



A O C O R N

ENGINEERING, INC.

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

March 16, 2017

Subject: Level III Site Plan Application
Building Renovation and Expansion at 197 Spring Street – Portland, Maine

To Whom It May Concern,

WAIT, LLC. is pleased to submit the accompanying package of submission materials related to the proposed renovation and building expansion at 197 Spring Street.

This submission package is intended to meet the City's Submission Requirements as outlined in the Level III Application procedures. The proposed project site is located at 197 Spring Street near the intersection of Winter Street. The proposed project will convert the existing nine-unit Rooming House into a seven-unit residential building. This will include the renovation and alteration of the original building along Spring Street. It will also include the demolition of the existing addition, which will be replaced by a more efficient and aesthetically pleasing structure.

Currently, 197 Spring Street has a gravel parking lot which drains stormwater directly onto Spring Street. In addition, it also receives stormwater from its southern and western abutters. A stormwater management upgrade is proposed in the form of a catch basin and storm drain as seen on the civil plan set. This infrastructure will help direct surface runoff into the combined sewer/storm system before it has the chance to flow into the street.

Furthermore, the project proposes to replace the gravel driveway and parking lot with bituminous pavement which will enhance the property while adding minimal impervious surface area to the lot coverage. This proposal has been reviewed and accepted by the Historic District as 197 Spring Street is situated in the West End Historic District.

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

Documents:

- A. Cover Letter
- B. Level III Site Plan Application
- C. Evidence of Right, Title, and Interest
- D. Conformity with Applicable Zoning Standards
- E. Summary of Easements
- F. Written Request for Waivers

- G. Evidence of Financial Capacity
- H. Stormwater Report
- I. Erosion and Sedimentation Control Report
- J. Fire Department Letter
- K. Solid Waste
- L. Utility Cover
- M. Construction Management Plan
- N. Architectural Design Narrative

Drawings:

- Civil Site Plan Set, Dated 3/15/2017
- Architectural Plan Set, Dated 3/4/2017
- Structural Plan Set, Dated 12/19/2016

WAIT, LLC. and the design team look forward to your review of this project and are requesting to be placed on the next available workshop meeting with the Planning Board. 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,



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