

August 7, 2017

Jean Fraser  
City of Portland  
389 Congress Street, 4<sup>th</sup> Floor  
Portland, Maine 04101

**Subject: Onejoy Place  
Response to Peer Review Comments**

Dear Jean:

Our office received peer review comments for the above referenced project from Thomas Errico, P.E. at T.Y. Lin International, dated July 7, 2017 and Lauren Swett, P.E. and Craig Sweet, EIT at Woodward & Curran, dated July 6, 2017. We have reviewed the comments and have prepared the responses presented below. For clarity, each comment is repeated in italics, followed by our response.

**Comments from T.Y. Lin, dated July 7, 2017**

*Comment 1: The project is not expected to generate a significant amount of traffic and therefore is not expected to create safety or congestion deficiencies. A Traffic Movement Permit is not required.*

Response: No Response Necessary

*Comment 2: I find the driveway width of 22.65 feet to be acceptable. The width of the driveway does narrow at the sidewalk to 19 feet. Given low traffic volumes, I find this to be acceptable.*

Response: No Response Necessary

*Comment 3: It is my understanding that parking for the abutting property will be provided in the rear of the building and along Joy Place. A parking layout plan shall be provided that illustrates how the three vehicles will park and circulate into and out of the spaces. I'm concerned about the parking area along Joy Place and encroachment into the driveway access/egress area (and ensuring only one parallel vehicle parks).*

Response: The abutting 3-unit building at 165 Brackett Street has on-site parking accessed from Joy Place. Two parking spaces are located in a gravel area behind the building, and one spaces is located parallel to Joy Place, on the south side of the building. Access to these spaces will be maintained throughout and after construction. The parallel space will be paved and delineated with flush granite as part of the proposed project, and signs will be installed along Joy Place to prohibit parking within the right of way.

Our office prepared a series of Vehicle Maneuver Figures to demonstrate that vehicles can turn around on site. The figures are attached.

*Comment 4: I do not recommend backing maneuvers from Joy Place onto Brackett Street and thus the applicant should demonstrate that vehicles can turn around on site.*

Response: Our office prepared a series of Vehicle Maneuver Figures to demonstrate that vehicles can turn around on site. The figures are attached.

*Comment 5: The applicant should note how the tandem parking spaces will be managed.*

Response: Information on the parking demand, parking standards, and management of both on-site and off-site parking spaces is provided in the submitted Parking Memorandum from the applicant, dated July 31, 2017.

*Comment 6: The driveway apron shall be designed to provide a maximum cross-slope of 2 percent along the pedestrian accessibility route.*

Response: The apron is proposed to be reconstructed at existing grades. The cross slope of the existing apron, from Brackett Street to Joy Place, is approximately 7%. Significant work would be required on private property to change the cross slope of the apron to 2%, and the applicant has no rights to do this work.

*Comment 7: The applicant should note if a waiver for driveway separation is required according to the City's Technical Standards.*

Response: The project will utilize an existing private way for access from Brackett Street. We don't believe that a waiver is required.

*Comment 8: The construction management plan should include details on sidewalk and Brackett Street roadway impacts during utility work. The plan should also provide information on contractor parking, delivery and laydown of materials, and impacts to parking for the abutting building.*

Response: The Construction Management Plan and narrative have been updated to address the suggested items.

### **Comments from Woodward & Curran, dated May 22, 2017**

*Comment 1: In accordance with Section 14-526.4.d(i) The plans should note a location for snow storage. The snow storage should be sited outside of existing and proposed drainage courses.*

Response: The size and configuration of the Joy Place right of way and the project site make on-site snow storage impractical. Snow will be removed from the site by trucks as necessary to maintain access and parking.

*Comment 2: Per the City of Portland Technical Standards, sewer laterals are not permitted to connect to manholes. The service should connect directly to the main.*

Response: The plans have been revised such that the proposed sewer service will connect to the existing 12" sewer main.

*Comment 3: In accordance with Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. The Applicant has indicated that there will be an increase in impervious area of approximately 820 square feet on the property of 1 Joy Place. We offer the following comments:*

*Comment 3a: Basic Standard: Plans, notes, and details should be provided to address erosion and sediment control requirements, inspection and maintenance requirements and good housekeeping practices in accordance with Appendix A, B, & C of Maine DEP Chapter 500. Details have been provided and location of erosion control features are*

*shown on the grading plan. Notes addressing inspection and maintenance requirements and housekeeping practices should be provided.*

Response: Plan Sheet C-4.1 (Erosion & Sediment Control Notes) has been added to the plan set to comply with the Maine DEP Chapter 500 Basic Standard. The plan including notes on inspection and maintenance requirements and housekeeping practices.

*Comment 3b: General Standard: The project will result in an increase in impervious area of less than 1,000 square feet, and will not be required to meet the General Standard. 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.*

Response: No Response Necessary

*Comment 3c: Flooding Standard: The project will result in an increase in impervious area of less than 1,000 square feet, and will not be required to meet the Flooding Standard.*

Response: No Response Necessary

*Comment 4: All work within the City Right-of-Way is required to comply with City of Portland Technical Standards. Brick sidewalk and pavement details for work within the right of way should be in compliance with the Technical Standards.*

Response: The brick sidewalk detail has been modified to comply with the City of Portland Technical Standards, and a detail for pavement repair within the City Right-of-Way is provided on Detail Sheet C-6.0.


*Comment 5: The pipe burial detail notes that minimum cover is 1 foot. It was noted that in some areas cover over pipe will be less than 3'. Insulation should be provided in areas with minimal cover to prevent freezing.*

Response: Insulation notes have been added to the "Typical Trench Detail" on Sheet C-6.1.

We trust that the above responses and attached materials address the comments. Please contact me directly with additional questions or concerns.

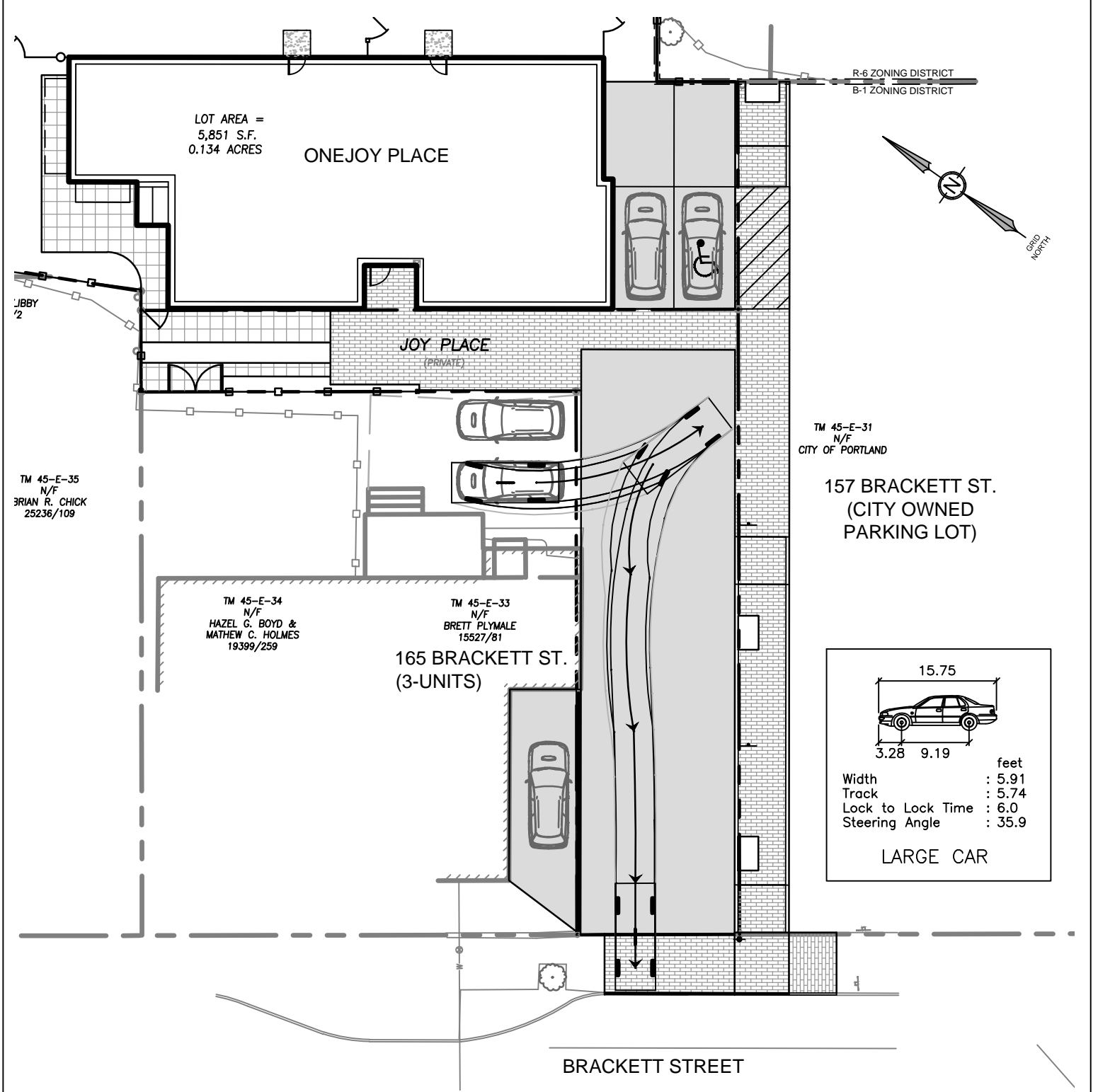
Sincerely,

**TERRADYN CONSULTANTS LLC**

A handwritten signature in black ink that reads "Michael E. Tadema-Wielandt". The signature is written in a cursive, slightly stylized font.

Michael E. Tadema-Wielandt, P.E.  
Vice President

Attachments:  
Parking Maneuver Figures



SHEET DESCRIPTION  
VEHICLE MANEUVER #1  
ONEJOY PLACE  
1 JOY PLACE, PORTLAND, MAINE

PREPARED FOR  
ONEJOY PLACE, LLC  
C/O RENEWAL HOUSING ASSOCIATES, LLC  
2 UNION STREET, 5TH FLOOR  
PORTLAND, MAINE 04101

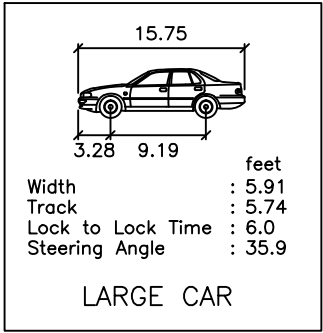
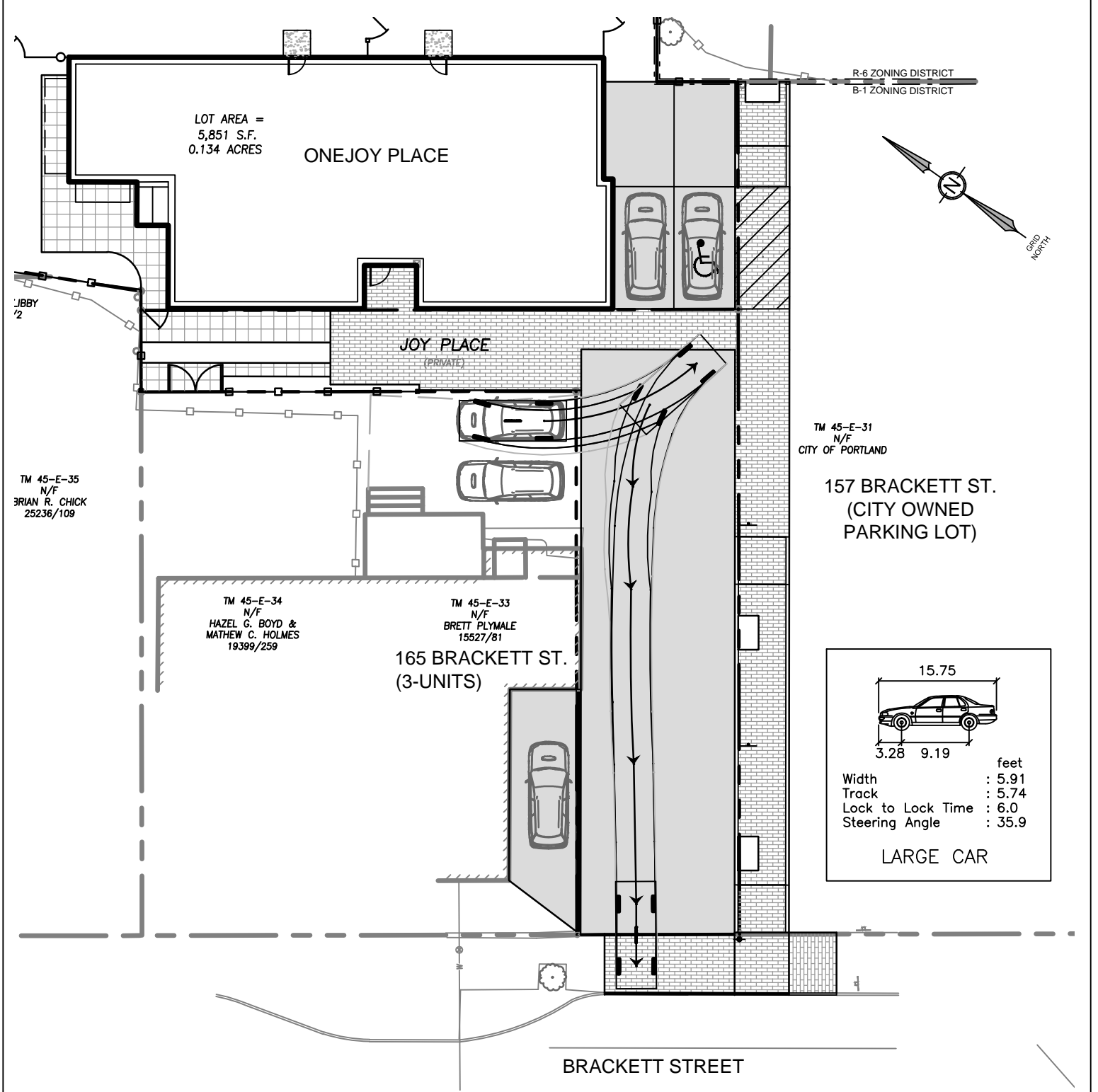


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www.terradyconsultants.com

Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

JOB NO. 1704	SHEET 1
DATE 7/28/2017	
SCALE 1"=20'	OF 5



SHEET DESCRIPTION  
VEHICLE MANEUVER #2  
ONEJOY PLACE  
1 JOY PLACE, PORTLAND, MAINE

PREPARED FOR  
ONEJOY PLACE, LLC  
C/O RENEWAL HOUSING ASSOCIATES, LLC  
2 UNION STREET, 5TH FLOOR  
PORTLAND, MAINE 04101

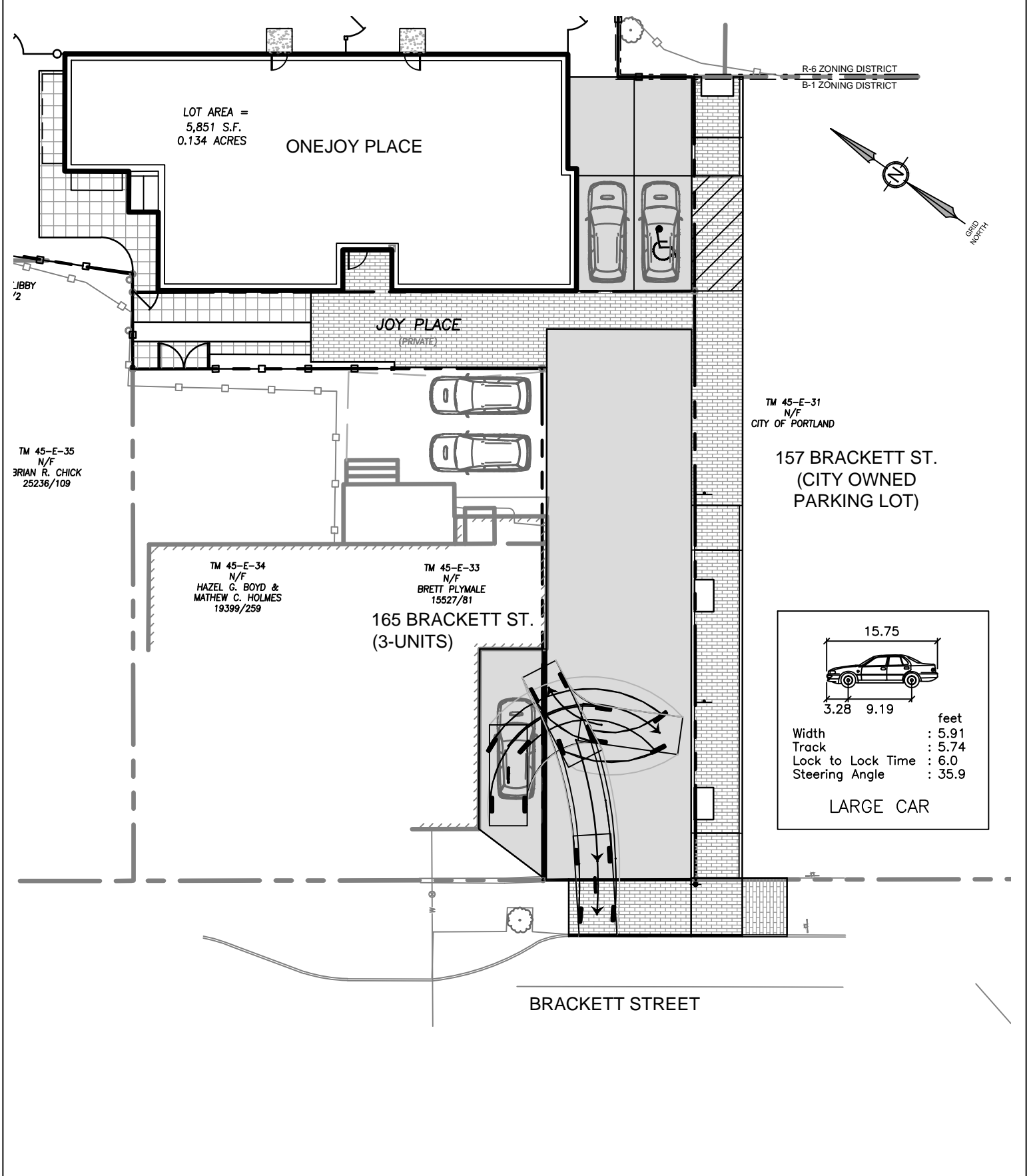


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JOB NO. 1704	SHEET <b>2</b>
DATE 7/28/2017	
SCALE 1"=20'	OF <b>5</b>



SHEET DESCRIPTION  
VEHICLE MANEUVER #3  
ONEJOY PLACE  
1 JOY PLACE, PORTLAND, MAINE

PREPARED FOR  
ONEJOY PLACE, LLC  
C/O RENEWAL HOUSING ASSOCIATES, LLC  
2 UNION STREET, 5TH FLOOR  
PORTLAND, MAINE 04101



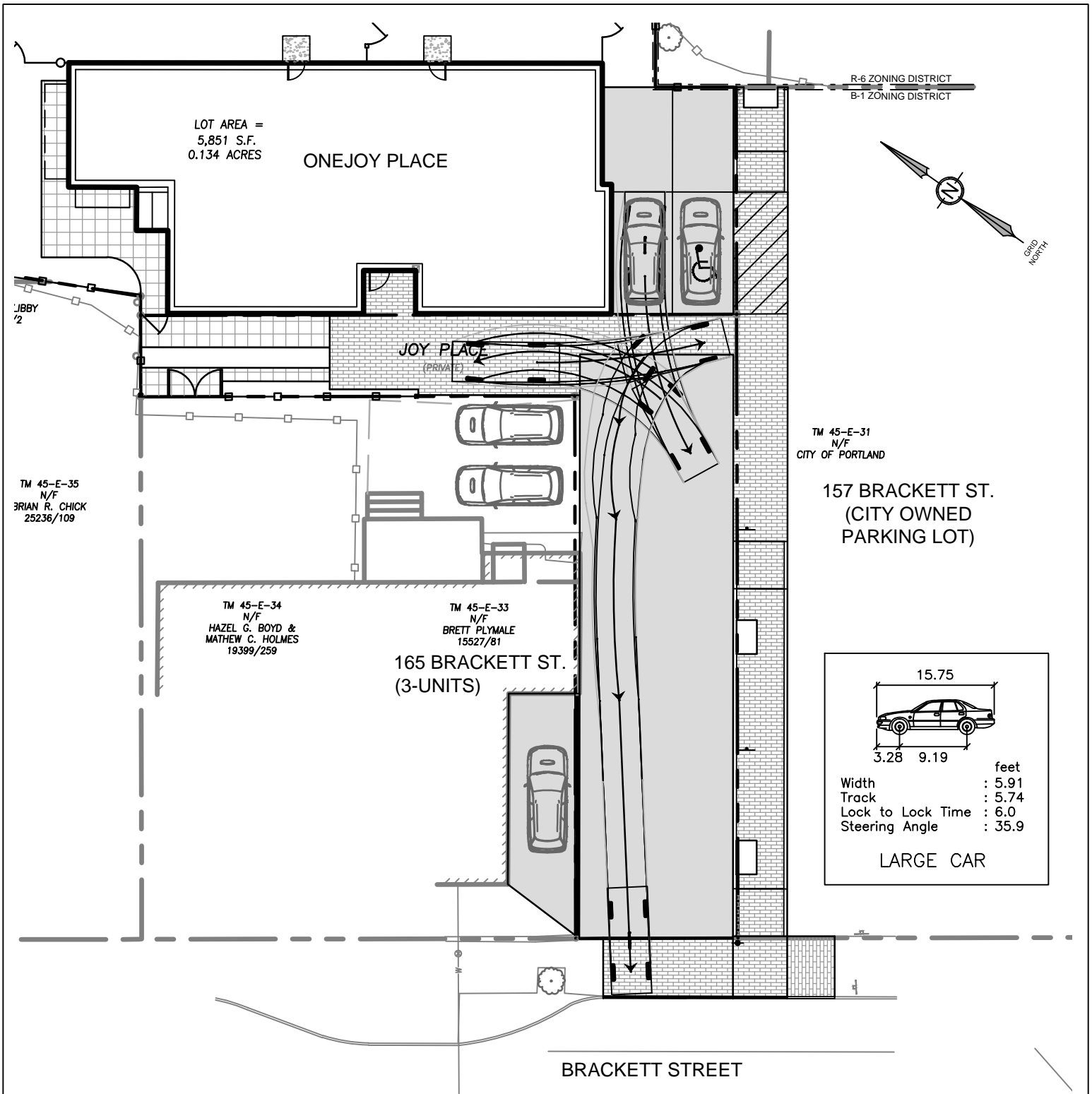
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DATE 7/28/2017	
SCALE 1"=20'	OF <b>5</b>





SHEET DESCRIPTION  
VEHICLE MANEUVER #4  
ONEJOY PLACE  
1 JOY PLACE, PORTLAND, MAINE

PREPARED FOR  
ONEJOY PLACE, LLC  
C/O RENEWAL HOUSING ASSOCIATES, LLC  
2 UNION STREET, 5TH FLOOR  
PORTLAND, MAINE 04101



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JOB NO.

1704

DATE

7/28/2017

SCALE

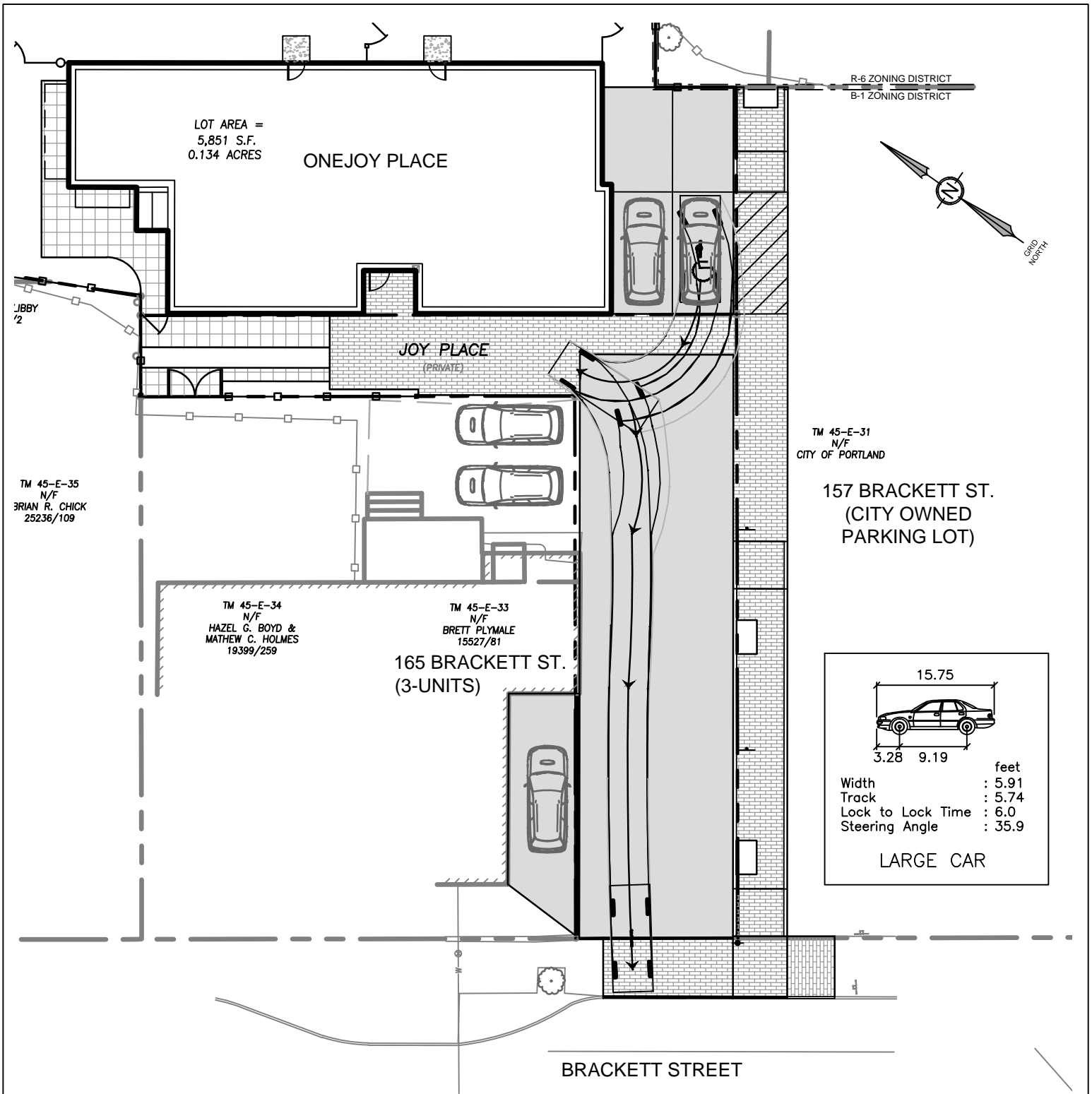
1"=20'

SHEET

4

OF

5



SHEET DESCRIPTION  
VEHICLE MANEUVER #5  
ONEJOY PLACE  
1 JOY PLACE, PORTLAND, MAINE

PREPARED FOR  
ONEJOY PLACE, LLC  
C/O RENEWAL HOUSING ASSOCIATES, LLC  
2 UNION STREET, 5TH FLOOR  
PORTLAND, MAINE 04101



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SCALE

1"=20'

SHEET

5

OF

5