



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

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December 7, 2015

Ms. Jean Fraser, Planner
City of Portland
City Hall, 4th Floor Planning
389 Congress Street
Portland, ME 04101

RE: 171 Warren Avenue – Parking Expansion

Dear Jean,

Please find materials required for a Level 1 Site Plan Application – Site Alteration. This project involves the creation of 5 new parking spaces based on increased demand at 171 Warren Avenue. The existing site currently contains parking for 21 vehicles, the expansion will bring the total parking to 26 spaces. The new parking will increase the impervious surface on site by 1,663 sf. Runoff from this new impervious area will be directed to a “pocket raingarden for treatment and infiltration. Flows exceeding the capacity of the raingarden will overflow to the down gradient rear of the site. The raingarden was designed to capture runoff from the 1-year storm (first flush) without discharging through the overflow.

Please do not hesitate to contact me, if you have any questions or concerns.

Sincerely,
Northeast Civil Solutions, Inc.

Lee Allen, P.E.
Vice President

Cc: Mark Poulin, Poulin Property Holdings, LLC