

MEMORANDUM



TO: Molly Casto
FROM: Dan Goyette, PE, and Lauren Swett, EIT
DATE: August 13, 2007
RE: Estates of Longfellow Inn

Woodard & Curran has reviewed the site plan application for the Estates of Longfellow Inn, located at 130 Eastern Promenade. The project proposes to renovate an existing 11-unit apartment building, including the demolition of one section of the building and the construction of a new addition, resulting in a 9-unit apartment building.

Documents Reviewed

- Site Plan Review Application for Estates of Longfellow Inn, prepared by TFH Architects for Casco Bay Ventures. The initial application was dated July 16, 2007, and additional information was provided on July 27, 2007,
- Engineering Plan Sheets for the Estates of Longfellow Inn, including a Boundary Survey/Site Plan and sheets G-1.1, C-1.1, C-1.2, A-1.1 to A-1.4, A-2.1, and A-3.1 prepared by TFH Architects for Casco Bay Ventures, dated May 16, 2007.

Stormwater and Erosion Control Comments:

- No stormwater calculations have been provided. The applicant states that the total impervious surface will increase, but there will be a net decrease in total runoff. This should be quantified using Hydrocad or another calculation method.
- A drainage swale has been called out on the site plans to be located at the northwestern corner of the building, near the section of pavers. No grading or details have been provided for this swale. The swale may need to be taken into consideration in the stormwater calculations.
- An erosion control plan, providing details including timing for the installation and removal of erosion control measures should be included.

General Comments

- A number of plan sheets are listed on the Index of Drawings on sheet G 1.1, however they have not been included with this submission. These sheets include G-1.2 Life Safety Plans, D-1.1 Demolition, A-3.2 Building Sections at Entrance Addition, A-4.1 Stairs Sections & Details, A-4.2 Details, and A-5.1 Door and Window Schedules.
- The curb detail should show a 7" curb reveal, as specified in the City of Portland technical standards.
- No details have been provided for the concrete sidewalk repair, the section of pavers to be installed at the northwestern corner of the building, or for connections to existing utilities.
- No information has been provided regarding exterior lighting for the building. A photometric lighting plan should be submitted.
- No reference has been made to the method of solid waste disposal, or the need or location of a dumpster at the site.

Please contact our office if you have any questions.

DRG/LJS
203943