

---

## Re: 1 Joy Place- PB conditions of approval to be addressed

1 message

---

**Jean Fraser** <jf@portlandmaine.gov>

Thu, Mar 22, 2018 at 9:49 AM

To: Michael Tadema-Wielandt <mtw@terradyconsultants.com>

Cc: "talexander@renewalhousing.com" <talexander@renewalhousing.com>

Michael

The Site Plan and Utility Plan uploaded 3.20.18 are fine and I agree the light spacing works as you suggested.

Please get a final set together of the civil plans: the Site Plan and Utility Plan from Wed; Landscape Plan you uploaded 2.13.18; and Grading Plan/EC & Removals and details all revised to be consistent with the latest Site Plan and Utility Plan. We need this set sent to me as a pdf and three copies paper at scale to me or Phil. Once we receive these, the Plat can be released for recording.

The CMP Plan and narrative are still under review and I will get review comments today and get back to you. These do not need to be part of the civil plan set but will be stamped, but they must be finalized before the precon meeting.

The photometric that you sent in on Wednesday needs further work but that will not hold up the release of the plat. The contours do not relate to the location of the lights and the bollard lights are too bright and I also think you need to review the light levels for ones on the back of the building.

Just to note I have the info from David Lloyd regarding the HVAC on the roof and this is under review - I will get back to you next week when the reviewer gets back from vacation.

I think that covers the outstanding questions that relate to the site plan.

Thank you  
Jean

----- Forwarded message -----

From: **Michael Tadema-Wielandt** <mtw@terradyconsultants.com>

Date: Tue, Mar 20, 2018 at 9:12 PM

Subject: RE: 1 Joy Place- PB conditions of approval to be addressed

To: Jean Fraser <[jf@portlandmaine.gov](mailto:jf@portlandmaine.gov)>

Cc: "[talexander@renewalhousing.com](mailto:talexander@renewalhousing.com)" <[talexander@renewalhousing.com](mailto:talexander@renewalhousing.com)>

Hi Jean,

Updates to the Site Layout Plan, Utility Plan, & Construction Management Plan (drawing & written document) have been uploaded to E-Plan. I will upload a revised Photometric plan that addresses the comments in the morning.

You will notice that we addressed your comment on the light spacing in a slightly different way than suggested. We eliminated the 6<sup>th</sup> bollard light along Joy Place and moved the proposed light pole to the bollard's former location. There are now 5 bollards and one pole mounted light along the property line, spaced equally. We felt that by moving the light pole farther into the site, it would be more susceptible to being damaged by a vehicle maneuvering out of the parking spaces.

Thanks,

Michael E. Tadema-Wielandt, P.E.

Terradyn Consultants LLC

(207) 632-9010

**From:** Jean Fraser [mailto:[jf@portlandmaine.gov](mailto:jf@portlandmaine.gov)]

**Sent:** Friday, March 16, 2018 4:14 PM

**To:** Michael Tadema-Wielandt <[mtw@terradyconsultants.com](mailto:mtw@terradyconsultants.com)>

**Cc:** [talexander@renewalhousing.com](mailto:talexander@renewalhousing.com)

**Subject:** Re: 1 Joy Place- PB conditions of approval to be addressed

Hello

Just to confirm there are no further comments on the Utility Plan, so its just the question of resolution of the underground electrical conduit and light location.

thank you

Jean