



WHIPPLE-CALLENDER ARCHITECTS

MEMO

DATE: October 27, 2014

City of Portland Planning Office
c/o/ Barbara B.
389 Congress Street
Portland, Maine 04101

RE: Responses to Administrative Review comments for Minor Site Plan Review of 828 Riverside St.

Hi Barbara-

Our total s.f. is 4,534, under 5,000 s.f. maximum based upon parking in the I-M zone. The responses below are listed following the last Administrative Review memo.

Deputy City Engineer D. Margolis-Pineo of the Department of Public Services

- i. **The applicant does intend to install a sidewalk.**
- ii. **The 10 x 10 shed will be completely removed.**
- iii. **We intend to maintain the existing curb cut and transition through the required setback to 22' as an aisle width.**
- iv. **Please refer to the attached site plan C1.1 for drainage handling.**
- v. **Please refer to attached civil design documents. These details were provided for this site and function and the utility details will remain as drawn. The water line is directed to unpaved View St. Please advise if you would rather route to paved Riverside St.**

Traffic Engineer Tom Errico

- i. **The parking aisle width has been increased to 22' but is still short of the standard 24'. The reason is our constraint against the existing residential building and the required 10' setback. The number of total spaces as 6 or less seems to give us flexibility in the Parking section of the Ordinance. The location of the garage door allows the owner to open it and aid in vehicle circulation if necessary.**
- ii. **The parking spaces will be 18' x 9' to meet current requirements.**

Fire Prevention Captain Keith Gautreau

- i. **No clarifications requested. The building will be fully sprinkled and connected to the building's alarm system.**



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Stormwater Engineer Dan Goyette

- i **Please refer to the attached Site Plan C-1.1 for stormwater handling. Roof drainage will be directed to a gravel drip strip along the entire east side of the building. From the drip strip, the drainage is conveyed via a swale to a raingarden structure area on the south boundary. Two parking spaces will be concrete pavers and the remainder asphalt. The parking area will drain toward the raingarden and a smaller area will drain to a swale at the north side of the building.**