



Helen Donaldson &lt;hcd@portlandmaine.gov&gt;

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## MMC St. John Employee Garage - LIII Site Plan Conditions of Approval Submittal for Issuance of Building Permit

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David Senus &lt;dsenus@woodardcurran.com&gt;

Mon, Oct 1, 2018 at 12:31 PM

To: Nell Donaldson &lt;HCD@portlandmaine.gov&gt;

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Hi Nell.

As discussed this morning, we have uploaded files onto the City's e-Plan site (into the folder entitled "Approved Plans Pending Conditions") to address the open conditions of approval associated with obtaining a Building Permit. This follows on the heels of the Building Permit application, which was submitted by the project team on Friday. Please see the red text below to clarify how each item is addressed by means of the uploaded files:

### B. DEVELOPMENT REVIEW

Prior to the issuance of a building permit:

1. The applicant shall provide evidence of rights to make improvements to adjacent lots where site work is proposed, including 184 St. John, 210 St. John, and the Union Station Plaza lot, for review and approval by the Planning Authority; agreements with 184 St John and 210 St John have been uploaded, we will forward correspondence approving striping changes on Union Plaza under separate email
2. The applicant shall provide a final construction management plan including details related to the proposed roadway/signal work in St. John Street, D Street, and Valley Street for review and approval by the Department of Public Works; construction management plan related to roadway work has been uploaded
3. The applicant shall submit a revised site plan including: please see uploaded "MMC Civil Permit Set" for final site plans
  - i. Revised striping around the refuge island on Valley Street; addressed in uploaded plans
  - ii. Revised bike lane pavement markings on St. John Street; addressed in uploaded plans
  - iii. "Yield to Bikes" sign; addressed in uploaded plans; note that image of the sign is shown on the site plan, as this particular sign does not have an established MUTCD code
  - iv. Modified label for CB30 on D Street to not obscure the light fixture; addressed in uploaded plans
  - v. revised design of the curb ramp on the SW corner of St. John at the garage driveway to eliminate the skewed area with the vertical curb next to the ramp flares between the curb ramps; and addressed in uploaded plans
  - vi. Revised utility pole placement consistent with C-104 Utility plan for review and approval by the Planning Authority and Department of Public Works; addressed in uploaded plans
4. The applicant shall provide final details for the sidewalk installation on D Street for review and approval by the Planning Authority and Department of Public Works; D Street design is presented on the plans per discussions with City to date; additional changes to curb cut locations can be made based on final landowner coordination by City
5. The applicant shall provide evidence of the adequacy of internal parking circulation capacity for review and approval by the Department of Public Works; addressed in uploaded memorandum and
6. The applicant shall provide:
  - i. Documentation of design approval from the manufacturer of the stormwater treatment system; addressed in uploaded letter
  - ii. Revised plans addressing slope inconsistencies on Pipe 14; addressed in uploaded plans
  - iii. Revised plans showing a drainage from the elevator pit into an oil/water separator prior to entering the storm drain system for review and approval by the Department of Public Works. elevators will not have hydraulic systems; elevators are electric traction style, specification and cut sheet uploaded

Please review the uploaded files with staff and confirm that these meet the conditions. Don't hesitate to call if you have questions related to any of these items.

Thanks,  
Dave

David Senus, P.E.\*

Project Manager | Principal

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