

May 19, 2008

William C. Haskell, PE
Gorrill- Palmer Consulting Engineers, Inc
P.O Box 1237
15 Shaker Road
Gray, Maine 04039

RE: Burger King. 132 Riverside Street
Application ID #: 2008-0053
CBL: 267 A007001

Dear Will:

Thank you for submitting an application to the City of Portland Planning Division for a proposed Burger King restaurant at 132 Riverside Avenue. It is our understanding that the project includes the demolition the existing convenience store, fueling stations, and restaurant (Tim Horton's), and the construction of a 2,200 s.f. Burger King with drive-thru service. This proposal shall be reviewed under the standards for minor site plan and the requirements of the B-4 zone. Staff review of your submittals has generated the following requests for information and preliminary review comments:

Boundary Survey:

1. Please include the name and address of the applicant and of the proposed development on the boundary survey.

Site Plan:

2. Please include information on the width and exact location of all existing and proposed easements and rights of way on the site plan. The locations have been described; however, the width and exact location have not been specified.
3. Please identify the location of existing and proposed (if applicable) fire hydrants. Captain Gregory Cass of the Portland Fire Department has submitted preliminary review comments concerning this proposal (attached).
4. We have not yet received your fire department checklist. This is included in the application packet and is available on the City website at:
<http://www.portlandmaine.gov/planning/siteplanapp.pdf>

5. Please clarify if you propose to preserve any of the existing landscaping at the site. If so, please identify this on the landscape plans and include details and specification for proposed preservation measures.
6. The proposal does not appear to distinguish between the storage of trash versus recyclable materials. Please provide additional detail on the location of proposed storage for recyclable materials on the plan.
7. Section 14-526 (2) (c) of the City Code requires that two (2) bicycle parking spaces be included for every ten (10) car parking spaces required. For this development, parking for six (6) bikes would be required. The City Code requires that bicycle parking be conveniently located, proximate to the entry(s) of the building and be visible from the street or provided with prominent directional signage. Bicycle racks that provide two points of contact, such as hoop racks and hitches are preferred; however they are not required unless proposed in the public right of way.
8. As we discussed via email, please provide sound level information for the proposed menu order board(s). Be aware that sound cannot exceed 65 decibels on the A scale between 7am and 9pm and 60 decibels on the A scale between 9pm and 7am at the property line. Menu boards are also not permitted to play prerecorded messages.
9. There appears to be a driveway encroachment along the northern property boundary. Please explain how this will be addressed, including any proposed easements or agreements (if applicable).

Traffic:

10. City Transportation Engineers have provided preliminary comments for the proposal. The driveway along Riverside Street should be restricted to right-in/right-out only. A raised traffic island should be added at the center of Riverside Street as a mitigation measure to prevent illegal left turns.

Landscaping:

11. Jeff Tarling, City Arborist has provided preliminary review comments for the proposed landscaping. Please provide curbing along the northern and western boundary between the proposed parking spaces and landscaped beds to protect the landscaping from vehicle damage. Jeff suggests bituminous Cape Cod curbing in these locations.

Additional Information (written submittals):

12. Please provide the estimated cost of development.
13. Please provide evidence of sewer capacity.
14. Please provide additional information concerning proposed management of waste and recyclable materials. The submitted letter from Waste Management, Inc provides a description of the scope of their services but does not specify that they have been contracted to service the project. If they are contracted, will they haul recyclable materials as well? Their letter notes that they can provide an eight (8) cubic yard dumpster but does not address how much waste / how much recyclable material is expected to be generated from this development.

The proposal is undergoing continued review by the City Zoning Administrator, the City Arborist and the Department of Public Services. I will forward any additional review comments directly to you as they become available. Please note that the Planning Authority may request additional information during our continued review of the proposal according to applicable laws, ordinances and regulations. If you have any questions, feel free to contact me at 874-8901 or by email at mpc@portlandmaine.gov. I look forward to working with you.

Sincerely,

Molly Casto, Planner

cc: Barbara Barhydt, Development Review Services Manager