

MEMORANDUM



TO: Molly Casto
FROM: Dan Goyette, PE, and Lauren Swett, EIT
DATE: December 4, 2007
RE: Estates of Longfellow Inn

Woodard & Curran has reviewed the site plan submission for The Estates of Longfellow Inn. The project proposes to renovate and add to an existing multifamily residential building located at 130 Eastern Promenade in Portland. The garage for the existing building will be demolished and replaced with paved parking, and an expansion will be added to the building to provide room for seven units.

Documents Reviewed

- Stormwater Management Report, 130 Eastern Promenade, Portland, Maine, prepared by Land Consulting Engineers, PA, on behalf of Casco Bay Ventures, dated November 19, 2007.
- Plan Sheets for The Estates of Longfellow Inn, including G1.1, G1.2, Existing Conditions Survey, C1.1, C1.2, C1.4, C1.5, A1.1-A1.4, and A2.1, prepared by TFH Architects on behalf of Casco Bay Ventures, dated November 20, 2007.

Comments

- The applicant should confirm that the survey for the project coincides with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. Also, the project needs to be tied to the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD 1983 (HARN) Datum and the U.S. Survey Foot as the unit of measure. These items should be indicated in the general notes provided on the survey.
- An engineering details sheet was not included with this submission. This sheet should include details showing conformance with City of Portland design standards for items including pavement, curbing, utility structures and connections, pipe trenching, and erosion control. The site plan references details on Sheet C1.3, which was not included in this submission.
- No work will be allowed in the R.O.W. until the Moratorium for the street has been lifted, and weather permits construction.
- Parking spaces 1 and 2 do not meet the City of Portland design standards. Parking spaces should have a depth of 19' and a width of 9'.
- The site plan shows the location of water gates, however the water line itself is not shown.
- The stormwater report shows that there will be a slight increase in flow for the post development site conditions. In addition, the possibility of connecting roof leaders into the stormwater system was referenced in the report. The capacity of the existing combined sewer system, and the effect of the proposed project's stormwater and sanitary sewer flows on the system needs to be verified and taken into account in the design prior to the approval of the project.
- The stormwater report does not include any calculations to determine adequate pipe sizing for the projected stormwater flows.
- Piping from foundation drains should be directed out to the esplanade before it is tied into the combined sewer line.
- All drain inlet structures for the project should be catch basins with 3' sumps and casco traps.
- The piping connecting DI #1, DI #2, and the sewer manhole in the esplanade is called out as HDPE (smooth). This piping should be SDR 35 PVC sewer pipe.

Please contact our office if you have any questions.

DRG/LJS
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