

From: Tom Errico <thomas.errico@tylin.com>
To: Helen Donaldson <HCD@portlandmaine.gov>
CC: David Margolis-Pineo <DMP@portlandmaine.gov>, Katherine Earley <KAS@portlandmaine.gov>, Jeff Tarling <JST@portlandmaine.gov>, "JeremiahBartlett" <JBartlett@portlandmaine.gov>
Date: 11/5/2015 11:23 AM
Subject: 3 Pleasant Avenue - Final Traffic Comments

Nell - I have reviewed the updated application materials and the following presents a status update of previous traffic comments.

* I find the parking lot layout on the south side of Pleasant Avenue to be acceptable. With that, the applicant should provide dimensions for the driveway servicing the abutting residential property and provide information on winter maintenance agreements/responsibilities. I would note that encroachment into the driveway by project vehicles is possible, and accordingly delineation of parking spaces is important. Status: The applicant has revised the plan to account for this and noted working with the abutting owner regarding maintenance. I have no further comment.

* The parking area abutting the building is very tight and I'm not sure is workable. The applicant should explore the possibility of relocating one handicapped parking space to the main parking lot, thus creating a more space for vehicle circulation from the two abutting parking spaces (This would need to meet ADA regulations and must be confirmed). I would be supportive of providing additional compact size parking spaces to allow for the target 25 parking spaces. Status: The applicant has agreed to providing two stacked parking spaces for the single family use and therefore I have no further comment.

* I find the parking supply to be acceptable. One parking space per residential unit is proposed. Status: I have no further comment.

* The proposed project will not generate a significant level of traffic volume and therefore the project would not be expected to negatively impact traffic or safety issues in the project area.

* Status: I have no further comment.

* DPS should evaluate the condition of the sidewalk and provision of an ADA compliant sidewalk ramp at the corner of Forest Avenue.

* Status: DPS has indicated that no action is required by the applicant as the City has or will be upgrading the corner. I have no further comment.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director
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From: David Margolis-Pineo
To: Helen Donaldson
Date: 11/2/2015 11:13 AM
Subject: 3 Pleasant Ave - Final Comments

August 21, 2015
November 2, 2015

Memo To: Nell Donaldson
Barbara Barhydt
From: David Margolis-Pineo
Re: Review Comments for 3 Pleasant Ave. – 2015-102

The Department of Public Services has the following review comments.

1. All utility cables to service this complex are required to be placed underground from the road right. There are currently two overhead feeds to the site from Pleasant Ave and one from Forest Ave. It would be desirable to have one underground feed from Pleasant Ave.
Issue addressed. The city will work with CMP and the applicant to choose a location acceptable for the proposed transformer on Forest Ave.
2. Neither Pleasant or Forest Ave are under street moratoriums.
No comment required.
3. The applicant is requested to redirect all roof drains currently discharging to the sewer system to grade.
The applicant has agreed to redirect all roof drains to grade.
4. Survey comments will be forthcoming.
Survey comments have been addressed.
5. All plans are required to be professionally stamped.
Item resolved.

We have no further comments at this time.

From: David Senus <dsenus@woodardcurran.com>
To: Helen Donaldson <HCD@portlandmaine.gov>
Date: 11/2/2015 7:42 AM
Subject: RE: COMMENTS NEEDED: 3 Pleasant Ave Response to Staff Review Comments

Hi Nell.

They have confirmed keeping the additional impervious area to under 1,000 sf and they have added notes related to catch basin inlet protection and street sweeping. All comments from W&C have been adequately addressed.

Thanks
 Dave

David Senus, PE (Maine), Project Manager
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From: Helen Donaldson [mailto:HCD@portlandmaine.gov]
 Sent: Monday, November 02, 2015 7:35 AM
 To: David Margolis-Pineo <DMP@portlandmaine.gov>; David Senus <dsenus@woodardcurran.com>; Jeff Tarling <JST@portlandmaine.gov>; Keith Gautreau <KNG@portlandmaine.gov>; Thomas Errico <thomas.errico@tylin.com>
 Subject: COMMENTS NEEDED: 3 Pleasant Ave Response to Staff Review Comments

All,

Attached are revised plans for 3 Pleasant Avenue. Barbara has an opening on the PB agenda for next week, so she is hoping that we can turn these around in time for a report to go out on Thursday.

Can you please take a look and get me any outstanding comments by the end of the day Wednesday?

Thanks in advance for turning this around so quickly. I apologize for the quick timeframe.

Nell

>>> "Sandi Keef" <SKeef@fstinc.com<mailto:SKeef@fstinc.com>> 10/30/2015 3:56 PM >>>
 Nell,

Attached please find a copy of FST's response to staff review comments for the Preliminary Submission for 3 Pleasant Ave. We have put a copy in the mail of the letter and attachments, 1 full size copy and 1 – 11x17 size copy of the plans and also a CD with the files as well. Please contact our office with any questions.

Thank you,
 Sandi M. Keef | Technical Assistant
 [FST 100 Years logo]<<http://www.fstinc.com/>>

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MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2015-102
Date: 11/5/2015

Comments Submitted by: Keith Gautreau/Fire on 8/12/2015

Hydrant location on the corner of Forest and Pleasant is good and adequate flow being tapped into Forest Ave main.

Hydrants

2009 NFPA 1 18.3 Water Supplies and Fire Hydrants

-Fire Department Connections shall not be located where large diameter hose may block egress.

Comments Submitted by: Keith Gautreau/Fire on 8/12/2015

Construction Management Plan

Streets must maintain a 20' width for Fire Department access at all times.

Fire Hydrants shall not be blocked or enclosed by fencing. A 3' foot clearance must be kept at all times around the fire hydrant.

If gates are locked, a Portland Fire Department Knox padlock must be purchased by the applicant to allow access for the Fire Department.

The Construction Company' emergency contact information shall be posted on the property in case of an after hours emergency.

All construction shall comply with 2009 NFPA 1 Chapter 16 Safeguards During Building Construction, Alteration, and Demolition Operations.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

Comments Submitted by: Keith Gautreau/Fire on 8/12/2015

Access to the site looks good off of Forest Ave and Pleasant Ave. 30' Wide access into the proposed parking lot exceeds the minimum requirements. Parking across the street is acceptable and enables better emergency access.

Comments Submitted by: Keith Gautreau/Fire on 10/14/2015

After further looking at the curb cut and driveway for emergency access off Pleasant Ave. it appears very narrow. Emergency access lanes must be minimum 20'.

Comments Submitted by: Keith Gautreau/Fire on 11/2/2015

After having discussions with Nell around the driveway and curbcut on Pleasant, the Fire Dept. will be okay with the proposed width of the driveway for emergency access. We discussed the possibility of moving one of the new proposed trees away from the driveway /curbcut to allow for better aerial ladder access to the upper floors of the apartment building.

From: William Clark
To: Helen Donaldson
CC: David Margolis-Pineo
Date: 11/2/2015 1:14 PM
Subject: Re: 3 Pleasant Ave Subdivision Plat - final survey review 11 02 2015

Hi Nell,

They addressed all five of my comments from 10/22/15, and the easements are clear, as well as the property corners to be set.

I notice they changed the boundary line between Lots A and B.

Great plan.

Thanks,

Bill

>>> Helen Donaldson November 2, 2015 7:52 AM >>>
Bill,

Can you take a look at the attached and let me know if they've addressed your comments?

Thanks,
Nell

>>> William Clark 10/22/2015 3:27 PM >>>
Hi Nell,

I have reviewed the Subdivision Plat dated 9/30/2015 (attached).

1. This is a Subdivision Plan and needs a Professional Land Surveyor's Seal. This is State Law.
2. They need to show property corners to set. This was requested at the last review.
3. Proposed Easement for Transit Shelter.
 - Needs to state "to be conveyed to the City of Portland".
 - Needs bearings and distances to define the area.
 - Needs to meet dimensional requirements of METRO bus shelters, the concrete pad,
 - and area around it to allow for maintenance.

4. Easements on the south side of Pleasant Avenue need to be clearer and state who is benefitted by them.

5. Since all the information on the ALTA/ACSM Land Title Survey is not included there needs to be a reference to the Title Survey and the Title Survey should be recorded.

Thanks,

Bill