



March 3, 2016

Ref: 52387.04

Mrs. Jean Fraser  
 Planning Division  
 389 Congress Street, 4th Floor  
 Portland, ME 04101

Re: Site Plan II Application - Additional Site Revisions  
 Proposed Taco Bell, 1363 Washington Ave, Portland, ME

Mrs. Fraser:

VHB attended the Site Plan Meeting on March 2, 2016. From this meeting three items were identified to require modifications or further clarification to the Response to Comments letters and plans submitted to the City on February 24, 2016.

1. The sidewalk along Washington Avenue has been modified to be 8-feet wide along the entirety of the property width, see attached figure.
2. To further clarify the response to the Planning Departments comment on zoning, a 4-foot wide landscape island was added along the southeast property line. The parking has been revised to accommodate this by restriping the existing non-standard spaces. As noted in the in the Technical Standards Manual (Figure I-28), there are two options for the angled parking defined (45 degree and 60 degree). VHB has proposed the use of 50-degree angled parking to maintain the same number of spaces in the existing row of parking while creating a 4-foot wide, plant-able, landscape island between the site and the Portland House of Pizza, as the two standards sizes in the manual resulted in layout impacts. As shown in the table below, the proposed layout is reasonable compared to the standard sizes.

	<b>Parking Angle</b>	<b>Drive Aisle</b>	<b>Stall Width</b>	<b>Stall Dimensions</b>
Standard	45-degree	14-foot	19.05'	9' x 18'
Standard	60-degree	19-foot	20.05'	9' x 18'
Proposed	50-degree	18-foot	19.57'	9' x 18'

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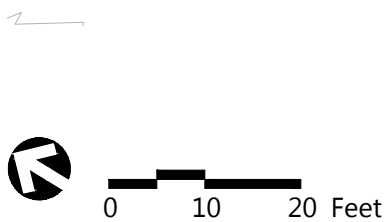
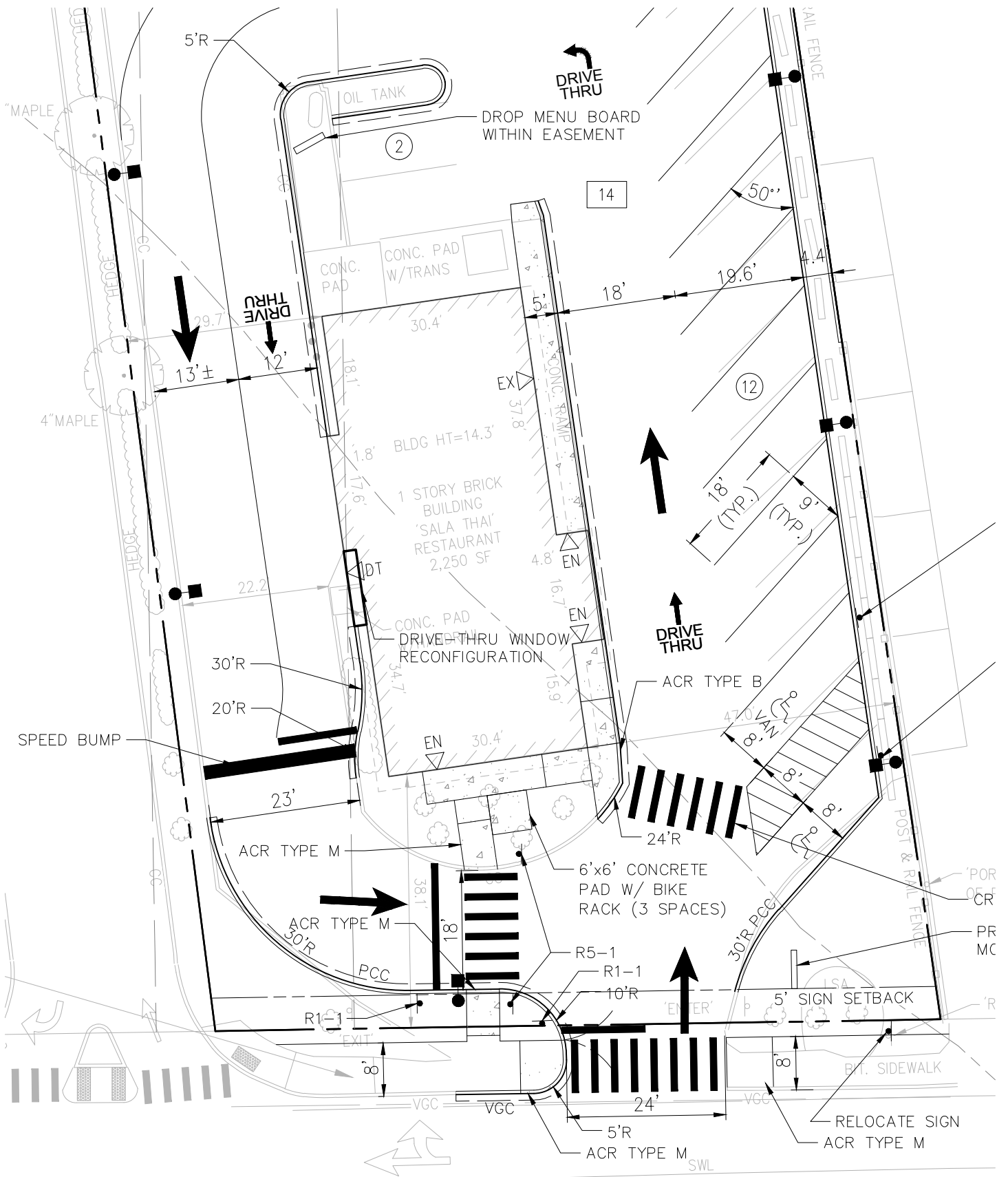
3. Based on additional discussions, VHB has looked at potential improvements for access management in the area of the drive thru window exit. VHB is proposing a stop bar approximately 24' from the drive thru window and a speed bump immediately after, across the drive thru lane and the by-pass lane. This will provide traffic calming measures for the drive-thru users and the customers using the by-pass lane prior to the pinch point when turning left in front of the building, see attached figure.

I hope the information contained herein adequately addresses the comments provided by the City in the Site Plan Meeting on March 2, 2016. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "D Fenstermacher".

Dave Fenstermacher, PE  
Project Manager



Site Access Management Figure  
 Proposed Taco Bell  
 1363 Washington Avenue  
 Portland, Maine

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