

June 23, 2015

Ms. Nell Donaldson, Planner
and Planning Board Members
City of Portland
389 Congress Street
Portland, Maine 04101

RE: 72 Bishop Street

Dear Nell and Planning Board Members,

The following documentation and supporting information have been prepared in response to staff review comments received on June 4, 2015 responses are in **Italic**.

Comments from Nell Donaldson: email dated June 4, 2015

1. Plan numbering
The plat plan has been changed to Sheet 2A. Plan sheets have been added to the current submission set therefore sheet numbers have changed. There are not two L7 Sheets within the current submission.
2. Tree clearing within the Mason's property.
The applicant is not proposing clearing on the Mason's property. Trees are located near the property line and the graphic on sheet L1 does not clearly show the tree trunks, only the canopy. The applicant is having a surveyor locate the trees along the property line to confirm ownership.
3. The post-development stormwater plan does not show the post development wetland line. DPS requested that a plan show the temporary construction related disturbance to the wetland.

We have added the post-development wetland line to the post-development stormwater plan.

Sheet L1, Existing Conditions Plan shows graphically the areas of wetland disturbance with a key defining the areas of total wetland area, wetland impact, and temporary (construction related) wetland impact.



4. Keith Gatreau requests an additional no parking sign adjacent to striped areas of the parking lot.

We have added an additional sign at the southern end of the parking lot.

5. HVAC and Mechanical equipment location.

HVAC equipment will be located on the roof and within the mechanical room. The mechanical room is located on the northwest side of the building and is shown on Sheet M1.01, First Floor Mechanical Plan.

6. Photometric Plan

A photometric plan was submitted via email on 6/17/15. The bollard fixture has louvers to provide light source cut off above horizontal. The cut sheets for all light fixtures were submitted via email on 6/17/15.

Comments regarding the Draft Subdivision Plat

Nell Donaldson: email dated June 4, 2015

1. Add easements in graphic and list format.

The two utility easements have been labelled and noted on the plan.

2. Waiver List.

The waiver list was revised.

Regarding the easement area, we discussed with Mr. Clark that the easement area associated with the Bishop Street property will be limited to the area of the site impacted by the 15 FT off-set from the storm drain line. The extent of the easement on abutting properties will be the City's responsibility to obtain.

3. The limit of disturbed wetland line and associated notes should appear on the plat plan.

The disturbed wetland line and associated notes have been added to the plat plan.

4. Snow Removal

Note 22 has been added to the plat plan (Sheet 2A) stating that snow shall not be stored or dumped in wetland areas.

4. Site Benchmark: DPS Engineering does not use the top of hydrant spindles as benchmarks. Please use the bonnet bolt over the main hydrant connection.

The benchmark shall be revised as requested. The surveyor is currently updating the survey to address all of Mr. Clark's comments.

Additional Staff Comments

- Will there be outside surveillance cameras.

There will be building mounted surveillance cameras to monitor the exterior area including the outdoor seating area.

David Senus, P.E.

- (1) NRPA permitting.

The applicant has submitted an application for NRPA Tier 1 and ACOE Category 1 permits. Copies of the permit approval shall be submitted upon receipt.

- (2) Stamped Boundary Survey.

The stamped boundary has been submitted. Additional survey work is scheduled for late June. When the location of the city stormwater line is determined and the benchmark reset, the survey will be resubmitted.

- (3) Construction Management Plan

A construction management plan was submitted via email on 6/17/15.

- (4) Photometric Plan

A photometric plan was submitted via email on 6/17/15.

- (5) Electric locations

The applicant is negotiating with the property to the west owned by the Masons to secure a utility easement. The plans have been updated to reflect the anticipated electric route.

- (6bi) In-line roof drain filters

The manufacture information is included in this submission. Two filter locations are identified Sheet M1.01, First Floor Mechanical Plan. Note: treatment of roof area is being provided to exceed treatment required for an urban impaired stream.

- (7) Urban Impaired Stream Standard

The applicant has agreed to pay \$1,927 as an in-lieu compensation fee to comply with the Urban Impaired Stream Standard.

- (8) Post Construction Inspection and Maintenance Plan

The post construction inspection and maintenance plan has been prepared by Ransom Consulting Engineers and is included in this submission.

- (9) Vegetated Soil Filter

The vegetated soil filter on the west side of the building has been labeled on Sheet 3 and a note added clarifying the requirement to pitch to the filter.

- (10) OCS Outlet Apron

Detail 5/L7, OCS Outlet Apron, has been modified to include length, width and depth of apron as well as rip rap stone size, per Maine Erosion and Sediment Control BMP Manual. Sheet L7 is included in this submission.

- (11) Sewer Capacity Letter

Frank Brancley has provided an ability to serve letter for sanitary service. The letter was submitted via email on 6/19/15

- (12) Sheet L3, Catchbasin invert

The invert out elevation has been revised. Sheet L3 is included in this submission.

David Margolis-Pineo, June 12, 2015

- (1) No comment required

- (2) Sidewalk Extension to Forest Avenue

The applicant is reviewing the costs associated with extending the sidewalk to Forest Avenue.

- (3) Extended Sidewalk Construction

The applicant requests the city obtain necessary construction easements to construct the extended sidewalk. The applicant will meet with the impacted property owners to review sidewalk plan, including benefit of improvements and mitigation provisions. The applicant is currently modifying the sidewalk plan per discussions with city engineering. The revised plan will be submitted once completed.

- (4) Stormdrain easement

The applicant has scheduled survey work to locate the stormdrain and establish the portion of the easement impacting the Bishop Street property. This information will be submitted as soon as available.

- (5) No comment required
- (6) No comment required
- (7) Wetland Limit line

Both temporary wetland disturbance and wetland disturbance areas are defined on Sheet L3. The temporary and wetland disturbance areas are also calculated and defined on Sheet L1.

- (8) No comment required
- (9) No comment required

Enclosed for your review are the following:

- Revised Site Plans
- Revised Site Detail Sheet L7
- Revised Architectural Drawings (emailed 6/01/15) and Elevations (emailed 6/17/15)
- Context Images (emailed 6/17/15)
- Sheet M1.01, First Floor Mechanical Plan
- Photometric Plan (emailed 6/17/15)
- Stormwater Inspection and Maintenance Plan prepared by Ransom Consulting
- Light Fixture Cut Sheets (emailed 6/17/15)
- Stamped Survey (emailed 6/17/15)
- Construction Management Plan (emailed 6/17/15)
- Sewer Capacity Letter (emailed 6/19/15)
- Bio Clean Filter In-line Roof Drain Manufacturer Product Sheets:
 - Bio Clean Downspout Filter TSS & Hydrocarbons Removal Testing
 - Bio Clean Downspout Brochure
 - Downspout Certificate of Listing

Should you or staff have any additional questions or comments, please do not hesitate to contact me.

Sincerely,
Mitchell & Associates



Robert B. Metcalf, Principal
Maine Licensed Landscape Architect

Enclosure

cc: Greg Payne
Brooks More
Ben Walter
Steve Bradstreet