

File: 15156

April 8, 2016

Ms. Shukria Wiar, Planning Department
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

RE: 749 CONGRESS STREET

Dear Shukria,

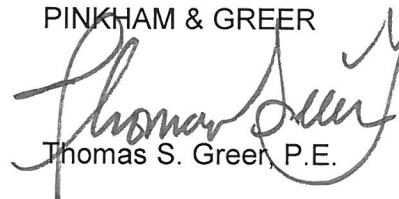
In response to Staff comments, we have made the following changes:

1. The building has been redesigned to provide more room for parking at each end.
2. A fire lane has been added at the end of the building.
3. We have created two lots for the project. Lot 1 is the hotel site and Lot 2 has the nine residential units.
4. We have added a 4' high fence around the Mellen Street connection.
5. We will be reconstructing the retaining wall on Mellen Street.
6. The water lines have been revised to provide separate services to each lot.
7. A landscape plan has been added showing trees on the Mellen Street lot.
8. The application has been revised to show the nine Residential units and sixteen hotel rooms.
9. Attached are the notes for the public information meeting.
10. Attached are building elevations and floor plans.
11. Attached is a revised wastewater application for the ability to serve.
12. We now show where the 8" clay pipe goes on the plan. We cleaned the catch basin and TVed the line. The pipe is in excellent shape. It goes 106 feet down the hill to a 90 degree main. This is under the building on Cumberland Avenue.
13. We added a foundation drain connection and drip strip connect to a new catch basin, replacing the existing brick catch basin. The basin will have a 3 foot deep sump.
14. We have added a dumpster enclosure.
15. We have added a direction sign at the entrance for the rear units, and a Hotel check in sign at the split.
16. We have reconfigured the parking to show 12 spaces. In addition, each of the 7 units has 2 compact spaces inside. The exterior spaces will be shared between the Hotel and Restaurant guests.
17. Attached are cut sheets for the lighting fixtures and a photometric plan.
18. We have revised the shading so the survey data shows.
19. We have added erosion control berm to the Mellen Street connection.

We believe this addresses the Staff comments. Condo documents will be submitted under a separate cover. Thank you very much for your help with this project.

Sincerely,

PINKHAM & GREER



Thomas S. Greer, P.E.

Enclosures

cc: Joe Delois, David Lloyd, File
TSG/vjg