

## MEMORANDUM



**TO:** Jean Fraser, Planner  
**FROM:** David Senus, PE  
**DATE:** March 17, 2016  
**RE:** 31 Fore Street, Final Level III Site Plan Application & Response to Comments

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Woodard & Curran has reviewed the response to comments and final Level III Site Plan Application submittal for the proposed 4-unit condominium development at 31 Fore Street in Portland, Maine. The project involves the demolition of an existing house structure and the construction of a 4-unit condominium building with ground level parking below the units.

### **Documents Reviewed by Woodard & Curran**

- Cover Letter with additional appended materials for Final Level III Site Plan Application, dated March 1, 2016, prepared by Acorn Engineering, Inc. for Peninsula Property Development, LLC.
- Response to comments letter dated March 1, 2016, prepared by Acorn Engineering, Inc. for Peninsula Property Development, LLC.
- Engineering Plans, Sheets C-1, C-2, EX, C-10, L1, C-20, C-30, C-40, C41, C-42, C-43, C-44, REV dated March 1, 2016 & March 7, 2016, prepared by Acorn Engineering, Inc. for Peninsula Property Development, LLC.

### **Comments**

1. The sewer back water valve is shown within the City Right-of-Way, which is not standard practice for the City of Portland. The location of this valve will need to be reviewed by the Department of Public Works. The valve is located within the driveway of the proposed building; however the detail for the valve riser does not appear to be designed to receive vehicle loads.
2. All other review comments from the Woodard & Curran memorandum dated January 25, 2016 have been adequately addressed.