



January 10, 2014

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

**Subject: Sheridan Street Apartments  
Final Site Plan Application  
Response to Peer Review Comments**

Dear Nell:

Our office has reviewed the comments you sent via email message on January 7, 2014 and we offer responses to each. For ease of review, your comments have been restated (*in italics*) followed by our responses:

Comment 1:

*Can you submit a formal street tree waiver request? This can be simple, but we need the documentation.*

Response:

The applicant requests a waiver from Section 4.6.1 of the City's Technical standards that requires one street tree per residential unit for multi-family developments. We note that the project landscape plan includes two deciduous tree plantings behind the sidewalk.

Comment 2:

*I'm anticipating some comments from Dave Senus on the stormwater submittal, mainly that he's/we're going to need a formal plan, including an inspections and maintenance plan for the filter unit. I know that unit hasn't been selected, so some details may remain to be resolved, but can you get us a plan in writing? Or am I missing it somewhere?*

Response:

A brief Stormwater Plan discussing Operations and Maintenance of the site accompanies this letter submission in Attachment A.

Comment 3:

*The board (and city staff) talked quite a bit about crime prevention through environmental design and that under-building area. Can you address this concern directly? I see quite a bit of detail on landscaping, but no other access control to speak of.*

Response:

In discussions with the board, we understood that they asked that we provide a thorny shrubbery to make climbing up the slope uninviting. We have provided this in the landscape plan. The intent of the planting plan on the lower slope is to grow a green wall with a native feel that will over time mask the foundation and occupy the entire slope with dense and woody, sharp-needed plants. Serbian Spruce and Chinese Juniper together are intended to make up the backbone of that wall, but existing plants should grow and spread as well. Species such as Oak, Pine, and Staghorn Sumac are among those observed on site. The overall impression is intended to be that of a dense native thicket on very steep ground with space not easily occupied.

Comment 4:

*Likewise, some board members raised concerns about maintenance of this area. I see that stairs have been added, but can you address this as well?*

Response:

All of the landscaping on the slope requires little to no maintenance. It is basically a natural ground cover shrubs and trees very close to a natural woodscape. The woods stairs will allow residents the chance to use the below deck space for storage such as kayaks, lawn chairs or related items.

Comment 5:

*The report to the board included some comments related to the construction management plan and requested details on how and when work is to be performed in the right-of-way and on private property (e.g. will construction be accomplished from the Sheridan Street side or from the Washington Ave. side, etc.). The construction management plan Great Falls provided is pretty general. Is there a way to get more detailed here?*

Response:

Great Falls Construction has provided an updated Construction Management Plan. A copy of the updated plan accompanies this letter provided in Attachment B.

Comment 6:

*Last, I just took a quick look at the revised renderings and it looks like a door was added on the Sheridan Street facade to provide access to electrical meters. Is there any way to avoid this? It competes with the other doors on that facade and affects the composition (it also looks like there's a tree slated for right in front of it?). Take a look with David and let me know.*

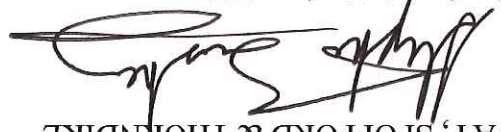
Response:

Based on this comment, we will eliminate the recess and door and mount meters on the east side of the building, just off the front corner. The updated elevations accompanying this letter depict this change.

If you have any questions or require additional information, please contact this office.

Sincerely,

FAY, SPOFFORD & THORNDIKE



Stephen R. Bushey, P.E.  
Senior Principal Engineer

SRB/cmd

Attachment

- Attachment A – Stormwater Systems Operation and Maintenance
- Attachment B – Great Falls Construction – Construction Management Plan
- Attachment C – Updated Plans

Stormwater Systems Operation and Maintenance

ATTACHMENT A

1. The applicant and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post-Construction Storm Water Management, which specifies the annual inspections and reporting requirements. The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment & erosion control plan based on City standards and state guidelines. A maintenance agreement for the stormwater drainage system and specifically the roof drain filters shall be approved by Corporation Counsel and Department of Public Services, and submitted and signed prior to the issuance of a Certificate of Occupancy with a copy to the Department of Public Services.

The developer is also proposing to install a roof drain water quality filter. The installation of a roof drain water quality filter is intended to meet the City's water quality treatment standards. In accordance with the City's Stormwater management regulations, the following specific requirements shall apply to the project/developer:

The developer proposes to construct a single structure with a footprint area of approximately 4,759 SF. In lieu of providing onsite stormwater management systems, the developer proposes to connect the building's roof drain(s) to the existing catch basin in Sheridan Street. The drainage area currently contributing to the catch basin is less than 0.1 acre. Based on the proposed roof drain flow, the existing catch basin structure and pipe outlet appear to have adequate capacity to convey this additional flow. As a result, the developer is requesting a waiver regarding compliance with the City's flooding standard requirements, as the project will be discharging into the municipal drainage system. Within the remaining property, the developer proposes to install and maintain landscaping and ground stabilization measures to minimize stormwater runoff impacts.

Within Sheridan Street there is an existing closed drainage system consisting of catch basins and drainage pipe. The nearest catch basin, located to the north of the site, contains a 10" outlet pipe that ties into a 12" main line drainage system. This system drains to the northwest along Sheridan Street towards Walnut Street and is part of the City's municipal drainage system. This existing system captures and conveys primarily street runoff and very little off street runoff.

New Day Farm, LLC proposes to construct a five (5) unit apartment complex at 152-156 Sheridan Street in Portland, Maine. The development will be situated on a 0.24 acre parcel on the south side of the street. The site is characterized by steep terrain of about 30% sloping from Sheridan Street towards Washington Avenue. The site is undeveloped and vegetated with grass, shrubs, and various small trees. Stormwater runoff from the site flows downhill towards the neighboring property off Washington Avenue.

## Overview

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# SHERIDAN STREET APARTMENTS STORMWATER SYSTEMS OPERATION AND MAINTENANCE 152-156 SHERIDAN STREET, PORTLAND, MAINE

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2. All activities shall be conducted in compliance with the City of Portland Technical Manual, Section 5, Appendix A – Erosion and Sediment Control; Appendix B – Inspection and Maintenance; and Appendix C – Housekeeping.

3. The applicant reserves the right to select a roof drain filter device during construction. The device shall provide treatment for the proposed roof area prior to discharge into the City system. System vendors include Flo-Gard™, Bio-Clean downspout filter, or Cleanway™ downspout filter. The owner shall be responsible for maintenance and operations of the downspout filter in accordance with City regulations and manufacturer's recommendations. These maintenance provisions include at least semi-annual inspection of the filter, including cartridges or related filter parts. Filters shall be replaced on an as needed basis. Observations and actions taken on the roof drain filter maintenance shall be recorded in the annual report to be filed with the Department of Public Services by June 30<sup>th</sup> of each year.

### End of Operations and Maintenance

Construction Management Plan

ATTACHMENT B

Prepared for:  
Jeff Rosenblatt and Deb Byers  
11 McQuillians Hill Rd  
Gorham, Maine 04038

**Sheridan Street Project**  
**Portland, Maine**  
**Construction Management Plan**



*Great Falls Construction*  
*25 Years of Service*



## Sheridan Street Project Construction Management Plan

The project management team and the field supervision team will work together onsite as well as through the main office. This will ensure clear and timely communication within the Great Falls team and seamless coordination of project activities. Project management will be overseen by the Operations Manager working out of the Great Falls home office in Gorham, Maine. The Site Project Manager/Superintendent will be on site to oversee and manage the project during all phases of construction.

The work involves new construction of a multi-unit residential complex on the Sheridan Street lot in Portland with parking off of Sheridan Street per plans submitted by the design team.

Key issues to be addressed include:

- Site mobilization and construction entrance set up.
- Traffic management along Sheridan Street.
- Temporary fencing, pedestrian access and construction site signage for public safety and continued accessibility along Sheridan Street.
- Parking for workforce.
- Erosion control.
- Coordination of material deliveries.
- Material storage and laydown areas.
- Waste management.
- Management of excavated materials.
- Snow removal if necessary.
- Restoration of the site including loaming, seeding, mulching and landscaping.

Great Falls Construction will work with the City of Portland, owner and other entities to coordinate with the various off site construction activities including all work within the public right of ways. All traffic control, detours and signage will be in accordance with city requirements.

Updated Plans

ATTACHMENT C