August 1, 2013

**August 16, 2013**

**August 18, 2013**

To: Nell Donaldson

Barbara Barhydt

From: David Margolis-Pineo

Re: Review Comments – Bayhouse II – 40 Hancock Street

The Department of Public Services has the following preliminary review comments for the above mentioned project.

1. Please add note to sheet 11 stating that all work within the street right of way will conform to City of Portland Technical Manual standards.

**Item addressed**

1. All catchbasins proposed for this project will have “The Snout” or approved equal install on the outlet pipe.

**Note on plans now indicates the use of the Snout. However the catchbasin detail does not show or indicate a three foot sump, the City’s standard. It is understood that referencing the City’s Tech Standards will address this.**

**No further comment.**

**Note #5 on Sheet 12 of 14 should be changed to reflect that a three foot catchbasin sump is required. This should be done prior to the pre-construction conference and re-submittal is not required.**

1. There are two catchbasins on the upper side of Hancock St at the intersection of Newbury St. The applicant is requested to connect those two basins to the proposed stormwater drainage system.

**The applicant is addressing**

**This issue has been addressed. Thank you**

1. Due to the close proximity of the proposed stormwater drainage system to the existing waterlines, it is requested that these plans be shared with the Portland Water District for review. Also it is requested that a profile of the proposed stormwater system be submitted for review and approval.

**I am not aware that either item has been addressed.**

**Applicant states plans have been sent to the PWD for review.**

**Issue addressed.**

1. Several shown details differ from the City’s Technical Standards. The Engineer is requested to update the project details with the City’s current Technical Standards.

**It appears this has been resolved.**

**Issue resolved.**

1. All submitted plans require a Professional Engineer’s stamp.

**All plans are now stamped.**

1. Proposed street lights shall meet City of Portland district lighting standards and shall have an electrical meter for City ownership.

**Not aware that this issue has been resolved.**

**This item has been resolved.**

1. Due to the expected disturbance of a substantial portion of the sidewalk along Newbury and Hancock Streets to construct buildings, foundations/footing along the property line, and to avoid a patch job of old and new brick to fill in existing driveway cuts to be eliminated, the City is requesting that all brick sidewalk along Phase II be the Pinehall Paver brick, the City’s current standard. The removed brick can be used to fill sidewalk voids on Newbury St which were created by the Phase I project. The transition from old to new brick would be at the proposed driveway cut to Phase II.

**All new brick is now proposed.**

1. The proposed driveway access to Phase II does not meet City standard for separation from another driveway, 20’ as measured at the property line. If the applicant wishes to maintain this proposed location, a waiver is required. If a waiver is granted, there will need to be a discussion with city staff on how the drive aprons and use of brick in between the drive cuts will be placed.

**Waiver required with discussion to follow.**

**Waiver request submitted.**

1. It has been observed that the sidewalk and ramps on the corner of Hancock and Newbury adjacent to the applicant’s site has been removed. Before approval by this Department, the applicant shall show on the plans how the proposed ramps and street crossings will be constructed.

**This will be covered as part of the Phase I project.**

1. It appears that a portion of the proposed new sidewalk will be placed on the applicant’s property. Is the applicant agreeable to giving the City an access easement to use this sidewalk?

**Still need an easement.**

**A portion of sidewalk on the Newbury side of the Newbury-Hancock intersection still requires to be identified for an easement.**

1. It is understood that all existing curb cuts to the applicant’s property will be closed with vertical curbing and brick sidewalks and only one drive cut is proposed off Newbury St.

**No comment needed**

1. The survey plan requires a profession’s stamp and currently the plan is not acceptable. Note 8 states, “Boundary information shown hereon is approximate until the research has been updated.” When the property survey is complete, please re-submit. Also……

**Issue resolved.**

1. Please show the three-foot offset monument at the westerly corner of Newbury St and Hancock St.

**Still needs to be complete.**

**Issue resolved.**

1. Please show State Plane Coordinates for the three-foot offset monument at the westerly corner of Newbury St and Hancock St and the three-foot offset monument at the southerly corner of Middle St and Hancock St

**Not complete.**

**Issue addressed.**

1. Need to show property corners to set.

**Not complete**

**Issue addressed.**

1. Northwesterly boundary line along the Federal Street abutting properties has changed since the overall Phase II survey plan dated 7/13/2013.  The concrete retaining wall was apparently entirely on the Phase II property on the 7/13/2013 plan, and a section is now on abutting land.  Why the change?

**Issue addressed**

1. We frequently receive requests from City Hall to perform deed research on retaining walls which do not border a city street.  Please address the responsibility for maintenance/ownership of the retaining walls (if possible).  A note such as "Responsibility of maintenance of retaining walls has not been ascertained." would suffice if there is nothing on record regarding the walls.

**Not addressed**

**Issue addressed.**

1. **New Item: Please indicate on the plans the intended sidewalk running and cross slopes at which the sidewalks will be installed.**

**Issued addressed.**

Please be aware that these comments are preliminary only and additional comments may be forth coming.

October 8, 2013

To: Nell Donaldson

Barbara Barhydt

From: David Margolis-Pineo

Re: Review Comments – Bayhouse II – 40 Hancock Street

After further review of the latest submitted drawings, Sheet 4 of 14, Sheet 6 of 14, and Sheet 12 0f 14, Public Services have the following comments.

1. Please address the responsibility for maintenance/ownership of the retaining walls (if possible).  A note such as "Responsibility of maintenance of retaining walls has not been ascertained." would suffice if there is nothing on record regarding the walls.
2. When pipes of difference sizes enter a manhole, all pipe crowns should match the crown of the out-going pipe or higher. The six inch foundation drain into DMH-1 should be 33.35. Sheet 7 of 14 – once the 21” stub pipe has been remove from the existing manhole, the proposed 18” drain line should be installed with an invert elevation of 18.84 so that pipe crowns match.
3. Sheet 12 of 14 shows a catchbasin detail with a 2’ min sump. All catchbasins discharge to the City of Portland drainage systems shall have a 3’ sump minimum. Please change. All drainage manholes shall have shelves and channels installed.

Comments on Subdivision Plat:

1. There is some text which was inadvertently placed near line L1.
2. Concrete Retaining Wall along northwest abutters. Need to show who owns it and who is responsible for it. This is to save problems for owners along both sides of the boundary in the future when maintenance becomes an issue.
3. Three foot offset monument at westerly corner of Newbury Street and Hancock Street. Change text from “reset” to “set new monument”.
4. Bearings and distances along Newbury Street and Hancock Street may need larger text boxes to be more legible.

We have no further comments at this time.