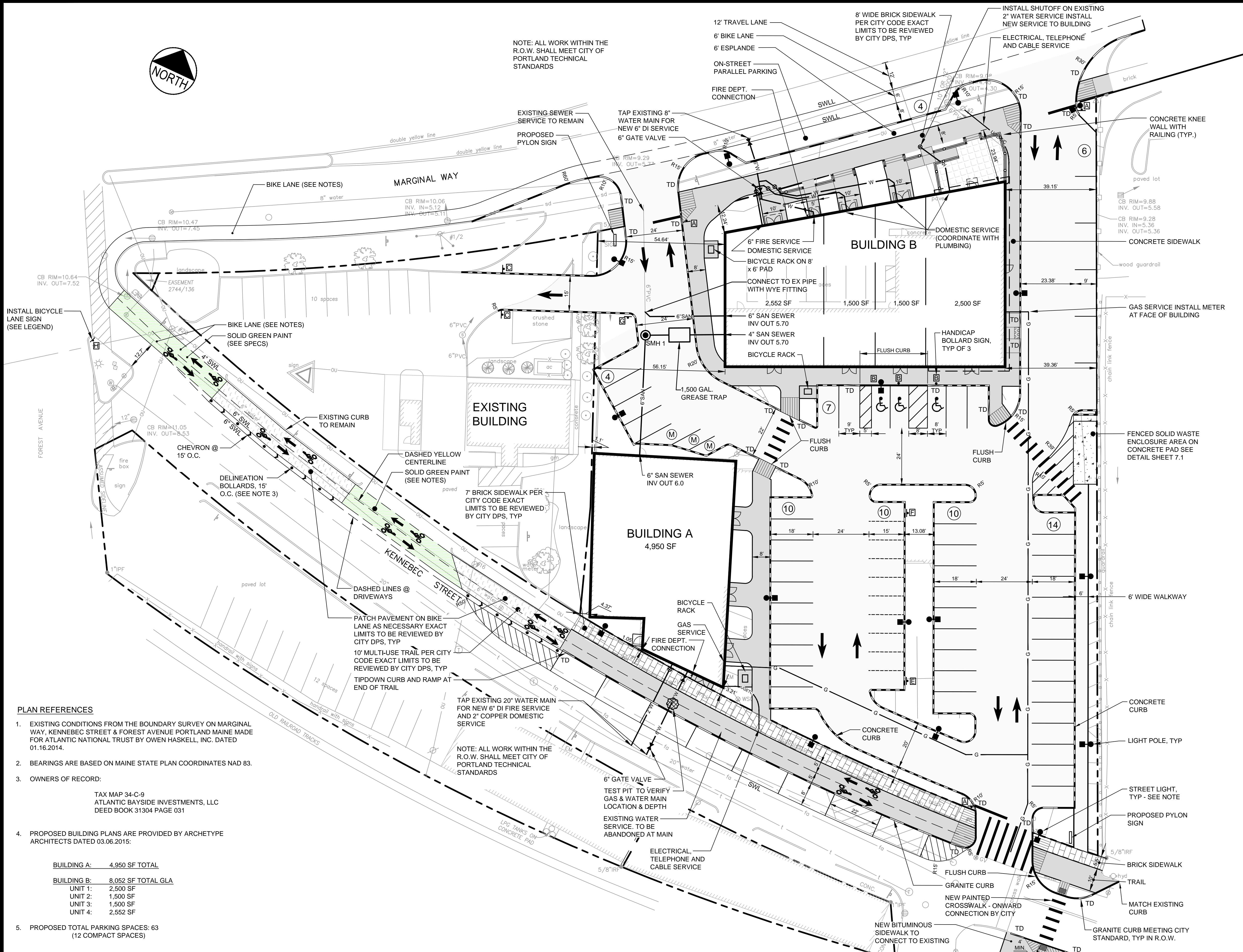
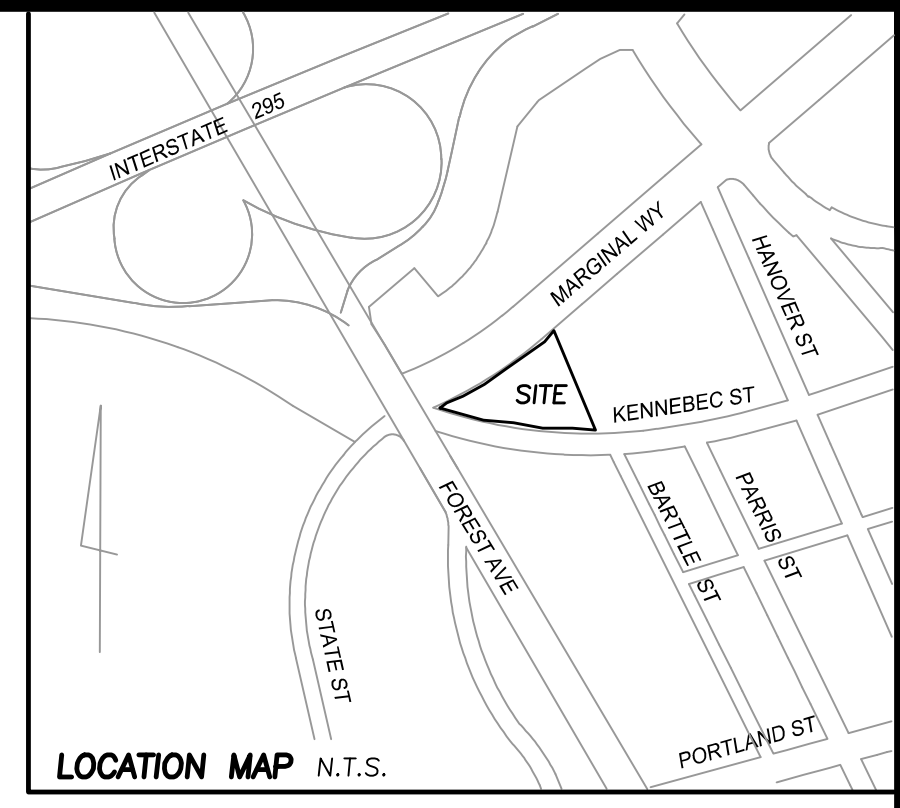
ADJ/cmd

Enc: C-3.0 Site Layout & Utility Plan
C-4.0 Grading & Drainage Plan
C-5.0 Erosion & Sediment Control Plan

c: Brad Fries

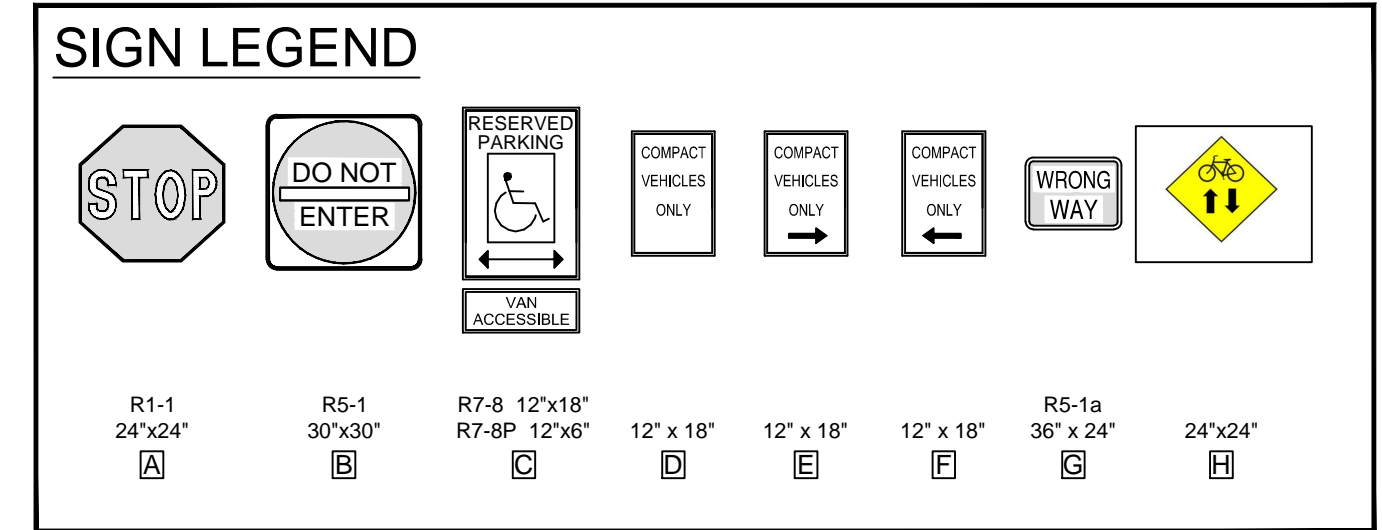


NOTE: ALL WORK WITHIN THE R.O.W. SHALL MEET CITY OF PORTLAND TECHNICAL STANDARDS



NOTES:

- STREET LIGHTS ON MARGINAL WAY SHALL BE: BAYSIDE DISTRICT LARGE SCALE LIGHT
LUMINAIRE : HOLOPHANE MODEL ESU175MH12A4-R-RAL 6012
COLOR : TIGER DRY/LAC OLD NAVY SILVER Y003J
POLE: TAPERED 24'-3" NOMINAL HEIGHT RAL #6012 (DARK GREEN)
SEE DETAIL X-2B PORTLAND TECHNICAL MANUAL
STREET LIGHT FIXTURES SHALL BE LED.
- STREET LIGHTS ON KENNEBEC STREET SHALL BE: BAYSIDE DISTRICT MEDIUM SCALE LIGHT
LUMINAIRE : HOLOPHANE MODEL ESU175MH12A4-PR
POLE: TAPERED 19'-3" NOMINAL HEIGHT
SEE DETAIL X-2C PORTLAND TECHNICAL MANUAL
STREET LIGHT FIXTURES SHALL BE LED.
- BOLLARDS FOR BICYCLE LANE DELINEATION SHALL BE: PEXCO CITY POST, 42 INCH HIGH, GREEN, INSTALLED AT 15 FT ON CENTER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- CYCLE LANE MARKINGS SHALL BE: PREMARK PREFORMED THERMOPLASTIC MARKINGS BY ENNIS-FLINT. ALL MARKINGS SHALL BE STANDARD FHWA DESIGNS
- GREEN BIKE LANE PAINT SHALL BE: RIDE-A-WAY BY ENNIS-FLINT INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



PLAN REFERENCES

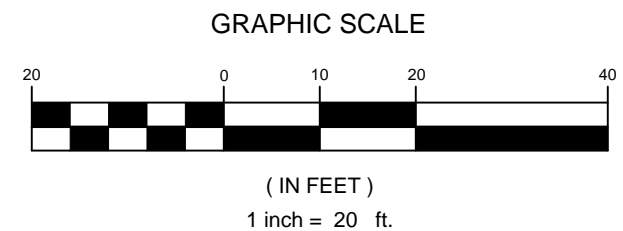
- EXISTING CONDITIONS FROM THE BOUNDARY SURVEY ON MARGINAL WAY, KENNEBEC STREET & FOREST AVENUE PORTLAND MAINE MADE FOR ATLANTIC NATIONAL TRUST BY OWEN HASKELL, INC. DATED 01.16.2014.
- BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATES NAD 83.
- OWNERS OF RECORD:
TAX MAP 34-C-9
ATLANTIC BAYSIDE INVESTMENTS, LLC
DEED BOOK 31304 PAGE 031
- PROPOSED BUILDING PLANS ARE PROVIDED BY ARCHETYPE ARCHITECTS DATED 03.06.2015:

BUILDING A:	4,950 SF TOTAL
BUILDING B:	8,052 SF TOTAL GLA
UNIT 1:	2,500 SF
UNIT 2:	1,500 SF
UNIT 3:	1,500 SF
UNIT 4:	2,552 SF

- PROPOSED TOTAL PARKING SPACES: 63 (12 COMPACT SPACES)

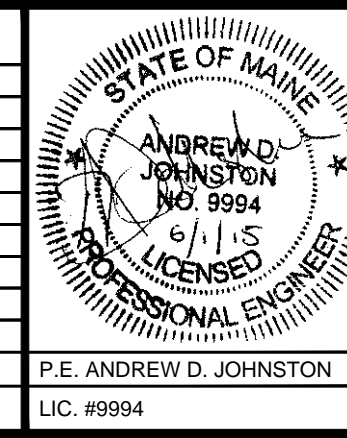
FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 13B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17,1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



STRUCTURE	RIM	INV IN	DIR	INV OUT	SUMP	SIZE
GREASE TR	10.70	5.43	E	5.10	N/A	1500
SMH 1	10.65	5.06	S	5.00	N/A	4' ID
		5.05	E			
PIPE FROM	PIPE TO	LENGTH	SLOPE	US INV	DS INV	SIZE
BLDG B	GREASE	16	0.017	5.70	5.43	4"PVC
GREASE	SMH1	5	0.01	5.10	5.05	4"PVC
BLDG A	SMH 1	52	0.018	6.00	5.06	6"PVC
SMH 1	WYE	10	0.01	5.00	4.90	6"PVC
BLDG B	WYE	35	0.022	5.70	4.93	6"PVC

REV	DATE	DESCRIPTION	REVISIONS
9	06.01.15	REVISED FOR FINAL TRAFFIC COMMENTS	
8	05.18.15	REVISED FOR FINAL CITY COMMENTS	
7	04.24.15	ISSUED FOR CONSTRUCTION	
6	04.10.15	REVISED PER CITY COMMENTS	
5	04.01.15	REVISED PER CITY COMMENTS	
4	03.03.15	MINOR REVISIONS TO PARKING AND RAMPS	
3	02.13.15	ISSUED FOR CITY PERMIT	
2	12.31.14	ISSUED FOR CLIENT REVIEW	
1	11.26.14	RELEASED FOR CLIENT REVIEW	



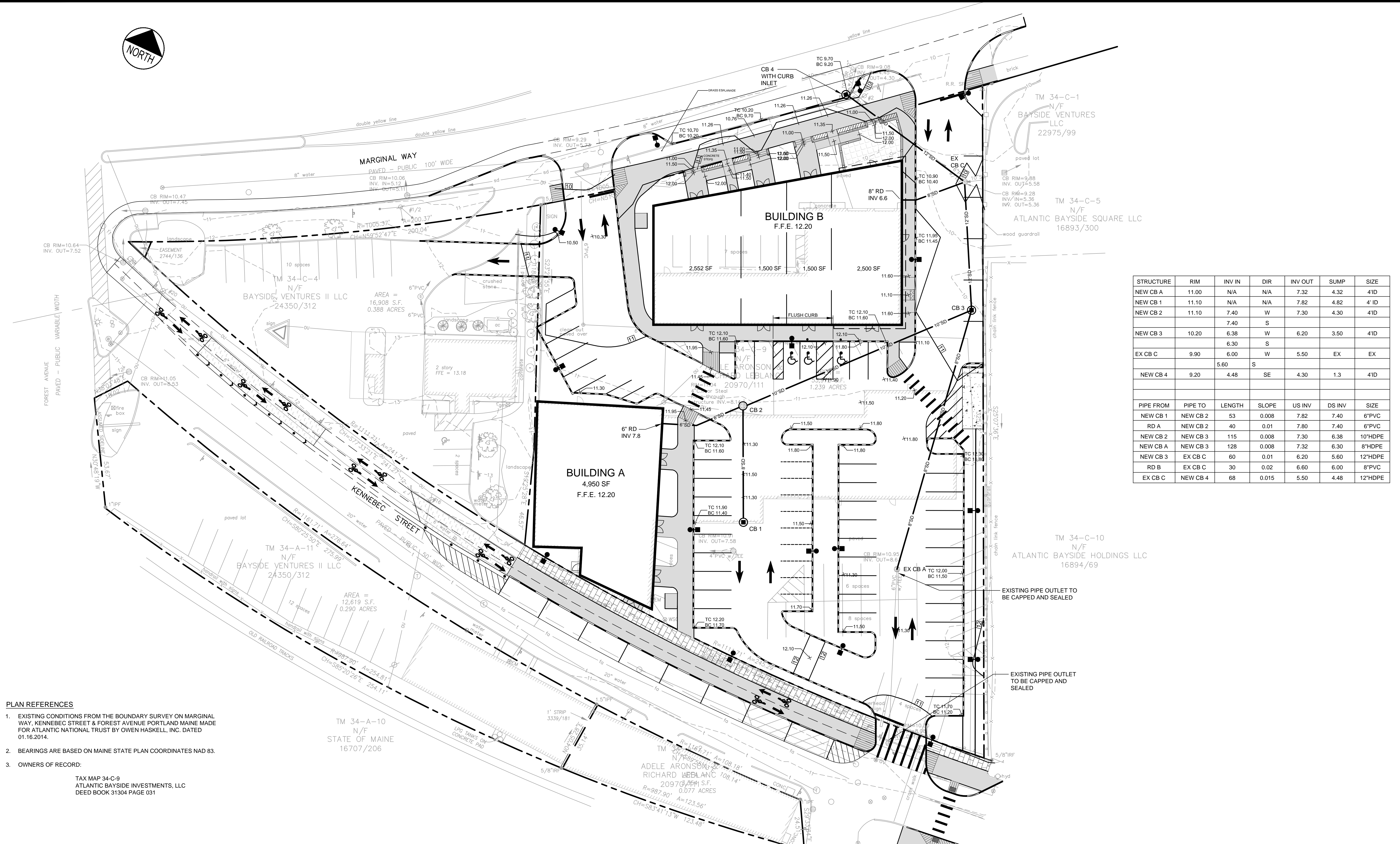
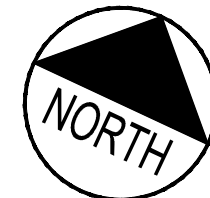
PROJECT
CENTURY TIRE PLAZA
195 KENNEBEC STREET, PORTLAND, ME

SHEET TITLE
SITE LAYOUT AND UTILITY PLAN

CLIENT
NORTHLAND ENTERPRISES, LLC

FST 105 YEARS
FAY, SPOFFORD & THORNDIKE
ENGINEERS • PLANNERS • SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: ADJ DATE: 11.25.14
DESIGNED: ADJ SCALE: 1" = 20'
CHECKED: ADJ JOB NO. SP-M160
FILE NAME: SP-M160 BASE
SHEET **C-3.0**



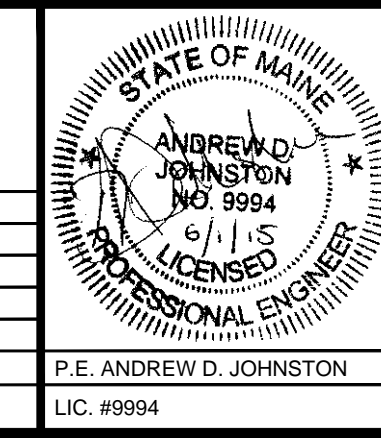
STRUCTURE	RIM	INV IN	DIR	INV OUT	SUMP	SIZE
NEW CB A	11.00	N/A	N/A	7.32	4.32	4"ID
NEW CB 1	11.10	N/A	N/A	7.82	4.82	4"ID
NEW CB 2	11.10	7.40	W	7.30	4.30	4"ID
		7.40	S			
NEW CB 3	10.20	6.38	W	6.20	3.50	4"ID
		6.30	S			
EX CB C	9.90	6.00	W	5.50	EX	EX
		5.60	S			
NEW CB 4	9.20	4.48	SE	4.30	1.3	4"ID
PIPE FROM	PIPE TO	LENGTH	SLOPE	US INV	DS INV	SIZE
NEW CB 1	NEW CB 2	53	0.008	7.82	7.40	6"PVC
RD A	NEW CB 2	40	0.01	7.80	7.40	6"PVC
NEW CB 2	NEW CB 3	115	0.008	7.30	6.38	10"HDPE
NEW CB A	NEW CB 3	128	0.008	7.32	6.30	8"HDPE
NEW CB 3	EX CB C	60	0.01	6.20	5.60	12"HDPE
RD B	EX CB C	30	0.02	6.60	6.00	8"PVC
EX CB C	NEW CB 4	68	0.015	5.50	4.48	12"HDPE

PLAN REFERENCES

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- BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATES NAD 83.
- OWNERS OF RECORD:
TAX MAP 34-C-9
ATLANTIC BAYSIDE INVESTMENTS, LLC
DEED BOOK 31304 PAGE 031

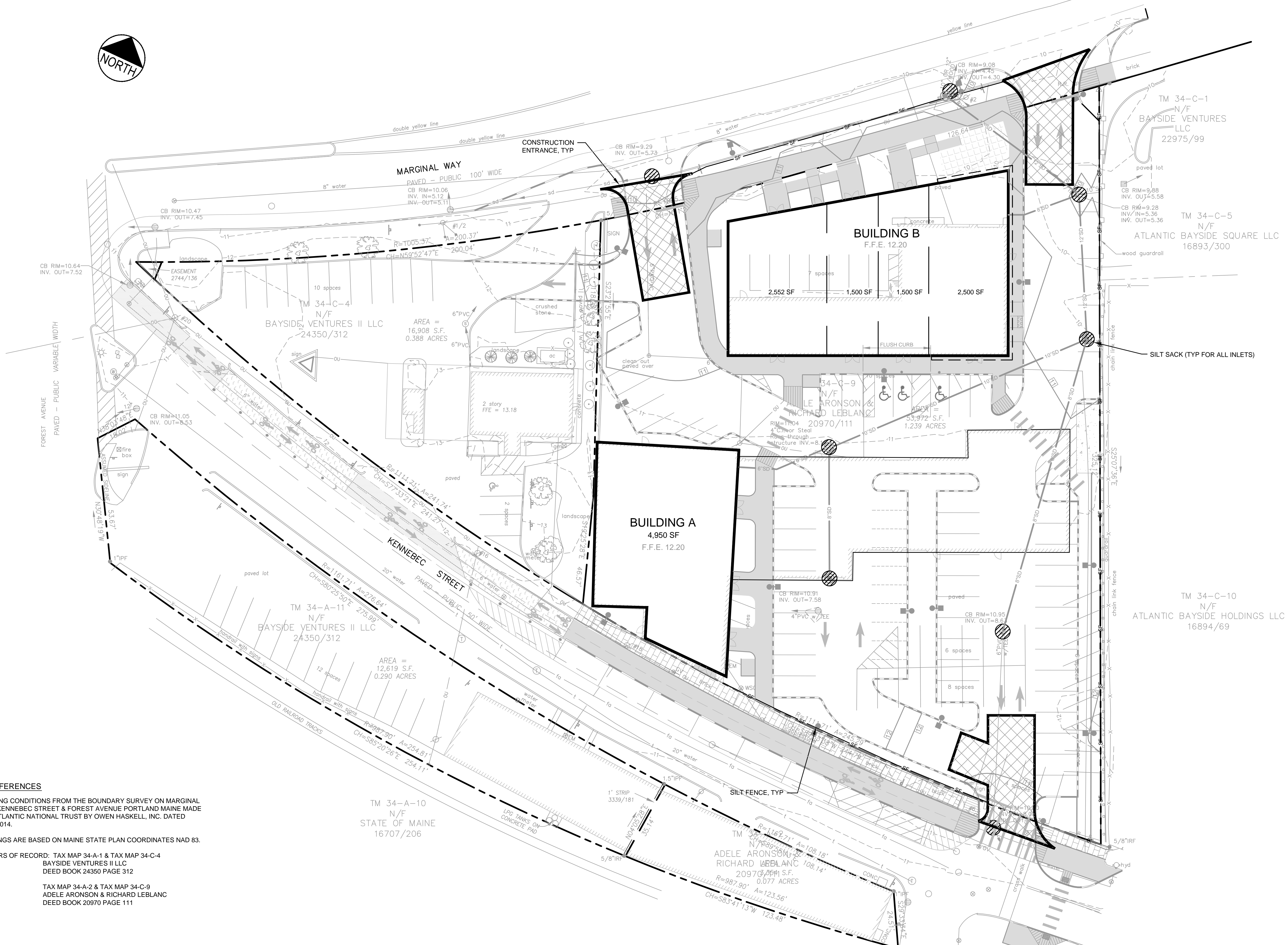
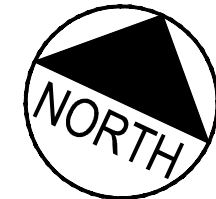
FLOOD ZONE NOTE
BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051138, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

REV	DATE	DESCRIPTION
5	06.01.15	REVISED FOR FINAL TRAFFIC COMMENTS
4	05.18.15	REVISED FOR FINAL CITY COMMENTS
3	04.24.15	ISSUED FOR CONSTRUCTION
2	04.01.15	REVISED PER CITY COMMENTS
1	02.13.15	ISSUED FOR CITY PERMIT



PROJECT: CENTURY TIRE PLAZA
195 KENNEBEC STREET, PORTLAND, ME
SHEET TITLE: GRADING AND DRAINAGE PLAN
CLIENT: NORTHLAND ENTERPRISES, LLC

FST 100 YEARS
FAY, SPOFFORD & THORNDIKE
ENGINEERS • PLANNERS • SCIENTISTS
778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106
DRAWN: DED DATE: 11.25.14
DESIGNED: ADJ SCALE: 1" = 20'
CHECKED: ADJ JOB NO.: SP-M160
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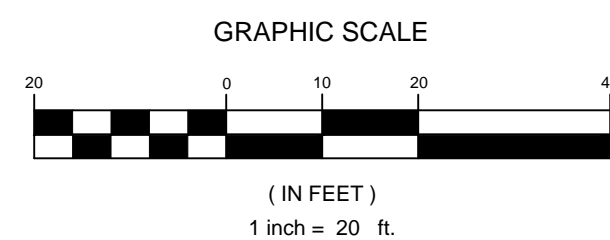


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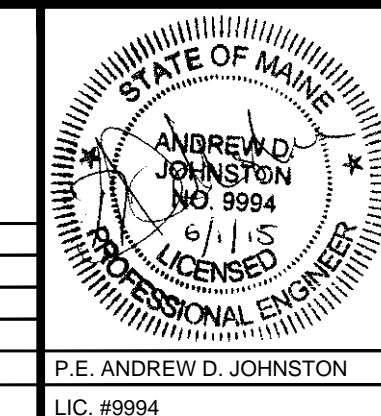
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- BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATES NAD 83.
- OWNERS OF RECORD: TAX MAP 34-A-1 & TAX MAP 34-C-4 BAYSIDE VENTURES II LLC DEED BOOK 24350 PAGE 312
TAX MAP 34-A-2 & TAX MAP 34-C-9 ADELE ARONSON & RICHARD LEBLANC DEED BOOK 20970 PAGE 111

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PROJECT
CENTURY TIRE PLAZA
195 KENNEBEC STREET, PORTLAND, ME

SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN

CLIENT
NORTHLAND ENTERPRISES, LLC

FST 100 YEARS
FAY, SPOFFORD & THORNDIKE
ENGINEERS • PLANNERS • SCIENTISTS
778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: DED	DATE: 11.25.14
DESIGNED: ADJ	SCALE: 1" = 20'
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FILE NAME: SP-M160 BASE	
SHEET	C-5.0