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Planning & Urban Development Department

Penny St. Louis Littell, Director

Planning Division

Alexander Jaegerman, Director

August 3rd, 2010

Mr. William Connolly
Mercy Hospital
144 State Street
Portland, ME 04101

Mr. Stephen R. Bushey, PE
DeLuca Hoffman Associates Inc.
778 Main Street- Suite 8
South Portland, ME. 04106

**RE: Mercy Hospital – Amendment to Approved Site Plan:
Southerly Driveway Modifications to allow Left Turn
Vicinity 175 Fore River Parkway**

Application ID Number: HTE 10-99900004

CBL: 073-A-001-001

Dear Mr. Connelly and Mr. Bushey:

On August 3rd, 2010, the Portland Planning Authority approved the amended site plan for the approved Mercy Hospital Phase I development (approved application #2005-0192) to include modifications to the existing southerly driveway off the Fore River Parkway to allow a left turn (via a new left turn lane) into this driveway. Associated improvements include widening of the Parkway and reduction of the esplanade, modifications to signals and signal poles, relocation of the parking lot entrance and relocation/revisions to drainage and landscape.

The approved amendment is shown on plans prepared by DeLuca-Hoffman: *Roadway Improvement Plan* (Rev. 4 7.28.2010), *Striping and Signage Plan* (Rev. 2 7.28.2010); *Traffic Signal Plan* (Rev 1 7.27.2010) and associated sections and details dated 7.28.2010.

The approval is subject to the following conditions:

- i. That the applicant shall be responsible for incorporating signal equipment modifications, as necessary, such that it will allow for the subject traffic signal to be coordinated with traffic signals associated with the Veterans Memorial Bridge project; and
- ii. That the alignment of the sidewalk ramp and detectable warning device on the northeast corner of the subject driveway shall be modified to better meet ADA standards such that the crossing is constructed to be as close to a perpendicular alignment as reasonably practicable. The change shall be reviewed and approved by the Planning Authority prior to construction; and
- iii. That the applicant shall revise the proposals for the modification of the curbing at the entrance to the internal drop-off area to address traffic control, pavement markings, and pedestrian movements as the curb changes have created a very wide open intersection; these changes shall be reviewed and approved by the Planning Authority prior to construction; and

- iv. That a signage and pavement marking plan shall be provided for the internal intersection that shall be reviewed and approved by the Planning Authority prior to installation /construction; and
- v. That the proposed sign type and associated installation at the new parking lot entry driveway on-site shall be reviewed and approved by the Planning Authority prior to implementation; and
- vi. That the applicant shall add a note to the plan that states that all existing signs for the hospital that are invalid shall be removed by the applicant with approval from the Planning Authority.
- vii. That a detail for the recessed reflectors shall be submitted for review and approval by the Planning Authority prior to construction; and
- viii. That the applicant shall relocate and augment any disturbed planting so that there is no net loss of planting in the vicinity of the improvements, and complete all associated landscaping and planting within six months of the re-opening of the southernmost driveway to traffic access.

The approval is based on the submitted plans. If you need to make any modifications to the approved site plan, you must submit an amended site plan for staff review and approval. This letter also confirms the following:

- a. The Planning Authority has granted a waiver from the City's Technical Standards for the driveway width where it meets the Fore River Parkway.
- b. The Fore River Parkway is a State moratorium road. It is noted that changes in curbing alignment and alterations to system drainage will require cutting into the roadway and the permanent repair may require grinding and full overlay of the disturbed area.

Please note the following provisions and requirements for all site plan approvals:

- 1. Where submission drawings are available in electronic form, final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
- 2. A performance guarantee covering the site improvements as well as an agreed inspection fee payment (normally 2.0% of the guarantee amount) and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the street opening permit. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
- 3. The site plan amendment approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
- 4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
- 5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, Planning Division's Development Review Coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to the release of the performance guarantee.

If there are any questions, please contact Jean Fraser at 874 8728 or jf@portlandmaine.gov.

Sincerely,



Alexander Jaegerman
Planning Division Director

Attachment: Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development

Alexander Jaegerman, Planning Division Director

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Assessor's Office

Approval Letter File

Hard Copy: Project File