



February 24, 2016

Ref: 52387.04

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

Re: Site Plan II Application Response to Comments  
Proposed Taco Bell, 1363 Washington Ave, Portland, ME

Mrs. Fraser:

On behalf of the applicant, Guggenheim Retail Real Estate Partners, Inc., VHB has prepared the following responses to the review comments received from the Department of Public Works and Planning Department, dated February 11, 2016 and the Stormwater Peer Review, dated February 15, 2016 for the conversion of the existing Sala Thai restaurant to a Taco Bell facility. Please find the following materials included to accompany the responses:

- Sewer Flow Calculations
- Revised Photometrics Plan
- Revised Site Plans

For reference, the original comments from your letters are included below in italics.

#### **Department of Public Works**

1. *The sewer infrastructure which encroaches this site is shown incorrectly on the applicant's plans. Please correct and update the site's existing conditions plan to reflect current site conditions.*

The existing conditions plan has been revised to reflect the current site sewer infrastructure. See SV-1, Existing Conditions Plan of Land.

2. *It is recommended that the grease interceptor piping be 6" which will allow a Tee/Wye connection to the adjacent 8" sanitary sewer. Elevations will need to be confirmed. Sizing of the grease interceptor shall be reviewed and approved by Rachel Smith (207-874-8833) of this office. Be aware the minimum size of this interceptor will be 1,000 gallons but may be larger based on flow projections.*

Coordination with Rachel Smith and David Margolis-Pineo has been initiated. The plans have been revised to show the re-use of one of the existing sewer service connections and a

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modification of the second existing sewer service to connect to the proposed 1,000 gallon grease trap which will tie into the existing 8-inch sanitary sewer.

3. *Computations for the Wastewater Capacity Application need to be revised.*

The calculations for the proposed sewer flows have been revised and are attached.

4. *The Washington Ave right of way is approximately three feet from the back of sidewalk. Please bump the sidewalk to the road right of way at the two utility pole locations to make the sidewalk ADA compliant. Thank you.*

The sidewalk along Washington Avenue has been widened to 8-feet to provide appropriate accessibility around the two existing utility poles.

5. *The proposed project will require the addition of bike racks. Please supply required number.*

The proposed site requires a bike rack for 3 bikes per City standards. A rack for 3 bikes will be added to the plans, final location of the bike rack to be coordinated with the Applicant.

## **Planning Department**

1. *Zoning: Please provide the before and after impervious surface areas and the calculation of the % of the site that is impervious. The Zoning requires this to be 80% maximum and it looks like the site is around 90%. You need to reduce the non-conformance as far as possible and there are opportunities on the site to create more pervious areas. Also under zoning is the requirement (see under Dimensional Requirements 14-185 footnote) for trees and a 4 foot wide planted area along the frontage. This will be interpreted with flexibility as this is an existing site and there are other factors.*

The percentage of site impervious for the existing site is 87.5%. The parking has been revised to provide a 4-foot minimum landscaped island on the southeast property line. Under the proposed conditions the site impervious percentage is 83.6%.

2. *Landscaping and B2 Design Standards re screening: the entire site is subject to landscape and screening standards and there are also street tree requirements - please see 14-526 (b) 2b Environmental Quality Standards (attached) and the B2 Design Standards para 8 (attached). There is also guidance in the City's Technical Manual (Section 4) which is on the Website at <http://www.portlandmaine.gov/documentcenter/view/2211> The City Arborist will be reviewing the plan and may suggest specific improvements, but I think this might need to wait until the access question is resolved. In any case the dumpster would need to be enclosed and parking lot landscaping be enhanced; snow storage areas should be identified.*

The landscape plan as presented meets the requirements of site landscaping in Sec. 14-526 (b) 2b. Dumpsters and service areas are proposed to be screened and will not be visible from the street or adjacent properties. Required understory (shrub) plantings exceed required plantings significantly. The landscape screening between adjacent properties and this site have been shown on the plans. These consist of an enhancement of the northerly buffer with shrub plantings,



maintaining the existing 6' stockade fence at the easterly property boundary, and installation of shrub and tree landscaping on the southerly property boundary. Parking lot trees are shown in the landscape island on the southerly boundary of the site.

A street tree has been shown on the plan. This tree is not shown in the Washington Avenue ROW, as there are overhead utilities that interfere with planting in this location.

As a reoccupation of an existing building and site development, the site is extremely constrained. There are 14 parking spaces shown, and the configuration of landscape buffers are largely a result of required geometry for drives and parking. We believe that the requirements contained in the ordinance and design standards are met by the submitted plan.

3. Lighting: *The proposals for lighting should identify both the wall-mounted and free standing light fixtures and both should be shown on the photometric plan. The light levels should meet the standards set out in the Technical Standards and I attach the relevant section. (the submitted photometric plan shows levels above the standard).*

The photometrics plan has been revised to adhere to the lighting standards. The fixtures were changed to reduce lighting off-site and pole heights were reduced from 25-feet to 17.5-feet. The revised plan is attached.

4. Signs: *In Portland signs are not reviewed as part of the site plan review (Planning Division) but require a separate sign permit through the Inspections Division and Zoning Administrator. There is a very detailed sign ordinance that specifies sizes and numbers of signs for each use and zone, so the permit application is first reviewed in the context of that ordinance. If for a good reason the applicant wants to do something that does not quite fit into the sign ordinance, there is a waiver process where the Planning Division gets involved in the review and in the issue of whether a waiver should be granted.*

The Applicant will submit site signage plans to the Inspections Division and Zoning Administrator for review following site plan approval.

### **Stormwater Peer Review**

1. *The City of Portland requires that all Level II Site Plan applications comply with the Basic, General, and Flooding Standards (Technical Manual, Section 5. II. Applicability in Portland. C. a. and City of Portland Code of Ordinances Sec. 14-526. Site plan standards. (b). 3. b.). We offer the following comments:*
  - a) *Basic Standard: A Plan, notes, and details should be provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500.*

Site work is limited to minor modifications to the existing pavement and sidewalks. Erosion control is not anticipated based on the proposed modifications.



- b) *General Standard: The project will result in a de minimis increase in impervious area of less than 1,000 square feet. As such, the project is not required to include any specific stormwater management features for stormwater quality control. However, we encourage the Applicant to review the City's Stormwater Service Charge Credit Manual (available online) to evaluate whether they may want to incorporate stormwater quality treatment measures that qualify for a future Stormwater Service Charge credit.*

Comment noted; no response required.

- c) *Flooding Standard: The project will result in a de minimis increase in impervious area of less than 1,000 square feet. As such, the project is not required to include any specific stormwater management features to control the rate or quantity of stormwater runoff from the site.*

Comment noted; no response required.

2. *Urban Impaired Stream Standard: The project is located within the Fall Brook Watershed, which is identified as an Urban Impaired Stream by the Maine DEP. Section 5 of the City of Portland Technical Manual requires that all development within the Fall Brook watershed, except single and two family homes, comply with the Urban Impaired Stream Standard pursuant to MaineDEP Chapter 500 Rules. The project will result in a de minimis increase in impervious area of less than 1,000 square feet. As such, the project is not required to include any specific stormwater management features or compensation to comply with the UIS standard.*

Comment noted; no response required.

3. *Site Plan (C-2) - The proposed site improvements are challenging to follow as presented; the Site Plan does not include items typical of a Level II Site Plan submittal, including limits of work, spot grades, utility connection information and pavement repair limits.*

The Site Plan (C-2) has been modified to show layout and material aspects of the site work an additional sheet has been added to the plans to depict utility work only. No changes in grading are proposed for the site.

4. *The Existing Conditions Plan does not show an existing sanitary sewer service connection for the building. The Applicant has noted that a grease trap will be installed on the Site; however, it is unclear how it is intended to be connected to the City's Sanitary Sewer System. The existing 4" cast iron pipe is not shown to be connected to the building or the sewer main. The grease trap also appears to be located over a gas service. The Applicant should clarify.*

A separate Utility Plan has been made for the plan set to clarify utility connections.

5. *Details associated with all work proposed within the City Right-of-Way should be revised to comply with the City of Portland Technical Manual; these details include:*

- a. *concrete sidewalk;*
- b. *granite curbing;*
- c. *pavement repair in the ROW*



City specific details have been added to the Detail Sheet for associated work within the right-of-way.

6. *The Applicant should provide a letter from the Portland Water District confirming capacity to serve the water demand for the new restaurant.*

The MEANS group for the Portland Water District has been contacted to confirm capacity to serve. Their response letter will be submitted when received.

Sincerely,

Dave Fenstermacher  
Project Manager

DRAFT

# Computations



Project:	<u>Taco Bell</u>	Project #	<u>52387.04</u>
Location:	<u>Portland, ME</u>	Sheet	<u>1 of 1</u>
Calculated by:	<u>MEO</u>	Date:	<u>2/22/2016</u>
Checked by:	<u></u>	Date:	<u></u>
Title	<u>Proposed Sewer Flow</u>		

<b>Proposed Flow</b>				
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Description	Use	Unit Flow <sup>1</sup>	# of Units	Estimated Average Daily Flow Subtotal
Taco Bell	Eating Place, 3 meals/day	30 gpd/seat	40 seats	1,200 gpd
		12 gpd/employee	18 employees	216 gpd

**Total Average Daily Flow      1,416 gpd**

- Notes:
1. Sewer design Unit Flow rates and Use categories are taken from State of Maine Subsurface Wastewater Disposal Rules, Chapter 241, Section 4, Table 4C.
  2. Employee count based on total employees for a 24-hour period

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 PORTLAND, ME  
 PREPARED BY: JOHN BUJAKE  
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 FEBRUARY 22, 2016

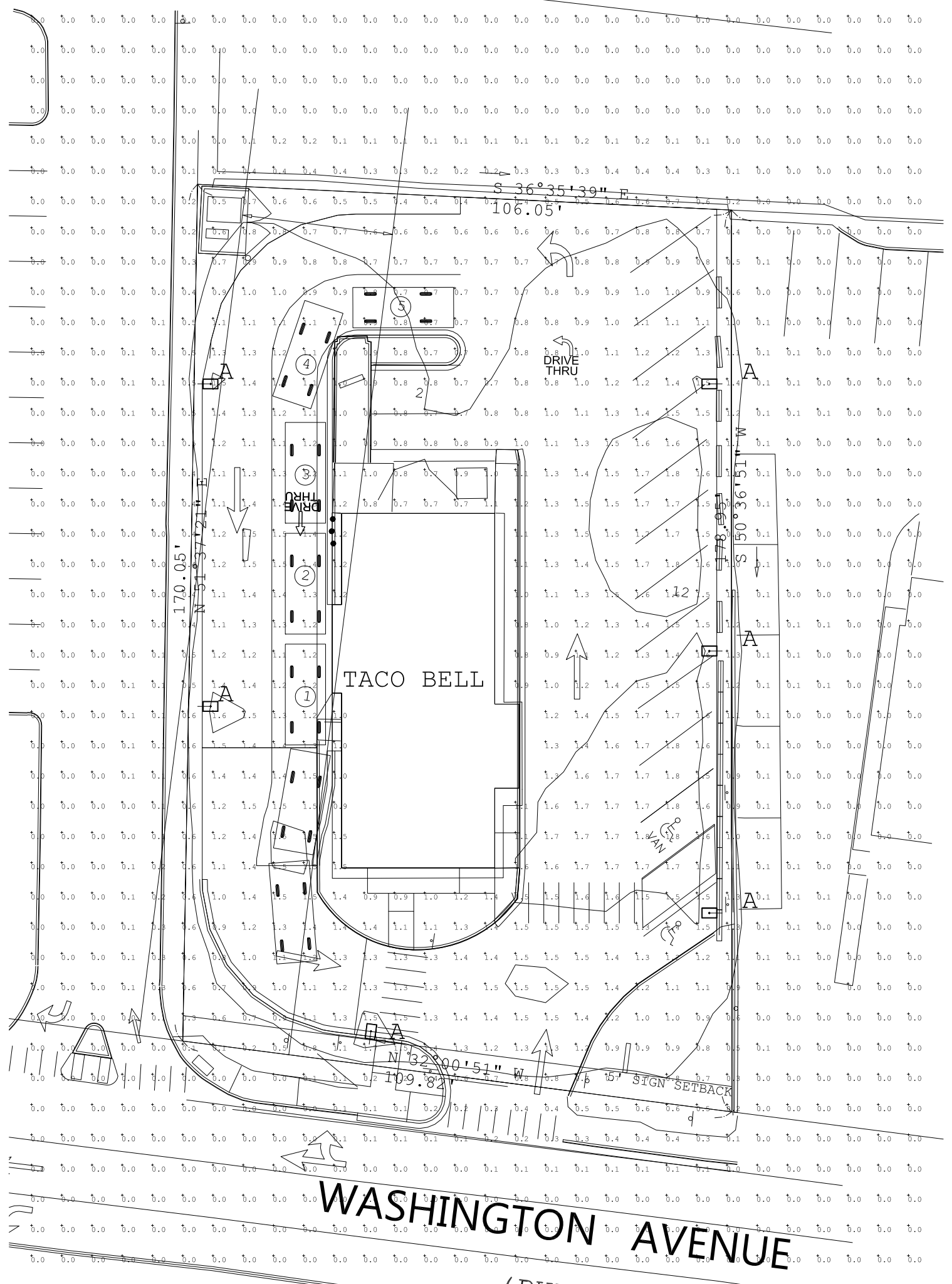
Calculation Summary						
Label	Avg	Max	Min	Avg/Min	Max/Min	
EXTENDED	0.48	1.8	0.0	N.A.	N.A.	
VEHICULAR SURFACE	1.24	1.8	0.6	2.07	3.00	

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
→	6	A	SINGLE	4499	0.880	52	ECF-4-55IA-3253-NW-UNV-BRP-IS / AVPL-SSS-17.5-4-11-DM19-DBZ

LIGHTING RESTRICTIONS: FIXTURES MUST BE FULL CUTOFF

FIXTURE MOUNTING HEIGHT NOT TO EXCEED 20' A.F.G.  
 MAXIMUM LIGHT LEVEL NOT TO EXCEED 5.0 FOOT-CANDLES  
 AVERAGE LIGHT LEVEL TO BE 1.25 FOOT-CANDLES  
 MINIMUM LIGHT LEVEL TO BE 0.2 FOOT-CANDLE OR GREATER  
 MINIMAL LIGHT TRESPASS BEYOND THE PROPERTY LINE  
 FIXTURES ARE 52W 4000K LED w/ FLAT LENSES AND BACKLIGHT CONTROL  
 POLES ARE 17'-6" FOR AN OVERALL FIXTURE MOUNTING HEIGHT OF 20'-0" A.F.G.



WASHINGTON AVENUE

(DRIVE)