

File: 16196

April 4, 2017

Ms. Barbara Barhydt  
City of Portland, Planning Division  
389 Congress Street, 4th Floor  
Portland, ME 04101

RE: 1210 BRIGHTON AVENUE  
REVISIONS TO HOTEL REDEVELOPMENT

Dear Barbara,

We are pleased to provide revised plans for the above project. Portland Hotels, Inc. plans to start construction in May. During the final design process, several improvements to the plans were made which we believe need City approval. Below is a list of the plan revisions.

- 1) The Hotel building's first floor is now one level. Grading at the West entrance was revised.
- 2) The two dead end parking lots were reconfigured to allow flow through traffic.
- 3) The ADA parking spaces for the Denny's Restaurant were revised to remove them from the main access drive.
- 4) In accordance with Lease Holder for the Hotel, the end of the paving on the east side was reconfigured to allow passenger vehicles to turn around without a backing maneuver.
- 5) The main access drive was reconfigured to provide a more direct access to the entrance of the Hotel and additional space for the possible redevelopment of the front lot.
- 6) The lot lines for the 3 lots have been modified to better suit each use.
- 7) The water lines to the Hotel have been revised to be located on the lot. The line uses the main access drive for servicing the Hotel.
- 8) We have revised the grading in the east side, using wheel stops to allow storm water to flow onto the City right of way in the same configuration as exists today. This eliminates the need for the easement and the three rip rap aprons.

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9) We have revised the landscaping and lighting to match the new layout.

Please note that we have spoken to Eric Dudley at the City of Westbrook and the current sewer connection is acceptable.

Attached are photographs of the area of AP#2 discharge. We are detailing the plunge pool on sheet C7.6 for the discharge. The water is currently going in that direction and will continue to in the developed condition. The outfall will be stable.

We assume the Department of Public Services is part of this review.

These changes to the plan improve the traffic flow and are considered minor with respect to storm water and utilities. Hopefully, the Staff agrees and can approve these plans quickly.

Sincerely,

PINKHAM & GREER,  
CIVIL ENGINEERS

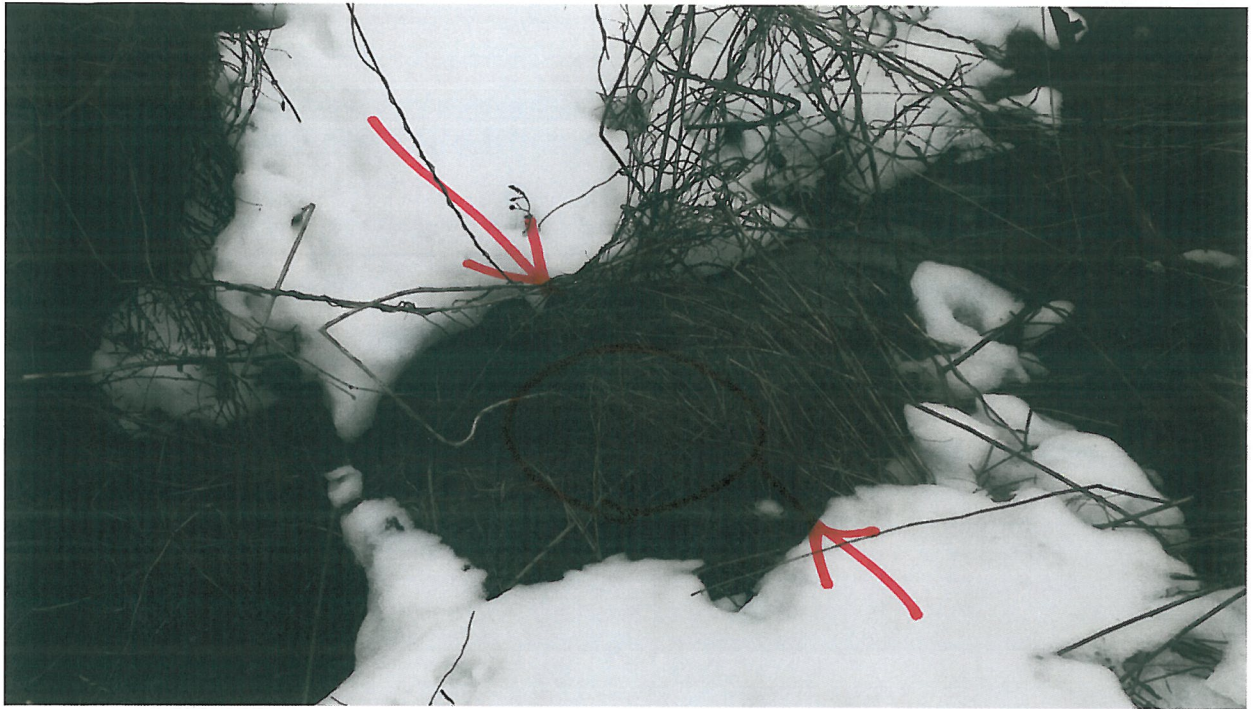
A handwritten signature in blue ink, which appears to read "Thomas S. Greer". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Thomas S. Greer, P.E.

cc: (1) Kamlesh Patel, (1) (1) File

Enclosures

TSG/vjg



Existing 18" Culvert



Typical Vegetation in the Area



Culvert Outlet Area



Side Slope towards Route 95