
MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-179
Date: 9/19/2013

Comments Submitted by: David Margolis-Pineo/Engineering DPS on 9/18/2013

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

2. 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.

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.
The applicant is addressing
This issue has been addressed. Thank you

4. 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.

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.
It appears this has been resolved.
Issue resolved.

6. All submitted plans require a Professional Engineer's stamp.
All plans are now stamped.

7. 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.

8. 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

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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.

9. 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.

10. 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.

11. 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.

12. 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

13. 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.

14. Please show the three-foot offset monument at the westerly corner of Newbury St and Hancock St.
Still needs to be complete.
Issue resolved.

15. 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.

16. Need to show property corners to set.
Not complete
Issue addressed.

17. 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

18. We frequently receive requests from City Hall to perform deed research on retaining walls which do not

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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.

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

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