3-C-1

2013-236

130 Eastern Prom.

Plan Amendment - 3 Story Conversion

Fish House Realty

on Spreadsheet

November 18, 2013

Eileen Simko-Minte
130 Eastern Promenad LLC
110 Marginal Way #212
Portland, ME 04101

Patrick Carroll
Carroll Associates
217 Commercial Street #200
Portland, ME 04101

RE: Staff Review Comments for Amendments to Approved Plans for 130 Eastern Promenade

Project Name: 130 Eastern Promenade Plan Amendments
Address: 130 Eastern Promenade
Applicant: Eileen Simko-Minte
Planner: Nell Donaldson

Project ID: 2013-236
CBL: 003 C001001

Dear Ms. Simko-Minte:

Thank you for submitting an application for amendments to the approved Level II site plan for renovation and conversion of the existing three-story residential structure at 130 Eastern Promenade. For reference, the original approval letter, dated June 30, 2011, is attached. The amendments have been reviewed subject to the Site Plan Ordinance, Article V of the Land Use Code.

Staff Review Comments

1. Transportation Standards

It is noted that the parking configuration in the amended plans differs substantially from the approved plans and does not comply with the original conditions of approval. However, Thomas Errico, consulting traffic engineer, writes of the amended parking configuration,

> *I have reviewed the details of the proposed project and I find conditions to be acceptable from a traffic perspective. I would note that I support waivers from our technical standards for parking stall and aisle width dimensions. It is my professional opinion that the majority of site circulation maneuvers can occur on-site and if backing maneuvers do occur, Wilson Street is a very low volume and speed roadway.*

✓ Formal requests for waivers from the technical standards should submitted with the revised submittal. — approved under original

David Margolis-Pineo, of the city's Department of Public Services, comments,

✓ *To stay in character with the neighborhood, the applicant is requested to reuse the granite curb "Bugs" to define the driveway cut and not granite tipdowns as proposed.* → updated plans

Please score a defined joint between the proposed concrete walk infill and the existing concrete walk.

2. Environmental Quality Standards

Landscaping and Landscape Preservation

As noted in prior correspondence, landscaping plans should be updated to reflect changes to the existing street tree configuration on the Eastern Promenade.

Jeff Tarling, the city's arborist, has reviewed the amended plans, which relocate the rain garden, remove terrace area, and remove trees, among other landscaping changes. He writes,

The project proposes two new street trees along Wilson Street. Due to overhead utility lines overhead on the second tree (away from E Prom) that tree should be a smaller tree such as Sargent Cherry, Japanese Tree Lilac vs the 'Armstrong' Red Maple as shown. The maple is good for the tree closest the prom with no overhead wires.

The project should review tree planter width recommended at 3.5' min and ideal at 4'. Sidewalk needs to comply with ADA standards on width. This may require a cut-out in the sidewalk and tree grate.

Review and increase plant sizes for the 1 gallon plant sizes to 3 gallon size on 'Gro-low sumac, the crab-apple recommendation would be "Adirondack". Options for the proposed Japanese Tree Lilac could also be dogwood or crab-apple.

Of the tree well size, Mr. Margolis-Pineo adds,

Please extend the proposed tree planter cut out to 3.75' wide from inside face of curb to be consistent with cut outs up the street.

Mr. Tarling also suggests,

The back property line near the proposed parking should include a low wood fence to screen car parking along with a complement of landscape treatment. The landscape treatment or planting should include shrub planting to help as a screen. The ideal height would be 5 - 6', perhaps 'Korean' Lilac size... the available planter width along the property line should be widened to perhaps 3' if possible to accommodate this planting space. Narrowing the proposed paved walk space between the drive and building could be reduced perhaps to find space.

Could the trash dumpster be moved up toward the street equal to the car parking area, approximately 6 - 8' to provide landscape space in the corner?

As previously noted regarding the trash area, which appears to have moved closer to the adjacent

property, additional details should be provided in revised plans. These details should indicate how the proposal for the trash and recycling area has changed, how the area is now proposed to be enclosed, if at all, and proposed dimensions (including distance to the property line). Additional landscaping in this area should also be considered, in order to enhance screening.

Likewise, please indicate the location of the condenser units, which are now proposed to be located inside a "full height architectural shingled element" in the carport, on the amended plans.

Water Quality, Storm Water Management and Erosion Control
David Senus, the city's consulting civil engineer, provides the following comments on the amended plans,

> *The rain garden details on sheet D-1.0 and the retaining wall detail on L-5.1 indicate that an underdrain will exist below the rain garden and at the base of the retaining wall; however, no underdrains are depicted on the site plans. If an underdrain is required for these systems, we encourage day-lighting the underdrain(s) in lieu of a direct connection to the combined sewer; clarification should be provided on the plans and/or details.*
>
> *The Inspection and Maintenance Plan for Stormwater Management Facilities should include reference to annual reporting requirements in accordance with and in reference to Chapter 32 of the City of Portland Code of Ordinances.*

3. Public Infrastructure and Community Safety Standards
No comments at this time.

4. Site Design Standards
Historic Resources
As the project lies adjacent to the Eastern Promenade Historic Landscape District, Deb Andrews, Historic Preservation Manager, has reviewed the revised elevations. She has suggested that the architect consider retaining more of the building's original details, as shown on the 1924 tax photo (and which appear to be omitted in the amended plans), such as the window lintel detail, the first floor entry details, and the dentil course on the pediment. Direct discussion with Ms. Andrews on this matter is suggested. She can be reached at 874-8726.

Exterior Lighting
Please confirm that no lighting changes have been made to the original, approved plans.

Additional Submittals Required
It should be noted that, in accordance with the original conditions of approval, a stormwater maintenance agreement will be required and property corners will need to be set. In addition, a note should be added to the site plan indicating that work within the right-of-way will be coordinated with the Department of Public services.

Mr. Senus and Mr. Margolis-Pineo both note that the final submittal must include plans stamped and signed by a Maine Licensed Professional Engineer,

> *The Applicant has noted that, in accordance with the Site Plan Review Conditions of Approval, all site plans will be stamped and signed by a Maine Licensed, Professional Engineer; at this time, the plans have not be stamped and signed.*

Note that the Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Planning Staff Recommendation

Based upon the staff review of the amended site plan, I recommend that the applicant proceed with submission of a final plan for staff review. Please submit one (1) complete paper set and one (1) digital set of plans and documents to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. Please be aware that an application expires within 120 days of the date upon which this written request for additional information was made.

If you have any questions, feel free to contact me at 874-8723 or by email at hcd@portlandmaine.gov.

Sincerely,

Nell Donaldson
Planner

Attachments
1. 130 Eastern Promenade Approval Letter to Fish House Realty, June 30, 2011

Electronic Distribution
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Danielle West-Chuhta, Associate Corporation Counsel
Marge Schmuckal, Zoning Administrator
Katherine Earley, City Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer
Captain Chris Pirone, Fire
Jeff Tarling, City Arborist
Tom Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard & Curran

CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS

December 4, 2013

Ms. Helen Donaldson, Planner
Planning and Urban Development Department
City of Portland
389 Congress Street
Portland, ME 04101

RE: 130 Eastern Promenade
Level 2 Site Plan Amendment
Response to Staff Review

Dear Helen,

Thank you and the rest of the Staff for your review of the proposed condominium conversion and renovation of the residential structure located at 130 Eastern Promenade. We have reviewed the comments from Staff regarding the Level 2 Site Plan Amendment, and have attached a memorandum that addresses all comments raised to this point.

Please review the attached items and revised plans. We look forward to final comments from your Department and are hopeful to begin work this winter.

Enclosed you will find the following items:

- Response to Staff Comments Letter
- Revised Site Drawings:
  - L-1.0 Site Preparation Plan
  - L-2.0 Site Layout & Materials Plan
  - L-3.0 Site Grading Plan
  - L-4.0 Landscape Plan
  - L-5.0 Site Details
  - L-5.1 Site Details
  - D-1.0 Drainage Plan
  - A-2.1 Elevations
  - A-2.2 Elevations

You'll note that we have provided one hard copy, as well as an electronic copy of each, which can be found on the enclosed CD. Please feel free to contact our office if you have any questions or concerns. We look forward to working closely with you during the review and approval of this project.

With Regards,
CARROLL ASSOCIATES

Patrick J. Carroll, Principal

CC: 130 Eastern Promenade, LLC
Mark Mueller

217 Commercial Street, Suite 200 Portland, Maine 04101 v.207.772.1552 f.207.772.0712 www.carroll-assoc.com

Project Memo: 130 Eastern Promenade
To: Helen Donaldson
From: Patrick Carroll
Date: December 4, 2013

RE: Response to Staff Comments

Staff Review Comments

1. Transportation Standards

It is noted that the parking configuration in the amended plans differs substantially from the approved plans and does not comply with the original conditions of approval. However, Thomas Errico, consulting traffic engineer, writes of the amended parking configuration.

Response: As part of the original approval, dated June 30, 2011, it was requested that one of the open air parking stalls near the trash enclosure be eliminated to improve circulation and egress movements. Due to the limited parking on site all the spaces are absolutely necessary and the loss of even one does not work. This request has been worked out with staff to keep the third stall by relocating it and the trash enclosure to provide necessary circulation and egress movements. This condition is still applicable for this application and is reflected in the current plan set.

I have reviewed the details of the proposed project and I find conditions to be acceptable from a traffic perspective. I would note that I support waivers from our technical standards for parking stall and aisle width dimensions. It is my professional opinion that the majority of site circulation maneuvers can occur on-site and if backing maneuvers do occur, Wilson Street is a very low volume and speed roadway.

Response: No response required.

Formal requests for waivers from the technical standards should submitted with the revised submittal.

Response: No new or modifications to the original request for waivers are part of this application. The waiver requests approved in the original application are still relevant for the amendment.

David Margolis-Pineo, of the city's Department of Public Services, comments,

To stay in character with the neighborhood, the applicant is requested to reuse the granite curb "Bugs" to define the driveway cut and not granite tip-downs as proposed.

Response: The existing granite bugs will be salvaged and reused to define the new driveway. The plans and details have been revised to reflect this request.

Please score a defined joint between the proposed concrete walk infill and the existing concrete walk.

Response: Expansion joints will be installed between the existing concrete sidewalk and the proposed infill, as well as between the proposed infill and the existing retaining wall. A note stating this has been added to the plans.

2. Environmental Quality Standards

Landscaping and Landscape Preservation

As noted in prior correspondence, landscaping plans should be updated to reflect changes to the existing street tree configuration on the Eastern Promenade.

Response: The plans have been updated and a note added; indicating that the existing trees on the Eastern Promenade are 'Armstrong' Red Maples that were planted in the spring of 2013 as part of the original Site Plan Approval.

Jeff Tarling, the city's arborist, has reviewed the amended plans, which relocate the rain garden, remove terrace area, and remove trees, among other landscaping changes. He writes,

> *The project proposes two new street trees along Wilson Street. Due to overhead utility lines overhead on the second tree (away from E Prom) that tree should be a smaller tree such as Sargent Cherry, Japanese Tree Lilac vs. the 'Armstrong' Red Maple as shown. The maple is good for the tree closest the prom with no overhead wires.*

Response: The selection of the second street tree back from the Eastern Promenade has been changed to a Japanese Tree Lilac so not to interfere with the overhead utility lines as it matures. The selection of the cultivar called "Ivory Silk" will eventually obtain a mature canopy size of 18-20' tall and 12-15' wide.

> *The project should review tree planter width recommended at 3.5' min and ideal at 4'. Sidewalk needs to comply with ADA standards on width. This may require a cut-out in the sidewalk and tree grate.*

Response: Discussions with the City Arborist resulted in the recommendation of using a 3'x5' tree grate over the proposed tree pits. We feel that the tree grate is not a good option for a few reasons. First, due to the grass esplanade along Wilson Street there is no foundation or base for half the tree grate to rest on or attach to. It would require the pouring of a concrete lip/collar and the installation of gravel subbase thus greatly reducing the available soil volume for the tree to grow in. Secondly, there is not a precedent of using tree grates on the Eastern Promenade thus not matching the consistent feel of the neighborhood. Most existing street trees are just cut outs in the side walk; many instances where the existing sidewalk is very narrow. Lastly we feel that tree grates can become a maintenance issue for the City in the future. For those reasons we feel that a tree grate is unnecessary and not applicable for this application. We are instead proposing a 3.75'x6' tree pit cut out that will be flush to the adjacent grade.

The existing concrete sidewalk along Wilson Street averages about 4'-8" in width. Adjacent to the sidewalk is a ±12" grass strip that runs along the entire face of the adjacent stone wall; it is being proposed to be removed and infilled with concrete to widen the sidewalk and eliminate the maintenance aspect of it. This will provide a minimum of 4'-0" of sidewalk clearance between the tree pit and the existing stone wall for universal access.

> *Review and increase plant sizes for the 1 gallon plant sizes to 3 gallon size on 'Gro-Low' sumac, the crab-apple recommendation would be "Adirondack". Options for the proposed Japanese Tree Lilac could also be dogwood or crab-apple.*

Response: The plant schedule has been revised to specify the proposed size of the 'Gro-Low' Sumac has been increased to a 3 gallon pot and the cultivar of ornamental crabapple has been specified as 'Adirondack'.

Of the tree well size, Mr. Margolis-Pineo adds,

> *Please extend the proposed tree planter cut out to 3.75' wide from inside face of curb to be consistent with cut outs up the street.*

Response: As requested, we have revised the plans to show the tree pit cut outs at 3.75'x6'. This will provide a minimum of 4'-0" of sidewalk clearance between the tree pit and the existing stone wall for universal access.

Mr. Tarling also suggests,

> *The back property line near the proposed parking should include a low wood fence to screen car parking along with a complement of landscape treatment. The landscape treatment or planting should include shrub planting to help as a screen. The ideal height would be 5 - 6', perhaps 'Korean' Lilac size... the available planter width along the property line should be widened to perhaps 3' if possible to accommodate this planting space. Narrowing the proposed paved walk space between the drive and building could be reduced perhaps to find space.*

Response: A six foot tall, solid, wood, privacy fence is shown on the plans along the west and south property lines; as the fence approaches Wilson Street it steps down to four feet tall. This fence will do an adequate job in screening the cars and providing privacy.

We feel the driveway and sidewalk along the building face cannot be moved or reduced in width for many reasons, thus the planter along the property line cannot be expanded in width. We feel the fence does an adequate job in screening the cars.

> *Could the trash dumpster be moved up toward the street equal to the car parking area, approximately 6 - 8' to provide landscape space in the corner?*

Response: The trash enclosure location was previously approved for this location (by staff), we feel it is in the most appropriate spot and do not feel a relocation of it is necessary.

As previously noted regarding the trash area, which appears to have moved closer to the adjacent property, additional details should be provided in revised plans. These details should indicate how the proposal for the trash and recycling area has changed, how the area is now proposed to be enclosed, if at all, and proposed dimensions (including distance to the property line). Additional landscaping in this area should also be considered, in order to enhance screening.

Response: The plans have been revised to show overall dimensions of the trash enclosure, distance to the property lines, details regarding the installation, and elevations have been included for review. Additional landscaping is not possible in this area as there is no additional space to convert to planting beds.

Likewise, please indicate the location of the condenser units, which are now proposed to be located inside a "full height architectural shingled element" in the carport, on the amended plans.

Response: The plans have been revised to show the proposed location of the condenser units within the carport.

Water Quality, Storm Water Management and Erosion Control
David Senus, the city's consulting civil engineer, provides the following comments on the amended plans,

> *The rain garden details on sheet D-1.0 and the retaining wall detail on L-5.1 indicate that an underdrain will exist below the rain garden and at the base of the retaining wall; however, no underdrains are depicted on the site plans. If an underdrain is required for these systems, we encourage day-lighting the underdrain(s) in lieu of a direct connection to the combined sewer; clarification should be provided on the plans and/or details.*

Response: The retaining wall detail has been revised as it was determined that the underdrain at the base of the wall could be eliminated. Please refer to the attached letter, dated November 21, 2013, from Blais Civil Engineers for additional responses to the review comments.

> *The Inspection and Maintenance Plan for Stormwater Management Facilities should include reference to annual reporting requirements in accordance with and in reference to Chapter 32 of the City of Portland Code of Ordinances.*

Response: Please refer to the attached letter, dated November 21, 2013, from Blais Civil Engineers for additional responses to the review comments.

3. Public Infrastructure and Community Safety Standards
No comments at this time.
Response: No response necessary.

4. Site Design Standards
Historic Resources
As the project lies adjacent to the Eastern Promenade Historic Landscape District, Deb Andrews, Historic Preservation Manager, has reviewed the revised elevations. She has suggested that the architect consider retaining more of the building's original details, as shown on the 1924 tax photo (and which appear to be omitted in the amended plans), such as the window lintel detail, the first floor entry details, and the dentil course on the pediment. Direct discussion with Ms. Andrews on this matter is suggested. She can be reached at 874-8726.
Response: Please refer to the attached letter, dated December 3, 2013, from Mark Mueller Architects for responses to the review comment.

Exterior Lighting
Please confirm that no lighting changes have been made to the original, approved plans.
Response: The only change to the site lighting is minor in nature. The number of path lights within the courtyard has been reduced from five to two (one at top of steps and one at carport door). The other change is the addition of one path light at the landing at the northern set of stairs. The four bollard lights along the driveway have not changed.

Additional Submittals Required
It should be noted that, in accordance with the original conditions of approval, a stormwater maintenance agreement will be required and property corners will need to be set. In addition, a note should be added to the site plan indicating that work within the right-of-way will be coordinated with the Department of Public services.
Response: A stormwater maintenance agreement is part of this submission.
All property corners will be set by a Professional Land Surveyor.
The plans have been revised with a note indicating that any work within the right-of-way will need to be coordinated with DPS.

Mr. Senus and Mr. Margolis-Pineo both note that the final submittal must include plans stamped and signed by a Maine Licensed Professional Engineer,

> *The Applicant has noted that, in accordance with the Site Plan Review Conditions of Approval, all site plans will be stamped and signed by a Maine Licensed, Professional Engineer; at this time, the plans have not be stamped and signed.*

Response: The accompanying set of plans have been stamped and signed by a Maine Licensed, Professional Engineer.

End of Response Memo.

Blais
civil engineers

November 21, 2013
BCE File: 11109

Nell Donaldson, Planner
Planning & Urban Development Department, City of Portland
389 Congress Street
Portland, ME 04101

Re: Response to Review Comments
130 Eastern Promenade, Portland Review

Dear Nell:

The following responses address comments received from David Senus of Woodard & Curran in regards to the above-referenced project.

Comments

- *The rain garden details on sheet D-1.0 and the retaining wall detail on L-5.1 indicate that an underdrain will exist below the rain garden and at the base of the retaining wall; however, no underdrains are depicted on the site plans. If an underdrain is required for these systems, we encourage day-lighting the underdrain(s) in lieu of a direct connection to the combined sewer; clarification should be provided on the plans and/or details.*

  Response: The rain garden detail has been revised. The rain garden underdrain layer was replaced with 18" of crushed stone to provide water storage below the elevation of the proposed weep holes thru the existing wall. These weep holes and 12" of crushed stone behind the existing wall will provide drainage and eliminate any hydrostatic pressure behind the wall. Infiltration is not anticipated to be a problem, given that well-draining soils are common on the peninsula.

- *The Applicant has noted that, in accordance with the Site Plan Review Conditions of Approval, all site plans will be stamped and signed by a Maine Licensed, Professional Engineer; at this time, the plans have not be stamped and signed.*

  Response: All site plans have been stamped and signed by a Maine Licensed Professional Engineer.

- *The Inspection and Maintenance Plan for Stormwater Management Facilities should include reference to annual reporting requirements in accordance with and in reference to Chapter 32 of the City of Portland Code of Ordinances.*

  Response: The attached *Inspection and Maintenance Plan for Stormwater Management Facilities* now refers to annual reporting requirement in Chapter 32 of the City's Code of Ordinances. A draft *Stormwater Drainage System Maintenance Agreement* form is also attached.

We trust that we have sufficiently addressed the concerns and comments for the aforementioned review. If you have any further questions or concerns, please contact me at your convenience.

Sincerely,

BLAIS CIVIL ENGINEERS

Steve G. Blais, PE
President

Enclosures:
Site Plans, dated 11/20/13
Inspection and Maintenance Plan for Stormwater Management Facilities
Stormwater Drainage System Maintenance Agreement

Cc:
David Senus, Woodard & Curran
Matt Phillips, Carroll Associates

Blais
civil engineers

Inspection and Maintenance Plan
For Stormwater Management Facilities

130 Eastern Prom
Portland, Maine

November 2013

Stormwater management facilities include paved surfaces and the rain garden. During construction activities, the maintenance of all stormwater measures will be the direct responsibility of the Contractor. After acceptance by the Owner, the maintenance of all stormwater management facilities, the establishment of any contract services required for implementing the program, and the keeping of records and maintenance log book will be the responsibility of the owner at 130 Eastern Prom. At a minimum, the following maintenance activities for each stormwater management system shall be performed on the prescribed schedule.

PAVED SURFACES

Accumulations of sediment, wood debris, and winter sand along paved surfaces shall be cleared at least once a month, and periodically during the year on an as-needed basis, to minimize transportation of sediment during rainfall events. Accumulations on pavement may be removed by pavement sweeping or vacuuming. Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader. Grading of gravel roads, or grading of the gravel shoulders of gravel or paved roads, must be routinely performed to ensure that stormwater drains immediately off the road surface to adjacent buffer areas or stable ditches, and is not impeded by accumulations of graded material on the road shoulder or by excavation of false ditches in the shoulder.

RAIN GARDEN

The rain garden should be inspected after every major storm in the first few months to ensure proper function. Thereafter, the filter should be inspected at least once every six months to ensure that it is draining within 48 hours. The top several inches of the surface shall be replaced with fresh material when water ponds on the surface of the bed for more than 72 hours. The removed sediments should be disposed of in an acceptable manner.

Fertilization of rain garden area should be avoided unless absolutely necessary to establish vegetation. Harvesting and pruning of excessive growth will need to be done occasionally. Weeding to control unwanted or invasive plants may also be necessary.

[illegible]

HOUSEKEEPING

As part of the construction and post-construction controls, the following housekeeping general procedures will apply:

Spill Prevention

A. Material Management Practices:

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff:

- Good Housekeeping - The following good housekeeping practices will be followed onsite during the construction project:
    - An effort will be made to store only enough product required to do the job;
    - All materials stored onsite will be sorted in a neat orderly manner in their appropriate containers and, if possible, under a roof, plastic or other weatherproof enclosure;
    - Products will be kept in their original containers with the original manufacturer's label;
    - Substances will not be mixed with one another unless recommended by the manufacturer's;
    - Whenever possible, all of a product will be used up before disposing of the container;
    - Manufacturer's recommendations for proper use and disposal will be followed; and
    - The contractor will inspect daily to ensure proper use and disposal of materials.

- Hazardous Products – These practices are used to reduce the risks associated with hazardous materials:
    - Products will be kept in original containers unless thay are not re-sealable;
    - Original labels and material safety data will be retained; they contain important product information; and
    - If surplus product must be disposed of, follow manufacturer, State or Federal recommended methods for proper disposal (whichever is most stringent)

B. Product Specific Practices

The following product specific practices will be followed onsite:

- Petroleum Products: All onsite vehicles will be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.
- Fertilizers: Fertilizers used will be applied in the amounts as required by the project specifications. Once applied, fertilizer will be worked into the soil to limit exposure to stormwater. Onsite storage will be under plastic or weatherproof enclosure. The contents of any partially used bags of fertilizer will be transferred to a sealable container to avoid spills.
- Paints: All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the ground, ditches or storm sewer system but will be properly disposed of according to manufacturer's instructions in compliance with federal, state and local regulations.

C. Spill Control Practices - In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies;
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will also include but not limited brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose;
- All spills will be cleaned up immediately after discovered;
- The spill area will be kept well ventilated and personnel wear appropriate protective clothing to prevent injury from contact with a hazardous substance;
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included; and
- The Contractor's Superintendent will act as spill prevention and cleanup coordinator. He/she will designate at least personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names and responsible spill personnel will be posted in the office trailer onsite.

DISPOSAL

Any sediment or debris removed during maintenance of the stormwater system must be disposed of in accordance with the Maine Solid Waste Disposal Rules.

RECORDKEEPING

The owner of 130 Eastern Prom will keep a written maintenance log that summarizes inspections, maintenance, and any corrective actions taken. The log shall include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediment or debris, the location where the sediment or debris was disposed after removal will be indicated. This log shall be submitted to the Portland Department of Public Services (DPS) by June 30 of each year with a filing fee, established by DPS.

Maintenance Log

Sample Inspection Report:

130 EASTERN PROM
STORMWATER FACILITIES INSPECTION REPORT

NAME: _____ SIGNATURE: _____

TITLE: _____ COMPANY: _____

DATE: _____

OBSERVATIONS:

BMP	Defects	Location(s)	Repair/Action Needed	Date/Action taken
Paved Surfaces	Yes/no			
Rain Garden	Yes/no			

Draft

STORMWATER DRAINAGE SYSTEM MAINTENANCE AGREEMENT AND RELEASE FROM LIABILITY

IN CONSIDERATION OF site plan approval granted by the Planning Board of the City of Portland to a plan entitled __D 1.0 Drainage Plan___ prepared for _Eileen Simko-Minte of 110 Marginal Way #212__ (applicant and address) by __Carroll Associates and Blais Civil Engineers___(agents/engineers) dated _11_ _20_, _2013_ recorded in the Cumberland County Registry of Deeds in Plan Book _4_, Page _18_ (the "Plan") and pursuant to a condition thereof, __Eileen Simko-Minte__ (owner) having a mailing address of _110 Marginal Way #212_, the owner of the subject premises, does hereby agree, for itself, its successors and assigns (the "Owner"), as follows:

Maintenance Agreement

That it will, at its own cost and expense and at all times in perpetuity, maintain in good repair and in proper working order the stormwater drainage system, as shown on said plan, including but not limited to the Rain Garden, piping, etc. in strict compliance with the Maintenance of Facilities as described in ___the Inspection and Maintenance Plan for Stormwater Management Facilities__, dated __November 2013___ and Chapter 32 of the Portland City Code. Owner of the subject premises further agrees to keep a Stormwater Maintenance Log that will be made available for inspection by the City of Portland upon reasonable notice and request.

This Agreement is for the benefit of the said City of Portland and all persons in lawful possession of the property; further, that the said City of Portland may enforce this Agreement by an action at law or in equity in any court of competent jurisdiction; further, that after giving the Owner written notice as described in this Agreement, and a stated time to perform, that the said City of Portland, by its authorized agents or representatives, may, but is not obligated to, enter upon the property in question to maintain, repair, or replace said stormwater drainage system, including but not limited to the ___Rain Garden___ thereon in the event of any failure or neglect thereof, the cost and expense thereof to be reimbursed in full to the said City of Portland by the Owner upon written demand. Any funds owed to the City under this paragraph shall be secured by a lien on the property.

This Agreement shall bind the undersigned only so long as it retains any interest in said premises, and shall run with the land and be binding upon the Owner's successors and assigns as their interests may from time to time appear. The Owner agrees to provide a copy of this

Agreement to any successor or assign and to forward to the City an Addendum signed by any successor or assign in which the successor or assign states that the successor or assign has read the Agreement, agrees to all its terms and conditions.

For the purpose of this Agreement the real estate shown by chart, block and lot number in the records on file in the City Assessor's office shall constitute "the property" that may be entered by the City and liened if the City is not paid all of its costs and charges following the mailing of a written demand for payment to the Owner pursuant to the process and with the same force and effect as that established by 36 M.R.S.A. §§ 942 and 943 for real estate tax liens.

Any written notices or demands required by this Agreement shall be complete on the date the notice is mailed to the owner of record as shown on the tax roles on file in the City Assessor's Office. If the property has more than one owner on said tax rolls, service shall be complete by mailing it to only the first listed owner. The failure to receive any written notice required by this Agreement shall not prevent the City from entering the property and performing maintenance or repairs on the stormwater system, or any component thereof, or liening it or create a cause of action against the City.

Dated at Portland, Maine this _____ day of _____, 20___.

_____

By: _____

Its: _____

STATE OF MAINE
CUMBERLAND, ss.

Date: _____

Personally appeared the above-named _____, and acknowledged the foregoing instrument to be his/his free act and deed in his/her said capacity, and the free act and deed of said _____.

Before me,

_____

Notary Public/Attorney at Law

Print name: _____

M A R K
MUELLER
ARCHITECTS

December 3, 2013

Nell Donaldson
City of Portland, Division of Planning
389 Congress Street
Portland, Maine 04101

Dear Nell,

We are writing in response to comments forwarded us by the project landscape architect, Pat Carroll.

Item 4.
Site Design Standards

Historical Resources

As the project evolves with new owners and the intention of preserving more of the original building, our recent submission is reflecting a traditional approach to the building facades.

The 1924 photo referenced in the letter has been made available to us by Sutherland Consulting, an Augusta Maine preservation firm.

Enclosed drawings portray the recalling the original handrail design of the lower levels. To maintain a compliance with current building codes, the diagonal handrail will require the design be coordinated to limit the openings or the inclusion of a glass barrier set to the inside of the deck. The upper level deck handrail design facing the promenade and the handrails on the new addition maintain the original simpler approach of vertical balusters as seen in the photograph. Thereby, with these restraints in the upper limits of the building the presence of diagonal handrail below becomes a stronger element in the overall composition.

The revised window head lintels are detailed on the drawings.
A lintel trim profile has been included in the project.

100 Commercial St
Suite 205
Portland, Maine 04101
Phone: 207 774 9057
Fax: 207 773 3851
E-Mail:
mark@muellerarchitects.com
Member AIA

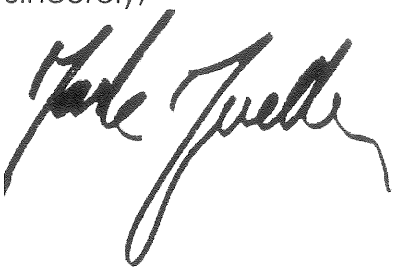
M A R K
MUELLER
ARCHITECTS

At this time, dentil moulding has been removed from the exterior trim palette.

All other proposed work will remain as outlined in our most recent submission.

Feel free to contact us should you have additional comments.

Sincerely,



Mark Mueller
RA

100 Commercial St.
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Fax: 207.773.3851
E-Mail:
m@muellerarchitects.com
Member AIA

City of Portland

Development Review Application

Planning Division Transmittal Form

Application Number: 2013-236 **Application Date:** 10/17/2013

CBL: 003 C001001 **Application Type:** Plan Amendment - Staff Level II

Project Name: Plan Amendment - Renovate Residential Bld.

Address: 130 EASTERN PROMENADE

Project Description: Renovate existing 3 story residential apt. bld. Containing 11 rental apartments into 3 residential condominiums and associated site work.

Zoning: R6

Other Required Reviews:

- ☐ Traffic Movement
- ☐ Storm Water
- ☐ Subdivision
  - # Lots _____
- ☐ Site Location
  - # Unit _____
- ☐ 14-403 Streets
  - # Units _____
- ☐ Flood Plain
- ☐ Shoreland
- ☐ Design Review
- ☐ Housing Replacement
- ☐ Historic Preservation
- ☐ Other:

Distribution List:

	Planner	Nell Donaldson		**Parking**	John Peverada
	Zoning	Marge Schmuckal		**Design Review**	Alex Jaegerman
	Traffic Engineer	Tom Errico		**Corporation Counsel**	Danielle West-Chuhta
	Civil Engineer	David Senus		**Sanitary Sewer**	John Emerson
	Fire Department	Chris Pirone		**Inspections**	Tammy Munson
	City Arborist	Jeff Tarling		**Historic Preservation**	Deb Andrews
	Engineering	David Margolis-Pineo		**DRC Coordinator**	Phil DiPierro
				Outside Agency	

Comments needed by 10/29/2013

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No:	2013-236	**Applicant:**	130 Eastern Promenade, LLC.
Project Name:	Plan Amendment - Renovate Reside	**Location:**	130 EASTERN PROMENADE
CBL:	003 C001001	**Development Type:**	Plan Amendment - Staff Level II
Invoice Date:	10/17/2013		

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
$0.00		$0.00		$250.00		$250.00		$0.00	On Receipt

Previous Balance **$0.00**

Fee Description	Qty	Fee/Deposit Charge
Plan Amendment - Staff Review	1	$250.00
		$250.00

Total Current Fees:	+	**$250.00**
Total Current Payments:	-	**$250.00**
Amount Due Now:		**$0.00**

CBL 003 C001001
Bill to: 130 Eastern Promenade, LLC.
130 Eastern Promanade, LLC.
Portland, ME 04101

Application No: 2013236
Invoice Date: 10/17/2013
Invoice No: 43079
Total Amt Due: $0.00
Payment Amount: $250.00

Make checks payable to the ***City of Portland,*** ATTN: Jennifer Yeaton, 4th Floor, 389 Congress Street, Portland, ME 0410
Check the status of your permit or schedule an inspection on-line at http://www.portlandmaine.gov/planning/permitstatus.asp

130 Eastern Promenade
Portland, Maine

Application For:

Amended Site Plan, Level 2 Development Review

Submitted By:
Carroll Associates
217 Commercial Street, Suite 200
Portland, Maine 04101

and

Mark Mueller Architects
100 Commercial Street
Portland, ME 04101

For:
130 Eastern Promenade, LLC
110 Marginal Way #212
Portland, ME 04101

Date:
October 16, 2013

CARROLL ASSOCIATES
217 COMMERCIAL STREET SUITE 200
PORTLAND, ME 04101
PHONE 207.772.1552 FAX 207.772.0712
LANDSCAPE ARCHITECTS

October 15, 2013

Ms. Shukria Wiar, Planner
Planning and Urban Development Department
389 Congress Street, 4th Floor
Portland, ME 04101

RE: 130 Eastern Promenade
Development Review Amendment Application

Dear Shukria,

On behalf of 130 Eastern Promenade, LLC, Carroll Associates is pleased to submit the enclosed Level 2 Development Review Amendment Application for the City's review and approval. This is considered an Amendment to an approved plan due to change in ownership and other site and architectural modifications. The original application was approved by the Planning Authority on June 20, 2011. On May 31, 2012 in a request from this office, the Planning Authority extended the Site Plan Approval to June 27, 2014 due to a weak real estate market the applicant was unable to start construction within the allotted timeframe.

The subject property has recently been sold to a new Owner, 130 Eastern Promenade, LLC, and they are interested in moving forward to see the plan come to fruition. The current owner is on board with the 3-unit condominium concept but would like to make several modifications to the site plan and architecture. In general the modifications consist of the following items:

Site Plan

1. Leave the existing overhead power service to the building on Wilson Street.
2. Leave the existing stone wall and sets of stairs (2) that provide access to the Eastern Promenade sidewalk.
3. Reconfigure and relocate the rain garden to allow continued use of the existing, southern stairs.
4. Remove terrace and associated amenities to provide more lawn area.
5. Extend retaining wall down the east property line.
6. Remove two trees along the south property line.
7. Relocate roof mounted condenser units into storage space in carport.
8. Internal (site) material changes to: bituminous curb (in parking area), integral concrete curb and sidewalk (along building), and precast concrete block wall (along east property line).

Architecture

1. Leave three balconies facing the Promenade, but remove columns and roof overhang.
2. The addition on the SE side of the building will be clad in cedar shingles to match the existing building.
3. The carport will have a pitched roof.
4. Minor interior modifications but overall massing remains the same.

The property is located at 130 Eastern Promenade at the corner of Wilson Street. The proposed renovations include converting the 3-story structure from 11 apartments to a 3-unit condominium. We are excited about the potential that exists to fully renovate such a valuable property facing onto the Eastern Promenade, and know that it will provide a significant upgrade to the neighborhood once completed.

Proposed architectural improvements include removal of the existing one story structures (barn/garage, apartments, and a deck) at the rear and sides of the property, complete renovation of the existing 3-story building, construction of a small addition to the southeast side of the building, and the construction of an

open-air attached carport for 3 compact cars. The main entrance to the building will be from the rear, where a common entrance is proposed for all condominium owners. The result respects and enhances the architectural massing of the existing building and will be a major improvement over its current condition.

Proposed site improvements include a slight relocation of the driveway on Wilson Street, where it will provide access to parking, building entrance, and trash storage. There are 6 proposed parking spaces, 3 which are along the driveway aisle /property line, and 3 compact spaces that are located under a new carport. New concrete sidewalks along Wilson Street are proposed for approximately 45 feet, where the proposed driveway relocation, underground utilities, and proposed street tree pit, will require disturbance of the existing walk. On the east side of the property a common area will be developed that includes a lawn and gardens for the resident's use. All work shall be performed as prescribed in applicable Chapter 14/Land Use Ordinances and Technical Standards, as indicated on the plans.

Enclosed you will find the following items:

- Letter of Authorization
- Application Fee
- City of Portland – Level II Development Review Application
- Site Plan Review Standards Narrative
- Architectural Narrative
- Stormwater Management Report
- Inspection and Maintenance Plan For Stormwater Management Facilities
- Statement of Financial Capability
- Warranty Deed
- Ability-to-Serve Letters form utility companies

SITE DRAWINGS:

Existing Conditions Survey
L-1.0 Site Preparation Plan
L-2.0 Site Layout & Materials Plan
L-3.0 Site Grading Plan
L-4.0 Landscape Plan
L-5.0 Site Details
L-5.1 Site Details
D-1.0 Drainage Plan
A-1 Building Floor & Roof Plans
A-2 Building Elevations

You'll note that we have provided 1 hard copy, as well as an electronic copy of each, which can be found on the enclosed CD. Please feel free to contact our office if you have any questions or concerns. We look forward to working closely with you during the review and approval of this project.

With Regards,
CARROLL ASSOCIATES

Patrick J. Carroll, Principal

CC: 130 Eastern Promenade, LLC
Mark Mueller

Eileen Simko-Minte
130 Eastern Promenade L.L.C.
110 Marginal Way #212
Portland, ME 04101

October 14, 2013

Ms. Shukria Wiar, Planner
City of Portland
389 Congress Street
Portland, ME 04101-3501

Re: Letter of Authorization

Dear Shukria,

This letter serves as notification that 130 Eastern Promenade, LLC. has retained Carroll Associates Landscape Architects to assist us in the design and permitting for our project at 130 Eastern Promenade, and authorizes them to represent the 130 Eastern Promenade, LLC pertaining to all permitting and approvals which we are now undertaking.

Respectfully Yours,

Eileen Simko-Minte, President

Level II – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level II: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits. General information pertaining to the thresholds of review, public noticing procedures and the fee structure is contained in the Notice to Developer's Packet.

Level II: Site Plan Development includes:

- New structures with a total floor area of less than 10,000 sf except in Industrial Zones.
- New structures with a total floor area of less than 20,000 sf in Industrial Zones.
- Any new temporary or permanent parking area, paving of an unpaved surface parking area, or creation of other impervious surface area greater than 7,500 sf.
- Building addition(s) with a total floor area of less than 10,000 sf (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of less than 20,000 sf in Industrial Zones.
- Park improvements: New structures or buildings with a total floor area of less than 10,000 sf, facilities encompassing an area of greater than 7,500 sf and less than 20,000 sf (excludes rehabilitation or replacement of existing facilities).
- New piers, docks, wharves, bridges, retaining walls, and other structures within the Shoreland Zone.
- Land disturbance between 1 and 3 acres (includes stripping, grading, grubbing, filling or excavation).
- A change in the use of a total floor area between 10,000 and 20,000 sf in any existing building (cumulatively within a 3 year period).
- Construction of a lodging house, bed and breakfast facility, emergency shelter or special needs independent living unit.
- Signage subject to approval pursuant to Section 14-526 (d) 8.a. (IV) of the Land Use Code.
- Any new major or minor auto service station with less than 10,000 sf of building area that is outside the B-2 or B-5 zones.
- The creation of day care or home babysitting facilities to serve more than 12 children in a residential zone (not permitted as a home occupation under section 14-410) in any principal structure that has not been used as a residence within the 5 years preceding the application.

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at http://www.portlandmaine.gov/planning/default.asp or copies may be purchased at the Planning Division Office.

Planning Division
Fourth Floor, City Hall
389 Congress Street
(207) 874-8721

Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.

PROJECT NAME: 130 Eastern Promenade

PROPOSED DEVELOPMENT ADDRESS:

130 Eastern Promenade

PROJECT DESCRIPTION:

Renovate existing 3 story residential apartment building containing 11 rental apartments into 3 residential condominiums and associated site work.

CHART/BLOCK/LOT: Map 3-C/ Lots 1 and 2

PRELIMINARY PLAN _____ (date)
FINAL PLAN _____ (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Eileen Simko-Minte Business Name, if applicable: 130 Eastern Promenade, LLC Address: 110 Marginal Way #212 City/State : Portland, ME Zip Code: 04101	**Applicant Contact Information** Work # Home# Cell # Fax# e-mail: eminte@maine.rr.com
Owner – (if different from Applicant) Name: Same as Above Address: City/State : Zip Code:	**Owner Contact Information** Work # Same as Above Home# Cell # Fax# e-mail:
Agent/ Representative Name: Patrick Carroll Carroll Asociates Address: 217 Commercial Street, #200 Portland, ME 04101 City/State : Zip Code:	**Agent/Representative Contact information** Work # 207-772-1552 Cell # 207-329-8976 e-mail: pcarroll@carroll-assoc.com
Billing Information Name: Same as Applicant Address: City/State : Zip Code:	**Billing Information** Work # Same as Applicant Cell # Fax# e-mail:

Engineer	Engineer Contact Information
Name: Blais Civil Engineers Address: 780 Broadway South Portland, ME 04106 City/State : Zip Code:	Work # 207-767-7300 Cell # 207-837-8721 Fax# e-mail: sblais@blaisce.com
Surveyor	**Surveyor Contact Information**
Name: Robert Greenlaw, PLS Address: 174 Portland Ave Old Orchard Beach, City/State : ME 04064 Zip Code:	Work # Cell # 207-749-9471 Fax# e-mail: bgreenlaw@myfairpoint.net
Architect	**Architect Contact Information**
Name: Mark Mueller Architects Address: 100 Commercial Street Portland, ME 04101 City/State : Zip Code:	Work # 207-774-9057 Cell # Fax# e-mail: mark@muellerarchitects.com
Attorney	**Attorney Contact Information**
Name: Address: City/State : Zip Code:	Work # Cell # Fax# e-mail:

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

Level II Development (check applicable reviews)	**Fees Paid** (office use)	**Other Reviews** (check applicable reviews)	**Fees Paid** (office use)
___ Less than 10,000 sq. ft. ($400.00) ___ After-the-fact Review ($1,000.00 plus applicable application fee) _____ The City invoices separately for the following: • Notices ($.75 each) • Legal Ad (% of total Ad) • Planning Review ($40.00 hour) • Legal Review ($75.00 hour) Third party review is assessed separately.	____ ____	___ Traffic Movement ($1,000) ___ Stormwater Quality ($250) ___ Section 14-403 Review ($400 + $25/lot) # of Lots ___ x $25/lot = _____ ___ Other _____ ___ Change of Use ___ Flood Plain ___ Shoreland ___ Design Review ___ Housing Replacement ___ Historic Preservation	____ ____ ____
Plan Amendments (check applicable reviews)	**Fees Paid** (office use)		
_X_ Planning Staff Review ($250) ___ Planning Board Review ($500)	____ ____		

APPLICATION SUBMISSION

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Until December 1, 2010, submissions shall include seven (7) packets with folded plans containing the following materials:

1. **Seven (7) full size site plans** that must be **folded.**
2. Seven (7) copies of all written materials or as follows, unless otherwise noted:
    a. Application form that is completed and signed.
    b. Cover letter stating the nature of the project.
    c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist for a detailed list of submittal requirements.
Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant:	**Date:**
Patrick J. Carroll, Agent 	October 15, 2013

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	7,906 sq. ft.
Proposed Total Disturbed Area of the Site	7,906 sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)	
IMPERVIOUS SURFACE AREA	
• Proposed Total Paved Area	2,918 sq. ft.
• Existing Total Impervious Area	5,639 sq. ft.
• Proposed Total Impervious Area	6,316 sq. ft.
• Proposed Total Impervious Area	6,316 sq. ft.
• Proposed Impervious Net Change	+677 sq. ft.
BUILDING AREA	
• Proposed Building Footprint (including carport)	3,035 sq. ft.
• Proposed Building Footprint Net change	(- 1,114) sq. ft.
• Existing Total Building Floor Area	8,349 sq. ft.
• Proposed Total Building Floor Area	5,672 sq. ft.
• Proposed Building Floor Area Net Change	(-2,677) sq. ft.
• New Building	No (yes or no)
ZONING	
• Existing	R-6
• Proposed, if applicable	same
LAND USE	
• Existing	Residential Apartments
• Proposed	Residential Condominiums
RESIDENTIAL, IF APPLICABLE	
• Proposed Number of Affordable Housing Units	0
• Proposed Number of Residential Units to be Demolished	0
• Existing Number of Residential Units	11
• Proposed Number of Residential Units	3
• Subdivision, Proposed Number of Lots	NA
PARKING SPACES	
• Existing Number of Parking Spaces	2
• Proposed Number of Parking Spaces	6
• Number of Handicapped Parking Spaces	0
• Proposed Total Parking Spaces	6 (inc 3 compact)
BICYCLE PARKING SPACES	
• Existing Number of Bicycle Parking Spaces	0
• Existing Number of Bicycle Parking Spaces	0
• Proposed Number of Bicycle Parking Spaces	3
• Total Bicycle Parking Spaces	3
ESTIMATED COST OF PROJECT	$ 1,000,000

General Submittal Requirements – Preliminary Plan (Optional)
Level II Site Plan
Preliminary Plan Phase Check list (if elected by applicant)

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirements
☒	☐	7 (1 paper copy as of Dec. 1)	Completed application form
☒	☐	1	Application fees
☒	☐	7 (1 paper copy as of Dec. 1)	Written description of project
☒	☐	7 (1 paper copy as of Dec. 1)	Evidence of right, title and interest.
☐ NA	☐	7 (1 paper copy as of Dec. 1)	Copies of required State and/or Federal permits.
☒	☐	7 ((1 paper copy as of Dec. 1)	Written assessment of zoning.
☒	☐	7 (1 paper copy as of Dec. 1)	Written description of existing and proposed easements or other burdens.
☒	☐	7 (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards, where applicable.
☐ NA	☐	7 (1 paper copy as of Dec. 1)	Traffic analysis (may be preliminary, in nature, during the preliminary plan phase).
☐ NA	☐	7 (1 paper copy as of Dec. 1)	Written summary of significant natural features located on the site.
☒	☐	7 (1 paper copy as of Dec. 1)	Written summary of project's consistency with related city master plans.
Applicant Checklist	**Planner Checklist**	**Number of Copies**	**Site Plan Submittal Requirements**
☒	☐	7 (1 paper copy as of Dec. 1)	Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.
☒	☐	7 (1 paper copy as of Dec. 1)	**Preliminary Site Plan Including the following:** ***(*information provided may be preliminary in nature during preliminary plan phase):***
☒	☐		▪ *Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).*
☒	☐		▪ *Location of adjacent streets and intersections and approximate location of structures on abutting properties.*
☒	☐		▪ *Proposed site access and circulation.*
☒	☐		▪ *Proposed grading and contours.*
☒	☐		▪ *Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways.*
☒	☐		▪ *Preliminary landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.*
☒	☐		▪ *Existing and proposed utilities (preliminary layout).*
☒	☐		▪ *Preliminary infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, transit infrastructure, roadway improvements).*
☒	☐		▪ *Preliminary stormwater management and erosion control plan.*
☐ NA	☐		▪ *Existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b) 1. of the Land Use Code).*

☐ NA	☐	▪ *Proposed alterations to and protection measures for significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).*
☒	☐	▪ *Existing and proposed easements or public or private rights of way.*

General Submittal Requirements – Final Plan (Required)
Level II Site Plan
Final Plan Phase Check list (including items listed above in General Requirements for Preliminary Plan, if applicant did not elect to submit for a preliminary plan review)

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirement
☒	☐	1	Evidence of financial and technical capacity.
☒	☐	1	Evidence of utilities' capacity to serve the development.
☒	☐	1	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual).
☒	☐	1	Construction management plan.
☐ NA	☐	1	Traffic Plan (if development will (1) generate 100 or more PCE or (2) generate 25 or more PCE and is located on an arterial, within 1/2 mile of a high crash location, and/or within ¼ mile of an intersection identified in a previous traffic study as a failing intersection).
☒	☐	1	Stormwater management plan.
☒	☐	1	Written summary of solid waste generation and proposed management of solid waste.
☒	☐	1	Written assessment of conformity with applicable design standards.
☐ NA	☐	1	Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Final Plan Phase			
☒	☐	7 (1 paper copy as of Dec. 1)	**Final Site Plan Including the following**
☒	☐	▪ *Existing and proposed structures on the site with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).*	
☒	☐	▪ *Location of adjacent streets and intersections and approximate location of structures on abutting properties.*	
☒	☐	▪ *Proposed site access and circulation.*	
☒	☐	▪ *Proposed grading and contours.*	
☒	☐	▪ *Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways. Proposed curb lines must be shown.*	
☒	☐	▪ *Proposed loading and servicing areas, including applicable turning templates for delivery vehicles*	
☒	☐	▪ *Proposed snow storage areas or snow removal plan.*	
☒	☐	▪ *Proposed trash and recycling facilities.*	
☒	☐	▪ *Landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.*	
☒	☐	▪ *Existing and proposed utilities.*	

☒	☐	▪ *Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, public transit infrastructure, roadway improvements).*
☐ NA	☐	▪ *Proposed septic system, if not connecting to municipal sewer. (Portland Waste Water Application included in this application)*
☒	☐	▪ *Proposed finish floor elevation (FFE).*
☒	☐	▪ *Exterior building elevation(s) (showing all 4 sides).*
☒	☐	▪ *Proposed stormwater management and erosion controls.*
☒	☐	▪ *Exterior lighting plan, including street lighting improvements..*
☒	☐	▪ *Proposed signage.*
☐ NA	☐	▪ *Identification of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). Wetlands must be delineated.*
☐ NA	☐	▪ *Proposed alterations to and protection measures for of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).*
☒	☐	▪ *Total area and limits of proposed land disturbance.*
☐ NA	☐	▪ *Soil type and location of test pits and borings.*
☐ NA	☐	▪ *Details of proposed pier rehabilitation (Shoreland areas only).*
☒	☐	▪ *Existing and proposed easements or public or private rights of way.*

PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST

A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
   - ***As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)***
7. Hydrant locations
8. Water main[s] size and location
9. Access to all structures [min. 2 sides]
10. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

Some structures may require Fire flows using annex H of NFPA 1

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991

Date: May 17, 2011

Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail:fjb@portlandmaine.gov

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 130 Eastern Promenade, Portland, ME 04101

(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)

Chart Block Lot Number: 003 C001001

Proposed Use: Condominium Apartments

Previous Use: Rental Apartments

Existing Sanitary Flows: 574 GPD

Existing Process Flows: na GPD

Description and location of City sewer, at proposed building sewer lateral connection:

10" dia vitrified clay located in the Eastern Promenade.

Building currently ties into this line with a 6" pipe to be maintained.

Clearly, indicate the proposed connection, on the submitted plans.

Site Category:
- Commercial ___
- Industrial *(complete part 4 below)* ___
- Governmental ___
- Residential ___
- Other *(specify)* ___

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 810 GPD

Peaking Factor/ Peak Times:

Specify the source of design guidelines: *(i.e. x "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," __ Portland Water District Records, __ Other (specify)*

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: ==

Owner/Developer Address: ==

Phone: == Fax: E-mail: ==

Engineering Consultant Name: Blais Civil Engineers

Engineering Consultant Address: 780 Broadway, South Portland, ME 04106

Phone: 207-767-7300 Fax: E-mail: sblais@blaisce.com

City Planner's Name: Shukria Wair Phone: 207-874-8699

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: NA GPD

Do you currently hold Federal or State discharge permits? Yes ___ No ___

Is the process wastewater termed categorical under CFR 40? Yes ___ No ___

OSHA Standard Industrial Code (SIC): *(http://www.osha.gov/oshstats/sicser.html)*

Peaking Factor/Peak Process Times:

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:

Design Flow Calculations based on Maine Subsurface Wastewater Disposal Rules, 10-144 CMR 241, rev Aug 1, 2009 (MSWDR)

Table 501.1 Design Flows,

Dwelling, 3 BR =270 GPD

Qpeak = 3 DU x 270 GPD= 810 GPD

Qavg = Qpeak/ 1.8= 450 GPD

Site Plan Review - Section 14-526
Site Plan Standards Narrative

The following Site Plan Standards are addressed:

(a) *Transportation Standards*

1. Impact on Surrounding Street Systems: The project has been designed to blend into the existing neighborhood street system. The existing curb cut along Wilson Street has been proposed to be slightly reconfigured to narrow the driveway to 12 feet in width, which is in character with the neighborhood.

2. *Access and Circulation*:

a. Site Access and Circulation. As part of the original approval, dated June 30, 2011, a waiver was granted allowing *"reduced aisle widths of 12' and 23' instead of the required width of 24' for two-way traffic"*. This condition is still applicable for this application. As mentioned above, access to the project will be via the existing driveway access on Wilson Street. No new curb cuts are proposed.

b. Loading and Servicing. No loading facilities are proposed for this project. A fenced area for storing household trash is located at the rear of the driveway. Hauling will be by private hauler.

c. Sidewalks. New concrete sidewalks are proposed along a 45 foot length of Wilson Street where the driveway is proposed to be reconfigured. All work within the Right-of-Way will be in accordance with City standards.

3. *Public Transit Access:* This project is close to public transit.

4.Parking:

a. Location and Required Number of Vehicle Parking Spaces: Proposed off-street parking for the project includes 6 spaces; three open air spaces along the property line/access drive and 3 compact spaces located under the new carport. As part of the original approval, dated June 30, 2011, a waiver was granted allowing for *"two parallel parking spaces to be 8'x20' along the driveway instead of standard parking size of 9'x18'* and allowing for *"compact parking spaces under the canopy (of the carport)"*. Also as part of the original approval, it was requested that one of the open air parking stalls near the trash enclosure be eliminated to improve circulation and egress movements. This situation has been worked out with staff to keep the third stall by relocating it and the trash enclosure to provide necessary circulation and egress movements. This condition is still applicable for this application.

b. Location and Required Number of Bicycle Parking Spaces: Bicycle parking is proposed in a covered extension of the carport area in front of the compact spaces. 3 wall hung bike racks are proposed in the plan.

c. Motorcycle and scooter parking: Any motorcycle or scooter parking would be permitted similar to automobiles and accommodated on-site.

d. Snow Storage. The project is extremely tight and the applicant recognizes that snow storage areas are limited. Snow is expected to be removed by a private hauler when extreme snow conditions warrant.

5. *Transportation Demand Management (TDM):* A Transportation Demand Management Plan is not required for this project.

(b) ***Environmental Quality Standards***

1. ***Preservation of Significant Natural Features:*** No significant natural features exist on the site.

2. ***Landscaping and Landscape Preservation:***

a. Landscape Preservation. Two existing trees are present on this parcel and will have to be removed to allow for demolition of the existing garage and one-story addition as well as to accommodate for the proposed site work in this area. Three existing trees are present in the esplanade and will be protected and preserved.

b. Site Landscaping. Appropriate quantities of landscaping are proposed to soften edges and provide privacy and multi-season interest. Two street trees in sidewalk cutouts are proposed along Wilson Street. One additional Crabapple is located just inside the property line adjacent to the driveway. The applicant believes these three trees meet the Technical Standards of one tree per Dwelling Unit.

3. ***Water Quality, Stormwater Management and Erosion Control:*** A Stormwater Management Plan for the project has been developed and is attached to this application. Runoff from the site is by sheet flow throughout the site - no underground piping to discharge into a combined sewer system. No flooding or ponding of stormwater is anticipated as a result of this project. A rain garden is proposed to accept and treat a portion of the roof runoff as well some sheet flow from the site. As part of the original approval, dated June 30, 2011, a waiver was granted for the Water Quality, Stormwater Management and Erosion Control Standard, Section 14-526 (b)(3)(a) of the Zoning Ordinance due to the fact that *"runoff from the site in all storm events is small and the increase in runoff due to the project will be minor"*.

(c) ***Public Infrastructure and Community Safety Standards.***

1. ***Consistency with City Master Plans:*** The project is consistent with the Eastern Promenade Master Plan, adopted November 2003, and Housing: Sustaining Portland's Future, adopted Nov 2002. Both are components of Portland's Comprehensive Plan encouraging housing to be created near neighborhood assets and to develop in a way that supports goals related to landscape character and public infrastructure along the Eastern Promenade.

2. ***Public Safety and Fire Prevention:*** The project has been reviewed by the Portland Fire Department and meets all Code and Fire Department requirements. A complete Code analysis is included in this application.

3. ***Availability and Adequate Capacity of Public Utilities:*** Public water, sewer, power, and natural gas currently exist in the streets immediately adjacent to the site and there is adequate capacity to serve this project. Letters of available capacity/ability to serve are included in this application. Solid waste, including recyclables, is to be stored inside a secured area in the rear of the property, will be collected by a private hauler on a regular basis.

(d) ***Site Design Standards***

1. ***Massing, Ventilation and Wind Impact:*** The massing of the buildings has been carefully designed to complement the existing neighborhood.

2. ***Historic Resources:*** The project is not in an historical district, although it does abut the Eastern Promenade.

6. ***Exterior Lighting:***

a. ***Site Lighting.*** A site lighting plan has been included with this application that respects the

residential neighborhood. We are proposing to provide bollard lights along the parking area, building mounted lights at the entrance and outdoor deck areas, and minimal landscape path lighting in the garden to illuminate the stonewall steps and car port door.

7. ***Noise and Vibration:*** As part of the original approval the building mechanical equipment was to be located on the roof of the building and be screened from view with an architectural structure wall. However the current proposal calls for the condenser units to be relocated into the storage space within the carport. Noise generated from the units will meet applicable R-6 zone noise standards by design or by implementing noise suppression devices as necessary. Equipment specifications describing design noise levels will be submitted to the City once that equipment has been determined.

8. ***Way finding:*** The project signage is proposed to be building mounted and will meet the conditions of Division 22 of the City Code.

9. ***Zoning Related Design Standards:*** The project is subject to the R-6 Design Standards and the Applicant's response to those standards is included in this application.

Site Plan Review
Conditions of Approval

1. ***Chapter 32 Stormwater, Annual Inspections and Reporting Requirements:*** An Inspection and Maintenance Plan for Stormwater Management Facilities has been prepared and is included as part of this application. The applicant understands and will work with Corporation Counsel to ensure it is approved and signed prior to issuance of a building permit.

2. ***David Senus Memorndum, dated 06.27.2011:*** All comments from the memorandum have been addressed in the plans and accompanying documentation.

3. ***Parking Space Near the Trash Enclosure.*** As part of the original approval, dated June 30, 2011, it was requested that one of the open air parking stalls near the trash enclosure be eliminated to improve circulation and egress movements. Due to the limited parking on site all the spaces are absolutely necessary and the loss of even one does not work. This request has been worked out with staff to keep the third stall by relocating it and the trash enclosure to provide necessary circulation and egress movements. This condition is still applicable for this application and is reflected in the current plan set.

4. ***Condensing Units and Rooftop Mechanicals.*** As part of the original approval the building mechanical equipment was to be located on the roof of the building and be screened from view with an architectural structure wall. However the current proposal calls for the condenser units to be relocated into the storage space within the carport. Noise generated from the units will meet applicable R-6 zone noise standards by design or by implementing noise suppression devices as necessary. Equipment specifications describing design noise levels will be submitted to the City once that equipment has been determined.

5. ***Work within the Right-of-Way.*** All work within the Right-of-Way will be in accordance with City standards and coordinated with the Department of Public Services.

6. ***Portland Water District Approved Capacity Letter.*** Enclosed is an Ability to Serve letter, dated April 26, 2011, from the Portland Water District.

7. ***Property Corners.*** All corners of the subject property have been or will be pinned by a Professional Land Surveyor.

8. ***Final Plan Sheets Stamped & Signed by a Professional Engineer.*** All Site Plans will be singed and stamped by a Maine Licensed, Professional Engineer.

9. ***Standard Conditions of Approval.*** The Applicant and project design team accept and understand that all of the Standard Conditions of Approval (1-8), as well as all the Site Plan Conditions of Approval must be addressed, completed, and approved by the Development Review Coordinator prior to the issuance of a Certificate of Occupancy.

M A R K
MUELLER
ARCHITECTS

October 15, 2013

Shukria Wiar, Planner
City of Portland, Division of Planning
389 Congress Street
Portland, Maine 04101
P: 207.756.8083 F: 207.756.8258

Dear Ms. Wiar,

We are writing to you on behalf of the new owner of 130 Eastern Promenade, Eileen Minte (130 Eastern Promenade LLC) in regards an addenda to the approved 2011 planning board submission for renovations & conversion of the existing three-story structure from eleven (11) apartments to a three-unit condominium.

The original building built as a hotel was constructed in 1903 and was known as the long fellow inn. Most recently, the building had been occupied with eleven apartment units; however its vacancy the past few years have left the building in disrepair and in need of refreshment. The submitted addenda will be revised to include 3 condominium units at the main building. The space and bulk of the existing building will remain with no increase in building height. The basement level will include mechanical and storage areas, all non-habitable space. The removal of the single story structure on the south side and replacement there in with an open air carport with roof deck is as previously proposed. As per the initial proposal, a ground floor area expansion of 166 square feet is included. The style is revised to become a more traditional shingle style typical of the Eastern Promenade with shingle siding & 2/1 double hung windows. Landscaping has been simplified however retain the flourishing native species of the area as originally proposed.

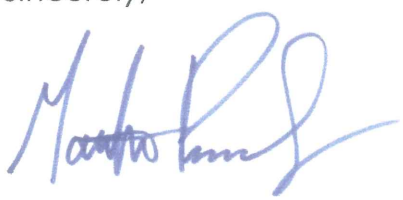
The HVAC condensing units will no longer be located atop the roof, but now at grade level within the carport storage area. These units will be screened visually and audibly (sound levels at the property line would be +/- 53dB) by a full height architectural shingled element.

100 Commercial St
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Fax: 207.773.3851
E-Mail:
m@muellerarchitects.com
Member: AIA

M A R K
MUELLER
ARCHITECTS

All other proposed work would remain as outlined in our original proposal dated May 17, 2011 and as per the conditions set forth by the planning board.

Sincerely,



Matthew Provencal
Architectural Designer, Assoc. AIA

Mark Mueller Architects
100 Commercial Street
Suite 205
Portland, Maine 04101

100 Commercial St
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
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Blais
civil engineers

STORMWATER MANAGEMENT REPORT
130 EASTERN PROMENADE
PORTLAND, MAINE

May 17, 2011
Revised October 15, 2013

Introduction

130 Eastern Promenade is located on the southeast corner of the intersection of Eastern Promenade and Wilson Street in Portland, Maine overlooking the Eastern Promenade Park and Casco Bay. Existing Stormwater runoff from this project is surface flow and ultimately discharges to the curb and gutter systems of Wilson Street and the Eastern Promenade, which drain into the catch basin at the intersection of Eastern Promenade and Cutter Street.

The applicant plans to renovate the Building and Site, which includes complete renovation of the main 3-story structure and removal of the one-story additions along the side and rear of the building. Building additions include a small addition on the east side of the building and construction of an open carport area in the southeast corner of the structure. Site improvements include new driveway and off-street parking, sidewalks, and a small terrace/ garden along the east side of the property.

This report discusses the Site's hydrological conditions and quantifies the stormwater runoff generated in the existing and proposed conditions.

Data Collection and Assumptions

Site Data was gathered from field observations, drawings and AutoCAD files from Carroll Associate, Landscape Architects. This data was used to create a HydroCAD stormwater model, which is based on the United States Department of Agriculture's (USDA) Technical Release 20 (TR-20) and Technical Release 55 (TR-55) hydraulic programs.

Curve numbers (CNs) assigned to differing land cover and soil types were taken from tables within the HydroCAD software, which are from the SCS TR-55 manual, revised 1986. 24-hour rainfall depths were taken from the Stormwater Management for Maine, Volume III BMPs Technical Design Manual, Dated January 2006 by the Maine

780 Broadway
South Portland, ME · 04106
207-767-7300 · blaisce.com

Department of Environmental Protection . Time of concentrations were entered via direct entry and were assumed to be 5 minutes.

The limits of the property line were used as the existing and proposed watershed subcatchments. This area is shown on attached Drawing D1 entitled "Existing Conditions Drainage Map". Proposed conditions are shown on the Drawing D-3.0 entitled "Site Grading Plan, 130 Eastern Promenade, Portland Maine", dated August 12, 2011, revised October 11, 2013 by Carroll Associates. Modeling assumptions made for both conditions are summarized in the attached HydroCAD output.

Existing Site Conditions

The 0.18± acre Site currently hosts a multi-unit residential building and attached garage. Walkways and decks connect to these structures. The remainder of the property is mostly grassed. The Site currently has 5,639 square feet of impervious area, which includes roof, driveway, and walkways.

The Site generally slopes from east to west toward the Eastern Promenade. Slopes are generally mild. According to the United States Department of Agriculture and Soil Conservation Service Issued August 1974, on-Site soils include Hinckley Gravelly Sandy Loam, which have an "A" Hydrological Soil Grouping (HSG) classification.

Proposed Site Conditions

The renovations will include removing the existing one-story apartments and garage structure. The main structure will be renovated and slightly expanded to the southeast as shown on the plan. The building entrance is proposed to be relocated to the rear adjacent to the driveway and parking area.

Land cover changes are minimal. The bulk of the new pavement areas are located within the footprints of the existing buildings that are being removed. A landscaped garden area that includes a small paved terrace and walkway to the Eastern Promenade sidewalk is proposed along the east side of the building. The proposed Site will have 6,132 square feet of impervious area at completion, an increase of approximately 493 square feet over existing conditions.

Based on direction from the Assistant City Engineer, stormwater runoff from the Site has been designed to maintain surface flows across the Site and onto the Wilson Street and Eastern Promenade right-of-ways. The driveway, parking area, and gutter downspouts flow onto Wilson Street, and the eastern garden area flows onto the Eastern Promenade. No underground piping or discharge into the combined sewer system is proposed as part of this project.

To mitigate increased impervious area, a rain garden will be constructed as shown on Drawing D 1.0. This rain garden will be a minimum of 130 square feet, holding 6 inches of stormwater at the surface. The HydroCAD model assumes that stormwater that collects in the rain garden will infiltrate at a rate of 4 inches per hour into the subsurface soils. Rain garden sizing calculations are attached to this report.

Water Quantity

The table below compares peak flows leaving the Site for the 2, 10, and 25 year storm events.

Table Comparing Peak Flows
130 Eastern Promenade – October 8, 2013

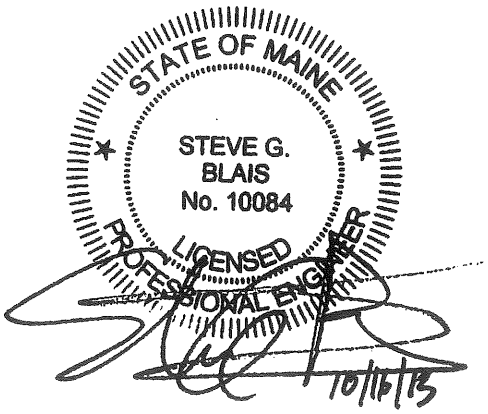
Storm Event	Existing Conditions Peak Flow (cfs)	Proposed Condition Peak Flow (cfs), Total
2-year	0.29	0.31
10-year	0.60	0.54
25-year	0.76	0.86

The proposed renovations to the Site will cause a slight increase in overall stormwater runoff. This increase is 0.10 cfs in the 25 year storm and is relatively insignificant and will not cause unreasonable negative impacts to downstream properties.

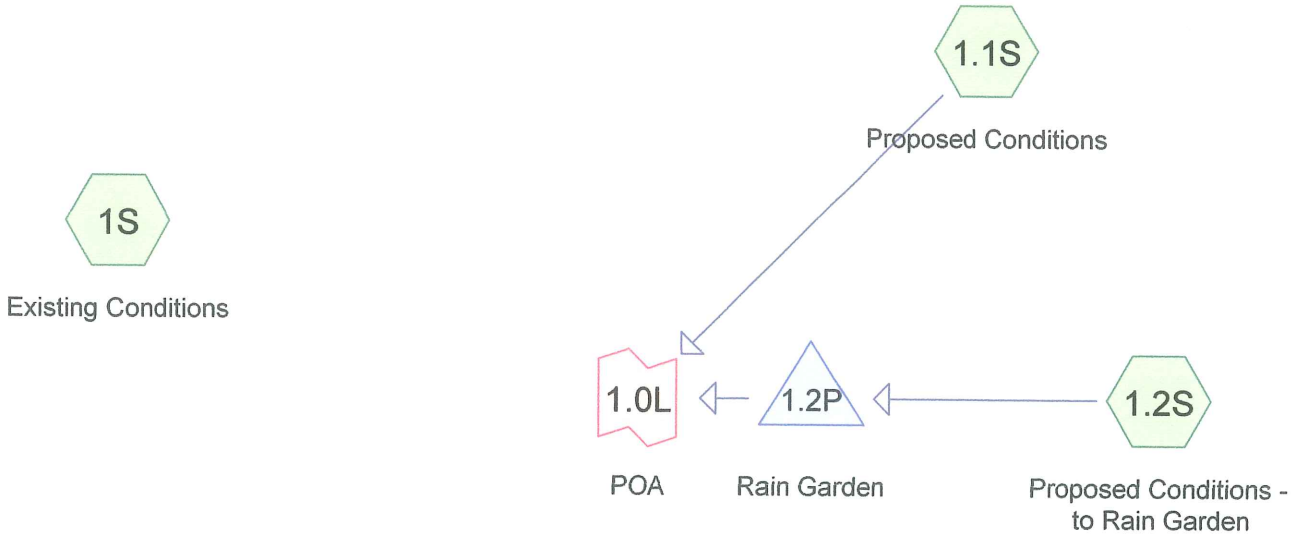
Conclusions

As requested by the Assistant City Engineer, all runoff from the Site will leave the property via surface flows. This project does not propose any direct stormwater connections to the City's combined sewer system. A rain garden will be constructed to mitigate stormwater impacts from this project. This project will not cause a significant increase in stormwater runoff as a result of the renovations described in this report and shown on the aforementioned Site Grading Plan.

BLAIS CIVIL ENGINEERS



Steve G. Blais, PE
Enclosures



Subcat Reach Pond Link

Routing Diagram for 131008-130 Eastern Promenade_130sf Rain Garden
Prepared by Blais Civil Engineers, Printed 10/15/2013

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.093	39	>75% Grass cover, Good, HSG A (1.1S, 1.2S, 1S)
0.239	98	Paved parking & roofs & deck (1.1S, 1S)
0.031	98	Terrace & roof & deck (1.2S)
0.363	**83**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.093	HSG A	1.1S, 1.2S, 1S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.270	Other	1.1S, 1.2S, 1S
0.363		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.093	0.000	0.000	0.000	0.000	0.093	>75% Grass cover, Good	1.1S, 1.2S, 1S
0.000	0.000	0.000	0.000	0.239	0.239	Paved parking & roofs & deck	1.1S, 1S
0.000	0.000	0.000	0.000	0.031	0.031	Terrace & roof & deck	1.2S
0.093	**0.000**	**0.000**	**0.000**	**0.270**	**0.363**	**TOTAL AREA**	

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1.1S: Proposed Conditions Runoff Area=5,416 sf 88.07% Impervious Runoff Depth=2.07"
Flow Length=32' Tc=5.0 min CN=91 Runoff=0.31 cfs 0.021 af

Subcatchment 1.2S: Proposed Conditions - Runoff Area=2,490 sf 54.70% Impervious Runoff Depth=0.77"
Flow Length=32' Tc=5.0 min CN=71 Runoff=0.05 cfs 0.004 af

Subcatchment 1S: Existing Conditions Runoff Area=7,905 sf 71.33% Impervious Runoff Depth=1.32"
Flow Length=53' Tc=5.0 min CN=81 Runoff=0.29 cfs 0.020 af

Pond 1.2P: Rain Garden Peak Elev=103.72' Storage=30 cf Inflow=0.05 cfs 0.004 af
Discarded=0.01 cfs 0.004 af Primary=0.00 cfs 0.000 af Outflow=0.01 cfs 0.004 af

Link 1.0L: POA Inflow=0.31 cfs 0.021 af
Primary=0.31 cfs 0.021 af

Total Runoff Area = 0.363 ac Runoff Volume = 0.045 af Average Runoff Depth = 1.49"
25.55% Pervious = 0.093 ac 74.45% Impervious = 0.270 ac

Summary for Subcatchment 1.1S: Proposed Conditions

Runoff = 0.31 cfs @ 12.07 hrs, Volume= 0.021 af, Depth= 2.07"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-Yr Rainfall=3.00"

	Area (sf)	CN	Description
	646	39	>75% Grass cover, Good, HSG A
*	4,770	98	Paved parking & roofs & deck
	5,416	91	Weighted Average
	646		11.93% Pervious Area
	4,770		88.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	32		0.11		**Direct Entry,**

Summary for Subcatchment 1.2S: Proposed Conditions - to Rain Garden

Runoff = 0.05 cfs @ 12.09 hrs, Volume= 0.004 af, Depth= 0.77"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-Yr Rainfall=3.00"

	Area (sf)	CN	Description
*	1,362	98	Terrace & roof & deck
*	1,128	39	>75% Grass cover, Good, HSG A
	2,490	71	Weighted Average
	1,128		45.30% Pervious Area
	1,362		54.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	32		0.11		**Direct Entry,**

Summary for Subcatchment 1S: Existing Conditions

Runoff = 0.29 cfs @ 12.08 hrs, Volume= 0.020 af, Depth= 1.32"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-Yr Rainfall=3.00"

	Area (sf)	CN	Description
	2,266	39	>75% Grass cover, Good, HSG A
*	5,639	98	Paved parking & roofs & deck
	7,905	81	Weighted Average
	2,266		28.67% Pervious Area
	5,639		71.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	53		0.18		**Direct Entry,**

Summary for Pond 1.2P: Rain Garden

Inflow Area = 0.057 ac, 54.70% Impervious, Inflow Depth = 0.77" for 2-Yr event
Inflow = 0.05 cfs @ 12.09 hrs, Volume= 0.004 af
Outflow = 0.01 cfs @ 12.50 hrs, Volume= 0.004 af, Atten= 72%, Lag= 25.2 min
Discarded = 0.01 cfs @ 12.50 hrs, Volume= 0.004 af
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 103.72' @ 12.50 hrs Surf.Area= 143 sf Storage= 30 cf

Plug-Flow detention time= 12.5 min calculated for 0.004 af (100% of inflow)
Center-of-Mass det. time= 12.5 min (887.6 - 875.0)

Volume	Invert	Avail.Storage	Storage Description
#1	103.50'	73 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
103.50	130	0	0
104.00	160	73	73

Device	Routing	Invert	Outlet Devices
#1	Discarded	103.50'	**4.000 in/hr Exfiltration over Surface area**
#2	Primary	104.00'	**6.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.01 cfs @ 12.50 hrs HW=103.72' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=103.50' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Link 1.0L: POA

Inflow Area = 0.181 ac, 77.56% Impervious, Inflow Depth = 1.42" for 2-Yr event
Inflow = 0.31 cfs @ 12.07 hrs, Volume= 0.021 af
Primary = 0.31 cfs @ 12.07 hrs, Volume= 0.021 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1.1S: Proposed Conditions Runoff Area=5,416 sf 88.07% Impervious Runoff Depth=3.69"
Flow Length=32' Tc=5.0 min CN=91 Runoff=0.54 cfs 0.038 af

Subcatchment 1.2S: Proposed Conditions - Runoff Area=2,490 sf 54.70% Impervious Runoff Depth=1.91"
Flow Length=32' Tc=5.0 min CN=71 Runoff=0.13 cfs 0.009 af

Subcatchment 1S: Existing Conditions Runoff Area=7,905 sf 71.33% Impervious Runoff Depth=2.73"
Flow Length=53' Tc=5.0 min CN=81 Runoff=0.60 cfs 0.041 af

Pond 1.2P: Rain Garden Peak Elev=104.05' Storage=73 cf Inflow=0.13 cfs 0.009 af
Discarded=0.01 cfs 0.008 af Primary=0.15 cfs 0.001 af Outflow=0.16 cfs 0.009 af

Link 1.0L: POA Inflow=0.54 cfs 0.040 af
Primary=0.54 cfs 0.040 af

Total Runoff Area = 0.363 ac Runoff Volume = 0.089 af Average Runoff Depth = 2.93"
25.55% Pervious = 0.093 ac 74.45% Impervious = 0.270 ac

Summary for Subcatchment 1.1S: Proposed Conditions

Runoff = 0.54 cfs @ 12.07 hrs, Volume= 0.038 af, Depth= 3.69"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Yr Rainfall=4.70"

	Area (sf)	CN	Description
	646	39	>75% Grass cover, Good, HSG A
*	4,770	98	Paved parking & roofs & deck
	5,416	91	Weighted Average
	646		11.93% Pervious Area
	4,770		88.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	32		0.11		**Direct Entry,**

Summary for Subcatchment 1.2S: Proposed Conditions - to Rain Garden

Runoff = 0.13 cfs @ 12.08 hrs, Volume= 0.009 af, Depth= 1.91"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Yr Rainfall=4.70"

	Area (sf)	CN	Description
*	1,362	98	Terrace & roof & deck
*	1,128	39	>75% Grass cover, Good, HSG A
	2,490	71	Weighted Average
	1,128		45.30% Pervious Area
	1,362		54.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	32		0.11		**Direct Entry,**

Summary for Subcatchment 1S: Existing Conditions

Runoff = 0.60 cfs @ 12.07 hrs, Volume= 0.041 af, Depth= 2.73"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Yr Rainfall=4.70"

	Area (sf)	CN	Description
	2,266	39	>75% Grass cover, Good, HSG A
*	5,639	98	Paved parking & roofs & deck
	7,905	81	Weighted Average
	2,266		28.67% Pervious Area
	5,639		71.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	53		0.18		**Direct Entry,**

Summary for Pond 1.2P: Rain Garden

Inflow Area = 0.057 ac, 54.70% Impervious, Inflow Depth = 1.91" for 10-Yr event
Inflow = 0.13 cfs @ 12.08 hrs, Volume= 0.009 af
Outflow = 0.16 cfs @ 12.14 hrs, Volume= 0.009 af, Atten= 0%, Lag= 3.7 min
Discarded = 0.01 cfs @ 12.13 hrs, Volume= 0.008 af
Primary = 0.15 cfs @ 12.14 hrs, Volume= 0.001 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 104.05' @ 12.14 hrs Surf.Area= 160 sf Storage= 73 cf

Plug-Flow detention time= 33.4 min calculated for 0.009 af (100% of inflow)
Center-of-Mass det. time= 33.4 min (880.1 - 846.8)

Volume	Invert	Avail.Storage	Storage Description
#1	103.50'	73 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
103.50	130	0	0
104.00	160	73	73

Device	Routing	Invert	Outlet Devices
#1	Discarded	103.50'	**4.000 in/hr Exfiltration over Surface area**
#2	Primary	104.00'	**6.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.01 cfs @ 12.13 hrs HW=104.02' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.14 cfs @ 12.14 hrs HW=104.05' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.14 cfs @ 0.52 fps)

Summary for Link 1.0L: POA

Inflow Area = 0.181 ac, 77.56% Impervious, Inflow Depth = 2.62" for 10-Yr event
Inflow = 0.54 cfs @ 12.14 hrs, Volume= 0.040 af
Primary = 0.54 cfs @ 12.14 hrs, Volume= 0.040 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1.1S: Proposed Conditions Runoff Area=5,416 sf 88.07% Impervious Runoff Depth=4.46"
Flow Length=32' Tc=5.0 min CN=91 Runoff=0.64 cfs 0.046 af

Subcatchment 1.2S: Proposed Conditions Runoff Area=2,490 sf 54.70% Impervious Runoff Depth=2.53"
Flow Length=32' Tc=5.0 min CN=71 Runoff=0.17 cfs 0.012 af

Subcatchment 1S: Existing Conditions Runoff Area=7,905 sf 71.33% Impervious Runoff Depth=3.44"
Flow Length=53' Tc=5.0 min CN=81 Runoff=0.76 cfs 0.052 af

Pond 1.2P: Rain Garden Peak Elev=104.06' Storage=73 cf Inflow=0.17 cfs 0.012 af
Discarded=0.01 cfs 0.009 af Primary=0.22 cfs 0.003 af Outflow=0.23 cfs 0.012 af

Link 1.0L: POA Inflow=0.86 cfs 0.049 af
Primary=0.86 cfs 0.049 af

Total Runoff Area = 0.363 ac Runoff Volume = 0.110 af Average Runoff Depth = 3.65"
25.55% Pervious = 0.093 ac 74.45% Impervious = 0.270 ac

Summary for Subcatchment 1.1S: Proposed Conditions

Runoff = 0.64 cfs @ 12.07 hrs, Volume= 0.046 af, Depth= 4.46"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Yr Rainfall=5.50"

	Area (sf)	CN	Description
	646	39	>75% Grass cover, Good, HSG A
*	4,770	98	Paved parking & roofs & deck
	5,416	91	Weighted Average
	646		11.93% Pervious Area
	4,770		88.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	32		0.11		**Direct Entry,**

Summary for Subcatchment 1.2S: Proposed Conditions - to Rain Garden

Runoff = 0.17 cfs @ 12.08 hrs, Volume= 0.012 af, Depth= 2.53"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Yr Rainfall=5.50"

	Area (sf)	CN	Description
*	1,362	98	Terrace & roof & deck
*	1,128	39	>75% Grass cover, Good, HSG A
	2,490	71	Weighted Average
	1,128		45.30% Pervious Area
	1,362		54.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	32		0.11		**Direct Entry,**

Summary for Subcatchment 1S: Existing Conditions

Runoff = 0.76 cfs @ 12.07 hrs, Volume= 0.052 af, Depth= 3.44"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Yr Rainfall=5.50"

	Area (sf)	CN	Description
	2,266	39	>75% Grass cover, Good, HSG A
*	5,639	98	Paved parking & roofs & deck
	7,905	81	Weighted Average
	2,266		28.67% Pervious Area
	5,639		71.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	53		0.18		**Direct Entry,**

Summary for Pond 1.2P: Rain Garden

Inflow Area = 0.057 ac, 54.70% Impervious, Inflow Depth = 2.53" for 25-Yr event
Inflow = 0.17 cfs @ 12.08 hrs, Volume= 0.012 af
Outflow = 0.23 cfs @ 12.07 hrs, Volume= 0.012 af, Atten= 0%, Lag= 0.0 min
Discarded = 0.01 cfs @ 12.07 hrs, Volume= 0.009 af
Primary = 0.22 cfs @ 12.07 hrs, Volume= 0.003 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 104.06' @ 12.07 hrs Surf.Area= 160 sf Storage= 73 cf

Plug-Flow detention time= 31.7 min calculated for 0.012 af (100% of inflow)
Center-of-Mass det. time= 31.6 min (870.2 - 838.6)

Volume	Invert	Avail.Storage	Storage Description
#1	103.50'	73 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
103.50	130	0	0
104.00	160	73	73

Device	Routing	Invert	Outlet Devices
#1	Discarded	103.50'	**4.000 in/hr Exfiltration over Surface area**
#2	Primary	104.00'	**6.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

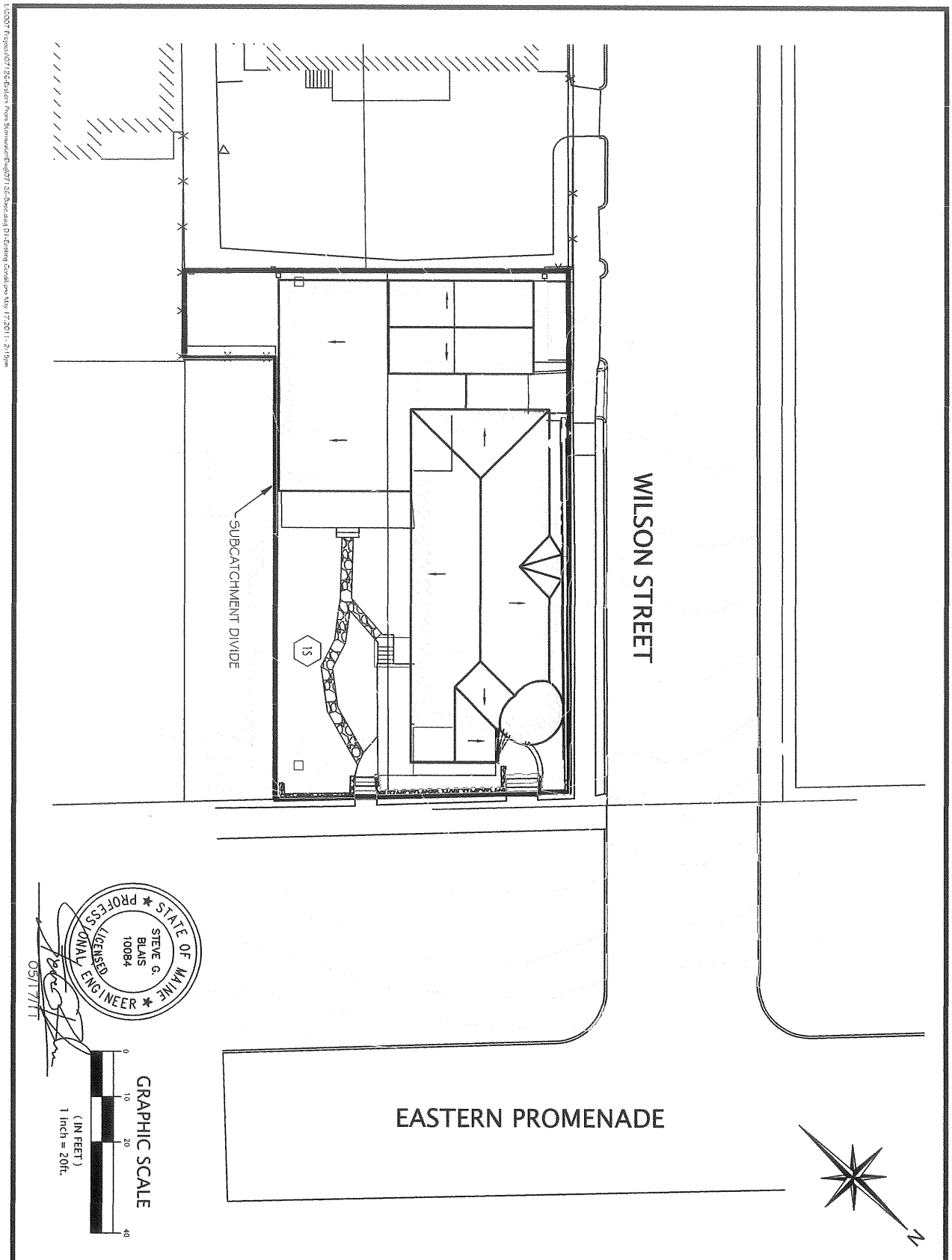
Discarded OutFlow Max=0.01 cfs @ 12.07 hrs HW=104.06' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.22 cfs @ 12.07 hrs HW=104.06' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.22 cfs @ 0.60 fps)

Summary for Link 1.0L: POA

Inflow Area = 0.181 ac, 77.56% Impervious, Inflow Depth = 3.26" for 25-Yr event
Inflow = 0.86 cfs @ 12.07 hrs, Volume= 0.049 af
Primary = 0.86 cfs @ 12.07 hrs, Volume= 0.049 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs



EXISTING CONDITIONS DRAINAGE MAP

130 EASTERN PROMENADE

PORTLAND
MAINE

SCALE: 1" = 20' C.I.: 1' DATE: 05/17/11

DRAWING D1

11109

Blais civil engineers

780 BROADWAY, SO. PORTLAND, ME 04106 (207) 767-7300

Blais
civil engineers

Inspection and Maintenance Plan
For Stormwater Management Facilities

130 Eastern Prom
Portland, Maine

June 2011

Stormwater management facilities include paved surfaces and the rain garden. During construction activities, the maintenance of all stormwater measures will be the direct responsibility of the Contractor. After acceptance by the Owner, the maintenance of all stormwater management facilities, the establishment of any contract services required for implementing the program, and the keeping of records and maintenance log book will be the responsibility of the owner at 130 Eastern Prom. At a minimum, the following maintenance activities for each stormwater management system shall be performed on the prescribed schedule.

PAVED SURFACES

Accumulations of sediment, wood debris, and winter sand along paved surfaces shall be cleared at least once a month, and periodically during the year on an as-needed basis, to minimize transportation of sediment during rainfall events. Accumulations on pavement may be removed by pavement sweeping or vacuuming. Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader. Grading of gravel roads, or grading of the gravel shoulders of gravel or paved roads, must be routinely performed to ensure that stormwater drains immediately off the road surface to adjacent buffer areas or stable ditches, and is not impeded by accumulations of graded material on the road shoulder or by excavation of false ditches in the shoulder.

RAIN GARDEN

The rain garden should be inspected after every major storm in the first few months to ensure proper function. Thereafter, the filter should be inspected at least once every six months to ensure that it is draining within 48 hours. The top several inches of the surface shall be replaced with fresh material when water ponds on the surface of the bed for more than 72 hours. The removed sediments should be disposed of in an acceptable manner.

Fertilization of rain garden area should be avoided unless absolutely necessary to establish vegetation. Harvesting and pruning of excessive growth will need to be done occasionally. Weeding to control unwanted or invasive plants may also be necessary.

780 Broadway
South Portland, ME · 04106
207-767-7300 · blaisce.com

HOUSEKEEPING

As part of the construction and post-construction controls, the following housekeeping general procedures will apply:

Spill Prevention

A. Material Management Practices:

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff:

- Good Housekeeping - The following good housekeeping practices will be followed onsite during the construction project:
    - An effort will be made to store only enough product required to do the job;
    - All materials stored onsite will be sorted in a neat orderly manner in their appropriate containers and, if possible, under a roof, plastic or other weatherproof enclosure;
    - Products will be kept in their original containers with the original manufacturer's label;
    - Substances will not be mixed with one another unless recommended by the manufacturer's;
    - Whenever possible, all of a product will be used up before disposing of the container;
    - Manufacturer's recommendations for proper use and disposal will be followed; and
    - The contractor will inspect daily to ensure proper use and disposal of materials.

- Hazardous Products – These practices are used to reduce the risks associated with hazardous materials:
    - Products will be kept in original containers unless thay are not re-sealable;
    - Original labels and material safety data will be retained; they contain important product information; and
    - If surplus product must be disposed of, follow manufacturer, State or Federal recommended methods for proper disposal (whichever is most stringent)

B. Product Specific Practices

The following product specific practices will be followed onsite:

- Petroleum Products: All onsite vehicles will be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.
- Fertilizers: Fertilizers used will be applied in the amounts as required by the project specifications. Once applied, fertilizer will be worked into the soil to limit exposure to stormwater. Onsite storage will be under plastic or weatherproof enclosure. The contents of any partially used bags of fertilizer will be transferred to a sealable container to avoid spills.
- Paints: All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the ground, ditches or storm sewer system but will be properly disposed of according to manufacturer's instructions in compliance with federal, state and local regulations.

C. Spill Control Practices - In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies;
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will also include but not limited brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose;
- All spills will be cleaned up immediately after discovered;
- The spill area will be kept well ventilated and personnel wear appropriate protective clothing to prevent injury from contact with a hazardous substance;
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included; and
- The Contractor's Superintendent will act as spill prevention and cleanup coordinator. He/she will designate at least personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names and responsible spill personnel will be posted in the office trailer onsite.

DISPOSAL

Any sediment or debris removed during maintenance of the stormwater system must be disposed of in accordance with the Maine Solid Waste Disposal Rules.

RECORDKEEPING

The owner of 130 Eastern Prom will keep a written maintenance log that summarizes inspections, maintenance, and any corrective actions taken. The log shall include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediment or debris, the location where the sediment or debris was disposed after removal will be indicated. This log shall be made available to the Maine Department of Environmental Protection and Design Engineer upon request.

Maintenance Log

Sample Inspection Report:

130 EASTERN PROM
STORMWATER FACILITIES INSPECTION REPORT

NAME: _____ SIGNATURE: _____

TITLE: _____ COMPANY: _____

DATE: _____

OBSERVATIONS:

BMP	Defects	Location(s)	Repair/Action Needed	Date/Action taken
Paved Surfaces	Yes/no			
Rain Garden	Yes/no			

RBC Wealth Management

Skip Morton
Senior Vice President -
Branch Director -
Private Client Group
3 Landmark Square
Suite 100
Stamford, CT 06901-2514

Phone: 203-351-9326
Office: 203-351-9300
Toll Free: 800-882-5372
Fax: 203-356-1282
skip.morton@rbc.com
www.mortonmcgrathgroup.com

October 9, 2013

To Whom It May Concern:

This letter will serve as verification that Mr. Geoffrey Minte and Mrs. Eileen Minte have investments and funds on deposit with this institution.

The funds held here would be sufficient to cover construction cost of 1.5 million.

Regards,

Skip Morton
Branch Director-
Financial Advisor
Skip.morton@rbc.com
(203)351-9326

PRESIDENT'S COUNCIL

WARRANTY DEED

Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, that **FISH HOUSE REALTY, LLC**, a Maine limited liability company with a principal place of business in Portland, County of Cumberland, State of Maine, for consideration paid, grants to **130 EASTERN PROMENADE, LLC**, A Maine limited liability company with a mailing address of 110 Marginal Way, Suite 212, Portland, ME 04101 with **WARRANTY COVENANTS**, that certain real property located in **Portland, Maine** more particularly described in Schedule A annexed hereto and incorporated by reference herein.

WITNESS my hand and seal this 24 day of July, 2013.

FISH HOUSE REALTY, LLC

WITNESS

Peter Wellin
Its: Manager

STATE OF MAINE
CUMBERLAND, SS

July 24, 2013

Personally appeared before me the above-named **Peter Wellin,** in his capacity as Manager of Fish House Realty, LLC and acknowledged the foregoing to be his free act and deed.

~~Notary Public~~/Attorney at Law

Jonathan T. Harris

Schedule A

Beginning at the corner formed by the intersection of the Westerly sideline of said Eastern Promenade and the Southerly sideline of Wilson Street; thence Westerly by said Wilson Street 114.70 feet to a point distance 80 feet Easterly from Morning Street; thence Southerly on a line parallel with said Morning Street 40 feet to a point; thence Easterly on a line parallel with said Wilson Street 115.71 feet to said Eastern Promenade; thence Northerly by said Eastern Promenade 40 feet to the point begun at. Being part of Block I on a plan recorded in Cumberland County Registry of Deeds, on Plan Book 4, page 18.

Also another certain lot or parcel of land, with any buildings thereon, situated in said City of Portland, being bounded and described as follows:

Beginning at a point on the Westerly side of Eastern Promenade distant 40 feet southerly from the corner formed by the intersection of the Westerly sideline of said Promenade and the Southerly sideline of Wilson Street, which point is in the Southeasterly corner of a lot of land sold to Emma A. Calhoun, January 25, 1899, by George B. Uphorn; thence Southerly by the said Promenade 45.23 feet to the strip of land sold to S.P. Beckett by the Deering Heirs in 1874, by deed recorded in said Registry, Book 410, page 557; thence Westerly by said land sold to said Beckett 116.65 feet to a point distant 80 feet Easterly from said Morning Street; thence Northerly on a line parallel with said Morning Street 45.46 feet to said lot sold to Emma A. Calhoun; thence Easterly on a line parallel with said Wilson Street and by said lot sold to Emma A. Calhoun 115.07 feet to that begun at. Being a park of Block of land marked I in plan recorded in said Registry, Plan Book 4, Page 18.

Excepting and reserving from the above-described premises so much thereof as was conveyed by Harry H. Pease to George T. Dealy by deed recorded in said Registry, Book 845, Page 70, and not reconveyed by said Dealy to said Pease by deed recorded in said Registry in Book 855, Page 476, being a lot 30 feet in width and 97.1 feet in depth.

Subject to a certain Easement Deed from Fish House Realty, LLC to Nicolino and Patricia Ciccomancini dated November 17, 2009 and recorded at the Cumberland County Registry of Deeds in Book 27404, Page 38.

Being the same premises conveyed to Grantor herein by deed of Casco Bay Ventures, LLC dated November 10, 2009 and recorded at the Cumberland County Registry of Deeds in Book 27404, Page 36.

Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

April 26, 2011

Mark Mueller Architects
100 Commertial St, Ste 205
Portland, ME 04101

Attn: Matthew Provencal
Re: 130 Eastern Promenade, Portland
Ability to Serve with PWD Water

Dear Mr. Provencal:

The Portland Water District has received your request for an Ability to Serve determination for the noted site submitted on March 24, 2011. Based on the information provided, we can confirm that the District will be able to serve the proposed project as further described in this letter.

Please note that this letter does not constitute approval of this project from the District. Please review this letter for any special conditions specified by the District and to determine the appropriate next steps to take to move your project through the submittal and approval process.

Existing Site Service

According to District records, the project site does currently have existing water service. A 2-inch diameter copper water service line, located as shown on the attached water service card, provides water service to this site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of this service.

Water System Characteristics

According to District records, there is a 6-inch diameter cast iron water main on the south side of Wilson Street and a public fire hydrant located 40 ft from the site.

The current data from the nearest hydrant with flow test information is as follows:

Hydrant Location:	Wilson Street at Eastern Promenade
Hydrant Number:	POD-HYD00328
Last Tested:	06/24/1991
Static Pressure:	56 PSI
Residual Pressure:	Not Measured PSI
Flow:	919 GPM

225 DOUGLASS STREET P.O. BOX 3553 PORTLAND, MAINE 04104-3553
PHONE: 207.774.5961 FAX: 207.761.8307 WEB: WWW.PWD.ORG

Public Fire Protection

You have indicated that this project will not include the installation of new public hydrants to be accepted into the District water system. The decision to require new hydrants and to determine their locations is solely that of the local fire department. It is your responsibility to contact the Portland Fire department to ensure that this project is adequately served by existing and/or proposed hydrants.

Private Fire Protection Water Needs

You have indicated that this project will require a 4-inch water service to provide private fire protection to the site. Your ability to serve request noted that the peak flow is estimated to be 150 GPM at 30 psi. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact us to request a hydrant flow test and we will work with you to get more complete data.

Conditions of Service

If the domestic needs of the building have changed please let us know if the existing 2-inch domestic service line will not be adequate.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Rico Spugnardi, P.E.
Business Development Engineer

21 June 2011

Mr. Patrick J. Carroll, Principal
Carroll Associates
217 Commercial St.
Suite 200
Portland, ME 04101

RE: The Capacity to Handle an Anticipated Increase in Wastewater Flows, from the Proposed Project at 130 Eastern Promenade, Portland, Maine.

Dear Mr. Carroll:

The existing ten-inch vitrified clay pipe combined sewer, located in Eastern Promenade has adequate capacity to **transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat** the anticipated wastewater flows of **540 GPD**, from your proposed project.

Anticipated Wastewater Flows from the Proposed Project:	
Three Proposed Two-Bedroom Condominiums @ 180 GPD/Unit	= 540 GPD
Total Proposed Wastewater Flows for this Project	= **540 GPD**

The City combined sewer overflow (C.S.O.) abatement consent agreement, with the U.S.E.P.A. and the Maine D.E.P., requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

If The City can be of further assistance, please call 874-8846.

Sincerely,
CITY OF PORTLAND

Charles M. Moore
Engineering Technician

cc: Barbara Barhydt, Development Review Services Manager, Department of Planning, and Urban Development, City of Portland
Shukria Wiar, Planner, Planning & Development, City of Portland
David Margolis-Pineo, Deputy City Engineer
Michael Farmer, P.E., Project Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Matthew Doughty, Field Inspections Coordinator, City of Portland
John Emerson, Wastewater Coordinator, City of Portland
Jane Ward, Administrative Assistant, City of Portland

Unitil
Northern Utilities, Inc.

April 21, 2011

Fish House Realty
Shannon Richards
97 Exchange Street
Portland, ME 04101

Re: 130 Eastern Promenade, Portland Maine

Thank you for your interest in using natural gas for the above referenced project.

Unitil does have natural gas in the vicinity of this project. The design, costs and determining if there will be any customer contribution will need to be completed at a later date. Unitil welcomes the opportunity for further discussions regarding this project.

If you have any further questions or require additional information, please contact me directly at (207) 541-2536 or at mathers@unitil.com

Sincerely,

Bridget L. Mathers
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