



April 16, 2018
15056

Ms. Barbara Barhydt
Development Review Manager
City of Portland
389 Congress Street
Portland, ME 04101

Response to City Review Comments
Portland Public Works Building Expansion

Dear Ms. Barhydt:

We have reviewed the comments from the April 11th, 2018 meeting regarding City review comments for the Portland Public Works Building Expansion at 250 Canco Road and offer the below responses in the appropriate order.

- **The application states a building expansion square footage of 11,900 square feet and the Site Plan indicates a 10,260 square foot expansion.**

The building expansion totals 10,260 square feet, and it is reflected in both the updated application and updated plan set. Please see attachments.

- **The City has requested that the applicant create a connection from the walkway on the northeastern side of the existing building, which serves a side door that is used as the primary entrance for visitors, to the sidewalk on Canco Road.**

We have provided a sidewalk that connects the existing walkway to the existing sidewalk along Canco Road. This change is reflected in the updated plan set. Please see attachments.

- **The City has requested that 16 bicycle parking spaces be provided on-site.**

A bicycle rack, which provides parking for 16 bicycles, has been added to the updated site plan on the southwestern side of the building. Please see attachments.

- **The City has requested that a statement regarding snow removal be added to the plan set.**

Snow will be removed from the site by the Portland Public Works Department immediately following a snow event. This note has been added to the updated Site Plan. Please see attachments.

- **The City has requested that the redevelopment area be shown on the plan set.**

The area of redevelopment, which reflects changes in existing drainage patterns, is indicated on the revised Grading & Utility Plan. The area is a total of 3,786 square feet and is impervious. In the existing condition, stormwater was captured by two catch basins in the recessed area on the northeastern side of the building. The recessed area, retaining wall, and two catch basins will not exist in the post-development condition and stormwater is being directed away from the building and across the pavement toward the ditch along the access drive. This change is considered to be insignificant. Please see attachments.

- **The City has requested that the applicant provide a Construction Management Plan.**

A Construction Management Plan has been provided in the revised plan set (Sheet 6). Please see attachments.

Upon your review of our responses, please contact me if you have any questions.

Sincerely,

SEBAGO TECHNICS, INC.



Craig A. Burgess, P.E.
Project Manager, Senior Project Engineer

CAB/kjr

V. PROJECT DATA (Please enter n/a on those fields that are not applicable)

TOTAL AREA OF SITE	625,347	sq. ft.
PROPOSED DISTURBED AREA OF THE SITE		sq. ft.
<i>If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.</i>		
IMPERVIOUS SURFACE AREA		
Impervious Area (Total Existing)	greater than 3 acres	sq. ft.
Impervious Area (Total Proposed)	no additional	sq. ft.
Building Ground Floor Area and Total Floor		
Building Footprint (Total Existing)	65,800	sq. ft.
Building Footprint (Total Proposed)	10,260	sq. ft.
Building Floor Area (Total Existing)	65,800	sq. ft.
Building Floor Area (Total Proposed)	10,260	sq. ft.
ZONING		
Existing	IM	
Proposed, if applicable	n/a	
LAND USE		
Existing	Municipal Facility	
Proposed	Municipal Facility	
RESIDENTIAL, IF APPLICABLE		
# of Residential Units (Total Existing)	n/a	
# of Residential Units (Total Proposed)		
# of Lots (Total Proposed)		
# of Affordable Housing Units (Total Proposed)		
PROPOSED BEDROOM MIX		
# of Efficiency Units (Total Proposed)	n/a	
# of One-Bedroom Units (Total Proposed)		
# of Two-Bedroom Units (Total Proposed)		
# of Three-Bedroom Units (Total Proposed)		
PARKING SPACES		
# of Parking Spaces (Total Existing)	n/a	
# of Parking Spaces (Total Proposed)		
# of Handicapped Spaces (Total Proposed)		
BICYCLE PARKING SPACES		
# of Bicycle Spaces (Total Existing)	n/a	
# of Bicycle Spaces (Total Proposed)		
ESTIMATED COST OF THE PROJECT	\$	

Exhibit 7: Stormwater and Erosion Control

The following Stormwater Management Plan has been prepared for the City of Portland Department of Public Services to evaluate stormwater runoff changes and erosion control associated with the addition and renovations to the existing Public Works building at 250 Canco Road. Project improvements will include a 10,260 square foot building addition and renovations to the existing building, associated grading, replacement of pavement in affected paved parking areas, and changes to the closed storm drainage system. Please see the enclosed Stormwater Report.