August 1, 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.
2. All catchbasins proposed for this project will have “The Snout” or approved equal install on the outlet pipe.
3. 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.
4. Due to the close proximity of the proposed stormwater drainage system to the existing water lines, 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.
5. 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.
6. The survey plan requires a profession’s stamp and currently are 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 please be aware that property corners are to be set, and Maine State Plane Coordinates are required.
7. Sheet 2 of 12 submitted with the Phase II project dated 7-26-13 does not match Sheet 1 of 1 submitted on 7-13-13. Please clarify and re-submit.
8. All submitted plans require a Professional Engineer’s stamp.
9. Proposed street lights shall meet City of Portland district lighting standards and shall have an electrical meter for City ownership.
10. 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.
11. The proposed driveway access to Phase II does not 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.
12. 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.
13. 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?
14. 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.

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