



April 15, 2015

Ms. Shukria Wiar, Planner
Planning and Development Department
City of Portland, Maine
389 Congress Street
Portland, Maine 04101-3509

**Subject: 185 Fore Street
Final Level III Site Plan and Subdivision Application
Letter of Response #3**

Dear Ms. Wiar:

On behalf of Bateman Partners, LLC, we are pleased to provide the following responses to the Review Comments related to the Final Subdivision and Site Plan Application for the proposed mixed-use building at 185 Fore Street. For ease of reference we have repeated the comments in *italics*, followed by our response.

COMMENTS FROM DAVID SENUS, WOODARD & CURRAN DATED 02-26-15

Comment 1:

A copy of the sewer Ability to Serve letter from the City Department of Public Services should be submitted to the Planning Office upon receipt.

Response:

Our office spoke to Frank Brancely at the Department of Public Services on March 24, 2015. Mr. Brancely indicated that he will send the requested Ability to Serve letter in the near future. We will provide copies of all correspondence with the Department of Public Services to the Planning Office.

Comment 2:

In accordance with Section 5 of the City of Portland Technical Manual, a Level III Site Plan project is required to submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. We offer the following comments:

- a) *Basic Standards: The Applicant has provided a plan, notes, and details to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500; however, a detail and proposed location should be provided for a stabilized construction entrance.*

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Response:

A stabilized construction entrance has been added to the Grading, Drainage & Erosion Control Plan on Sheet C-4.0 and a detail has been added as Detail E on Sheet C-6.2.

- b) *General Standards: The Applicant has provided pollutant removal data for the cartridge filter treatment unit for managing building roof runoff (a Fabco Industries cartridge system). The proposed unit provides an acceptable means of achieving water quality treatment for the site. The location of the unit should be depicted on the plans, even if internal to the building, to document that a water quality system has been installed for the purposes of this Approval, future reviews, and inspection and maintenance of the system.*

Response:

The location of the cartridge filter treatment unit has been added to the Utility Plan on Sheet C-5.0.

- c) *Flooding Standards: The Applicant will require a waiver from the Flooding Standard for the direct connection of the building roof water treatment system to a catch basin that connects to the City's combined sewer. Based on the lack of separated storm drain in the project location, previous approvals for the site, and input from the City Engineer, we would support this waiver request.*

Response:

No response necessary.

Comment 3:

The inspection and maintenance plan should include provisions for annual inspection and reporting in accordance with Chapter 32 of the City of Portland Code of Ordinances.

Response:

The Record Keeping section of the Inspection and Maintenance plan has been updated to meet Chapter 32 of the City of Portland Code of Ordinances. A copy of the revised Inspection and Maintenance Manual is included as Attachment A to this response letter.

Comment 4:

The inspection and maintenance plan should include catalogue cut sheets for the Fabco Model 10080-1 Storm Basin Cartridge Filter Unit to provide context to the maintenance description included in the plan.

Response:

The Fabco Model 10080-1 Storm Basin Cartridge Filter Unit detail drawing has been added as Attachment B to the revised Inspection and Maintenance Manual.

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COMMENTS FROM DAVID MARGOLIS-PINEO DATED 02-26-15

Comment 1:

The first floor retail area will be serving prepared food products, a grease removal unit may be necessary. If so, the applicant should contact Frank Brancely for guidance. 854-8832.

Response:

The building retail plan has been modified and food services are no longer proposed in this building.

Comment 2:

The applicant is requested to place additional bike parking on Fore St. in the proximity to office/retail door and to locate towards the back of the sidewalk and away from the curb line:

Bike rack spacing guidelines:

- *If bike racks are located next to and parallel to the building, they shall be a minimum of 30" from the building (36" preferred). The minimum spacing between racks (on center) shall be 6'.*
- *If bike racks are located next to and perpendicular to the building, they shall be a minimum of 48" (on center) from the building (60" preferred). The minimum spacing between racks (on center) shall be 36" (48" preferred).*
- *If bike racks are placed at the curb and parallel to the curb, they shall be located a minimum of 24" from the back of curb (36" preferred). The minimum spacing between racks (on center) shall be 6'. They should be placed/spaced to avoid car doors opening based upon expected parking spacing. Bike racks may not be placed when bicycles are parked to reduce the clear sidewalk width below 5'.*

Response:

An additional bike rack has been added in proximity to the Fore Street entrance and is shown on the Site Layout Plan on Sheet C-3.0.

Comment 3:

If the proposed build's footings encroaches the street right of way, an easement from the City will be required. A license is proposed.

Response:

No response necessary.

Comment 4:

The four property corners shall have property pins set by a registered land surveyor prior to issuance of an occupancy permit.

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Response:

Property pins will be set by a registered land surveyor prior to issuance of an occupancy permit.

Comment 5:

It is the City's intent to acquire ownership of all proposed street lights. Therefore a meter is necessary for power billing purposes. The applicant should verify that the light specified for this location meets City of Portland lighting standards.

Response:

The project Electrical Engineering consultant, Bennett Engineering, is currently working with Kevin Thomas at the City of Portland to address metering and light standards compliance. We will provide updated information on this as it becomes available.

Comment 6:

All proposed sidewalk crossing ramps shall be constructed to be ADA compliant.

Response:

The two proposed sidewalk ramps are designed in compliance with the Americans with Disabilities Act.

Comment 7:

The proposed planter along India Street encroached the road right of way. A license with the City of Portland will be required. A license is proposed.

Response:

The previously proposed planter on India Street has been removed from the plan at the request of City staff. No license is necessary.

Comment 8:

Please be aware that the City of Portland requires concrete encasement around electrical conduits within the road right of way. Depth to top of encasement shall be 30". Encasement of street lighting conduit is not required.

Response:

A note has been added to Detail E on Sheet C-6.2 specifying concrete encasement of electrical conduits within the right of way.

Comment 9:

Sheet E1.01 shows an eight inch roof connection to the 18" sewer in the street. Sheet C4.0 shows this connection into a catchbasin. Please delete connection on Sheet E1.01.

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Response:

Sheet E1.01 has been revised as requested. The revised sheet is included in the attached plan set.

Comment 10:

Cross walk marking in detail on Sheet C6.2 is incorrect. Please refer to Figure I-22 in the City's Technical Manual.

Response:

The cross walk detail on Sheet C-6.2 has been updated to reflect the standard crosswalk detail as seen in Figure I-22 in the City's Technical Manual. The cross walk is an 8' wide block style crosswalk with 24" white lines spaced 4' on center.

Comment 11:

Fore Street adjacent to this project is a moratorium Street. This moratorium expires October 21, 2016.

Response:

No response necessary.

COMMENTS FROM CAITLIN CAMERON DATED 02-26-15

Design Review Comments (**red text denotes standards that require revision**):

B5b Urban Commercial Business Zones:

Standard 1a:

Shared Infrastructure – Met – Project uses adjacent parking structure to meet on-site parking requirement and building has physical connection to garage.

Response:

No response required.

Standard 1b:

Relationship to Street – Building is set close to property line on all frontages including corner. Staff requests that landscaping shown adjacent to retail façade on India Street be removed, especially on India Street. Although staff recognizes the intent was to ameliorate the inability to provide street trees in these locations, staff is not in support of placing landscaping between sidewalk and active ground floor facades. A wider sidewalk and easy access to the ground floor uses are preferred. City Arborist is amenable to removing the proposed landscaping. Landscaping on Fore Street might need to be maintained to meet Open Space requirement of Multiple-Family Design Standards for dwelling units without balcony.

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Response:

The landscaping adjacent to the retail façade on India Street has been removed. This change is reflected on the revised project drawings.

Standard 1c:

Building Orientation – Met – Strong orientation to India Street is provided with retail frontage as well as an emphasized residential entrance on Fore Street. Visual transmittance of glass should be .7 or higher at ground floor.

Response:

No response required.

Standard 1d:

Parking Lots – Not applicable.

Response:

No response required.

Multiple-Family Designs Standards:

Standard 1(a)1:

Exterior Design – Met – Project uses materials, fenestration patterns, and articulation consistent with the existing neighborhood fabric. Balconies and differentiation in façade planes create visual interest and shadow lines. The ground floor has a high level of fenestration/storefront which is desirable especially for India Street. Project is located in an area that is more commercial/mixed-use in character than residential. As a mixed-use building, it is compatible with the surrounding context and contributes to the character and coherence of the street.

Response:

No response required.

Standard 1(a)2:

*Relationship to Street – Met – Staff appreciates the infill nature of this project and its location and orientation contributes to the overall street wall and character of India Street. Ground floor has been adjusted to be closer to property line/sidewalk. **As stated above, placement of landscaping between sidewalk and building on India Street is not desired and does not reflect typical condition in the neighborhood.***

Response:

The landscaping between the sidewalk and building on India Street has been removed.

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Standard 1(a)3:

Open Space – Met – All but two dwelling units are provided with at least one balcony. In the case of the dwelling units without direct access to open space, planted strips are proposed on the ground level of the project.

Response:

No response required.

Standard 1(a)4:

Livability – Met – Each dwelling unit provides ample windows for light and air as well as sufficient storage areas at ground floor and within unit.

Response:

No response required.

Standard 1(a)5:

Surface Parking – Not applicable.

Response:

No response required.

Standard 1(a)6:

Lodging – Not applicable.

Response:

No response required.

COMMENTS FROM CAITLIN CAMERON DATED 02-27-15

Comment 1:

Please submit Neighborhood Meeting minutes as well as associated documentation.

Response:

A Neighborhood Meeting was held on June 12, 2014. Meeting minutes and associated documentation are included as Attachment B to this response letter.

Comment 2:

The proposed lighting is being shown on the utility plans, but we still need catalogue cuts for all the proposed fixtures and how each one is meeting the City's lighting standards.

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Response:

The project Electrical Engineering consultant, Bennett Engineering, is currently working with Kevin Thomas at the City of Portland to address light standards compliance. The fixture is supplied by CMP as part of an agreement with the City of Portland.

Comment 3:

There is a retaining wall being proposed between the proposed building and the Gateway Garage, how high is this wall?

Response:

The proposed retaining wall is an extension of the existing wall on the Ocean Gateway parcel. The wall will be approximately 5.5' high.

Comment 4:

The final approved subdivision plat will need to have all the conditions of approval, as well as the waivers. Any proposed easements and licenses need to be shown.

Response:

We have noted this condition.

Comment 5:

Construction Management Plan – a construction approach narrative was submitted as part of the application. A site plan needs to be submitted that shows this.

Response:

A Construction Management Plan has been prepared and is included in the plan set as Sheet C-2.3.

Comment 6:

Applicant will need to enter a stormwater management agreement. The sample agreement language is attached.

Response:

The applicant will enter a stormwater management agreement with the City.

COMMENTS FROM TOM ERRICO, TYLIN DATED 02-27-15

Comment 1:

I have reviewed the traffic study prepared by Bill Bray, PE and find the methods and contents to be reasonable and I have the following comments:

- a. *I would like to gain a better understanding of the possible tenant types as it relates to the ground floor retail spaces. The applicant should provide information on anticipated retail uses.*

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Response:

Possible tenant types in the ground floor retail spaces are still unknown but could range from a real estate broker office to a jewelry store.

- b. *The applicant conducted a Multi-Way STOP sign controlled warrant analysis at the India Street/Middle Street intersection. The conclusion was that while volumes met criteria, the delay on the minor street did not meet criteria. I need to continue to review analysis at this location as it relates to traffic control and improvement needs.*

Response:

No response necessary.

- c. *The applicant conducted a traffic capacity evaluation at the India Street/Fore Street intersection and concluded that excellent levels of service conditions are predicted for both existing and post-development conditions. Several years ago a traffic signal was programmed for installation, but given current conditions a traffic signal would be warranted following project completion.*

Response:

No response necessary.

- d. *The India Street/Fore Street intersection is classified as a High Crash Location. I will continue to review and provide any suggested requirements.*

Response:

No response necessary.

Comment 2:

The applicant will be satisfying parking demand for the project by leasing 124 parking spaces for the Middle Street project and 44 parking spaces for the Fore Street project in the Ocean Gateway garage and this supply meets zoning requirements. The traffic study notes that 239 parking spaces will be deeded from the garage and clarification should be provided. My initial reaction is an adequate parking supply will be provided, but how parking will be integrated into a TDM Plan needs to be assessed.

Response:

No response necessary.

Comment 3:

Greater detail is required for the Construction Management Plan. Specific details on how pedestrian and roadway conditions will be managed during construction.

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Response:

A Construction Management Plan addressing pedestrian and roadway management is included in the plan set as Sheet C-2.3.

Comment 4:

I would suggest that the driveway apron on Fore Street be designed such that it favors the sidewalk and pedestrian use rather than vehicle movements, which is expected to be minimal.

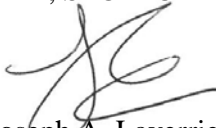
Response:

The driveway apron has been eliminated and sloped granite curb will replace the existing vertical curb in this location to allow infrequent vehicle access.

If you have any questions regarding these materials, please contact us.

Sincerely,

FAY, SPOFFORD & THORNDIKE



Joseph A. Laverriere, P.E.
Senior Principal Engineer

JAL/smk

Attachments: Attachment A – Revised Inspection & Maintenance Manual
Attachment B – Neighborhood Meeting Minutes
Attachment C – Construction Management Plan
Revised Plan Set

c: Nathan Bateman – Bateman Partners, LLC
David Lloyd – Archetype, PA

ATTACHMENT A

REVISED INSPECTION & MAINTENANCE MANUAL

**INSPECTION AND MAINTENANCE FOR
185 FORE STREET MULTI-USE COMPLEX**

PREPARED FOR:

**BATEMAN PARTNERS, LLC
P.O. BOX 3572
PORTLAND, MAINE 04104**

PREPARED BY:

**FAY, SPOFFORD & THORNDIKE
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121**

JULY 2014

**REVISIONS:
APRIL 2015**

A. INTRODUCTION

The 185 Fore Street multi-use complex features a Fabco cartridge filter unit, Model 10080-1, located within the building. The stormwater management system must be regularly inspected and maintained to ensure that each component is performing as intended throughout its life.

B. FABCO MODEL 10080-1 STORMBASIN CARTRIDGE FILTER UNIT

Preface: The roof drain filter unit is intended to provide water quality treatment for runoff from the proposed roof surface prior to discharge into the municipal drainage system in Hancock Street Extension. Primary contaminants from the roof include bird waste, metals, dust, and related pollutants.

Inspection: The roof filter unit must be inspected to ensure proper function during rain events. Primary inspection goals include removal of debris, leaves, or related solids preventing filtering and water pass thru or blocking the internal overflow.

Maintenance: If the filter is not draining within 24 hours, the filter media shall be replaced in accordance with the manufacturer's instructions. The manufacturer StormBasin Maintenance Guide is attached hereto as Attachment A. Debris must be removed from the filter unit. With all debris removed from the StormBasin the filter cartridge(s) will be exposed at the bottom. To remove the cartridge(s) reach down into the basin and firmly grasp the plastic outer rim of the cartridge body just below the foam, twist the cartridge body counter-clock-wise about ¼ turn until it stops, and lift the cartridge straight up to remove. Insert the new StormBasin cartridge down through the hole in the base of the unit. The colored ring on the cartridge should be facing upwards. Push the cartridge all the way through the hole until it rests on the bottom. Slowly turn the cartridge in a clock-wise direction until the tabs align with the slots and the cartridge body drops about ¼' further down. Once the tabs fall through the slots, continue turning firmly in a clock-wise direction until the tabs contact the STOPS. The cartridge is now installed. A cut sheet providing details of the Fabco Model 10080-1 StormBasin Cartridge Filter Unit is attached hereto as Attachment B.

Frequency: During the first year, the unit should be inspected quarterly and following all major storm events. Thereafter, the unit should be inspected at least every 6 months. Debris and sediment buildup should be removed as needed in accordance with manufacturer's recommendations. The filter cartridges shall be replaced on an annual basis. Cartridges can be sourced from Fabco Industries, Inc., phone 631-393-6024, 66 Central Avenue Farmingdale, NY 11735.

C. RECORD KEEPING

Records of all inspections and maintenance work accomplished must be kept and maintained to document filter operation and related site maintenance. These records should be filed and retained for a minimum 5-year time span. The filing system should be capable of ready retrieval of data for periodic reviews by the City of Portland Department of Public

Services (DPS). Copies of such records should be filed with the DPS in the annual report on or before June 30th of each year with the appropriate filing fee. The annual report should include a completed and signed certification to the DPS in a form provided by DPS, certifying that the person has inspected the stormwater management systems and that they are adequately maintained and functioning as intended by the approved post-construction stormwater management plan. Records of deficiencies and corrective actions shall be provided as part of the annual report. A typical inspection and maintenance record form is attached hereto as Attachment C.

D. CONTRACT SERVICES

In some instances or at specific times, the owner may not have the ability to conduct the required inspection and/or maintenance programs as outlined in this document. In such case, the work should be accomplished on a contractual basis with a firm or organization that has the staff and equipment to accomplish the required work.

The service contract for inspection and maintenance should be formal, well-written legal document which clearly defines the services to be provided, the contractual conditions that will apply, and detailed payment schedules. Liability insurance should be required in all contracts.

ATTACHMENT A

Fabco StormBasin Maintenance Guide



StormBasin

Proprietary Water Quality Filter
System

Maintenance Guide

For
Middle/India Street Infill Project

Caution

Do not step, stand, sit or in any way use the StormBasin device to support your weight during the maintenance procedure.

Caution

StormBasin units may be installed into street level drain inlets. The StormBasin should be maintained by trained individuals who are familiar with all Traffic safety regulations.

Maintenance Guide

Pre-installation Cleaning

The StormBasin like any other storm water remediation device requires maintenance to remain efficient as a storm water filter. Fabco Industries highly recommends inspecting the perspective catch basin storm sewer before installing a StormBasin unit and thoroughly cleaning it if necessary.



Cleaning Frequency

After installation the StormBasin requires periodic cleaning. There are no hard and fast rules in this regard. Small units and installation sites with higher than expected sediment loads or areas with significant trees and foliage require more maintenance. In general, Fabco Industries recommends cleaning out the unit(s) a minimum twice per year by removing the debris, sand and silt.

Cleaning out the StormBasin: Combination style drain inlets

<p>Do not lift or remove the StormBasin from the grated inlet during cleaning. Be sure to follow proper road safety rules & regulations when working in the street.</p> <p>Begin by removing the grate from the inlet. CAUTION: Grates are extremely heavy. Some type of lifting mechanism is highly recommended.</p> <p>Place it carefully on the ground away from the work area.</p>	
<p>With the grate removed the StormBasin is available for cleaning. Do not step, stand, sit or in any way use the StormBasin to support your weight. Be sure to follow all Safety and Traffic protocols.</p> <p>Remove the sediment and debris from the basin. This can be done manually or with a vacuum device. Be sure you are wearing gloves, safety glasses and that traffic safety procedures are observed.</p>	
<p>With the debris and sediment removed the filter cartridge(s) will be visible at the bottom of the unit. We suggest removing the cartridge(s) from the StormBasin and removing any loose debris, sediment, trash from the blue foam pre-filter. (See Removing the filter Cartridge). Cartridge replacement is recommended annually.</p>	
<p>With the StormBasin and cartridges cleaned and re-installed the maintenance process is complete. Re-install the drain grate to complete the job.</p>	

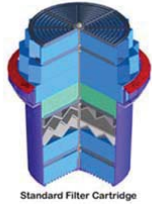
Maintenance Guide

Selecting, Removing and Installing the StormBasin Cartridges

The Fabco filter cartridges used in the StormBasin product are designed primarily to capture: floating materials, sediments and suspended solids and emulsified products such as hydrocarbon compounds, dissolved heavy metals, nutrients (P&N) and pathogens (bacteria). Before ordering your cartridges make sure you select the correct type. Each cartridge type can be identified by a colored "Ring" located at the top of the cartridge.

Selecting the right cartridge(s)

Part Number	Effectiveness	Ring color code
9718-1	Standard Cartridge Good All-purpose cartridge for common surface runoff that may contain a little bit of everything.	Red
9718-2	Pathogens Cartridge 2x's more pathogen treatment Vs. Std Cartridge. Use near sensitive water ways to keep beaches and shell fishing areas open.	Yellow
9718-3	HV Hydrocarbon Cartridge 25% more hydrocarbon filter media Vs Std cartridge. Excellent for vehicle or maintenance related applications.	Blue
9718-4	HV Metals Cartridge Uses unique FABLITE filter media for HV metals. Suggested for industrial usage where persistent HV metals have been identified in surface runoff	Grey
9718-5	Standard short Cartridge Reduced height version of std Cart.	Mint
9718-6	Nutrients Cartridge Uses proprietary FABPHOS media for nutrients. Highly effective on the critical dissolved Ortho-Phosphates. Helps reduce algae blooms keeping the water clean and healthy.	Green



Maintenance Guide

Referring to the pollutant concentrations stated in the NYS stormwater design manual, the standard cartridge should be expected to last a minimum of 1 year. Fabco's special short cartridge should be replaced twice per year.

Removing the Filter Cartridge(s)

With all debris removed from the StormBasin the filter cartridge(s) will be exposed at the bottom. To remove the cartridge(s) reach down into the basin and firmly grasp the plastic outer rim of the cartridge body just below the foam. Twist the cartridge body Counter-Clock-wise about ¼ turn until it stops. Lift the cartridge straight up to remove.



Installing new Filter Cartridge(s)

The StormBasin filter cartridge(s) install through a hole in the bottom of the collection basin. The hole has four (4) slots that accept 4 tabs molded into the underside of the cartridge body.



Insert the StormBasin cartridge down through the hole in the base of the unit. The colored ring on the cartridge should be facing upwards. Push the cartridge all the way through the hole until it rests on the bottom. Slowly turn the cartridge in a Clock-wise direction until the Tabs align with the slots and the cartridge body drops about ¼' further down.



Once the Tabs fall through the slots, continue turning firmly in a Clock-wise direction until the Tabs contact the STOPS. The Cartridge is now installed.



ATTACHMENT B

**Fabco Model 10080-1 StormBasin
Cartridge Filter Unit Cut Sheet**

THIS DOCUMENT IS THE PROPERTY OF FABCO INDUSTRIES AND IS CONVEYED WITH THE EXPRESS CONDITION THAT IT AND THE INFORMATION CONTAINED IN IT ARE NOT TO BE USED, DISCLOSED, OR REPRODUCED IN WHOLE OR IN PART, FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF FABCO INDUSTRIES, AND THAT NO RIGHT IS GRANTED TO DISCLOSE OR SO USE ANY INFORMATION CONTAINED IN SAID DOCUMENT.

FORM FAB-002

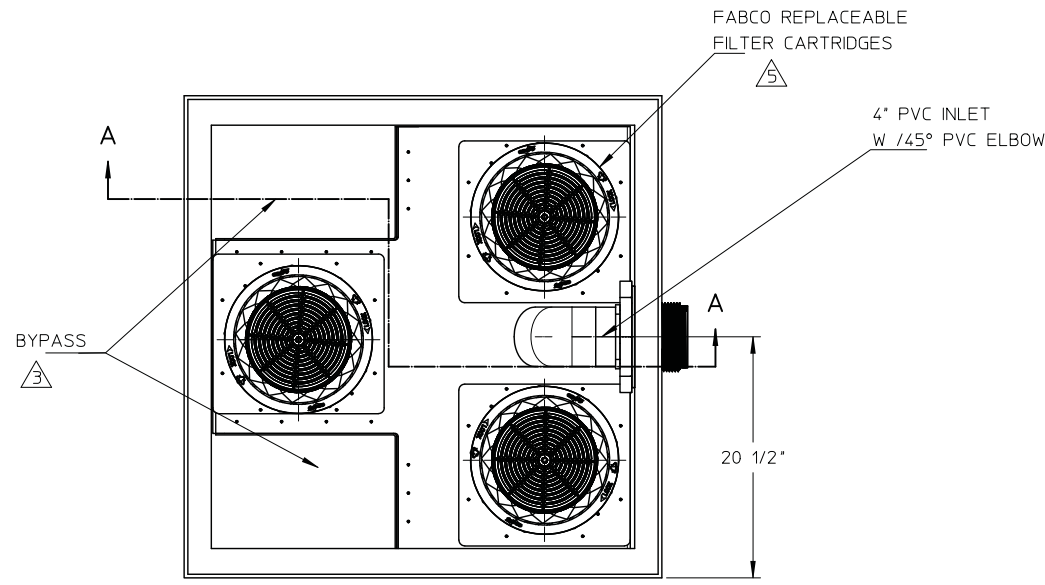
REVISIONS			
REV	DESCRIPTION	DATE	APPROVED
A	FIRST RELEASE	6/30/14	

NOTES:

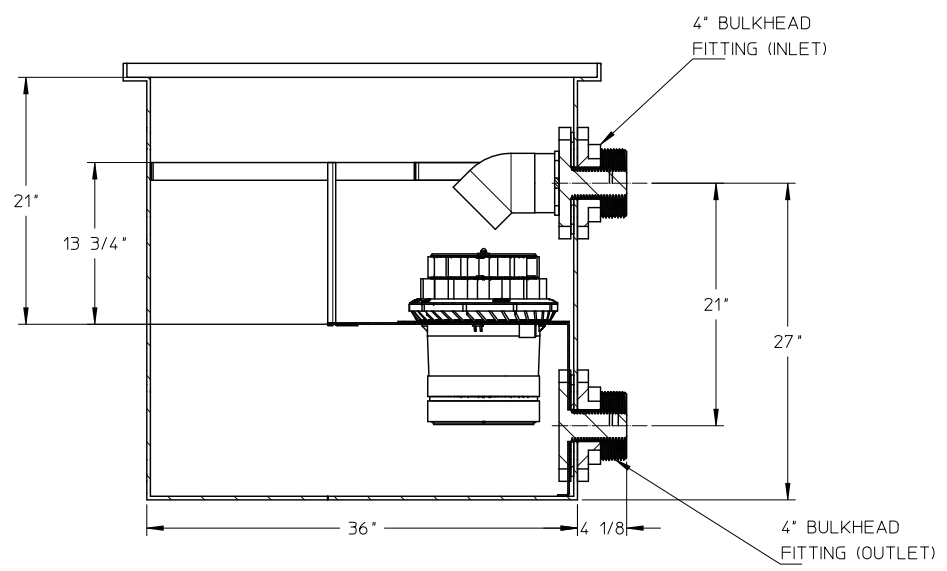
- WEIGHT (APPROX):
 - EMPTY W/CARTRIDGES: 50-LB (MAX)
 - FULL OF WATER: 1800-LB (MAX)
- MATERIAL:
 - FILTER HOUSING AND COVER: HDPE, WHITE
 - CARTRIDGE PLATE: 5052-H32 ALUMINUM ALLOY
 - SUPPORT HARDWARE: CRES 300 SERIES OR EQUAL
- PERFORMANCE CHARACTERISTICS (TYP):
 - DEBRIS CAPACITY: 11.0 CU-FT
 - FILTERED FLOW RATE: SEE TABLE 1
 - BYPASS FLOW RATE: 3100 GPM (6.9 CFS)
- TYPICAL INSTALLATION: CUT DOWNSPOUT PIPE AND CONNECT THE 4" INLET AND OUTLET PIPES AS REQUIRED TO REDIRECT RAIN FLOW THROUGH THE FILTER BOX.
- USE ONLY WITH FABCO REPLACEABLE MEDIA CARTRIDGES.
- ALL TANK DIMENSIONS ARE REFERENCE AND VARY BY THE STANDARD ROTATIONAL MOLDING TOLERANCE OF ± 3%

TABLE 1 
ADDITIONAL CARTRIDGE DESIGNS

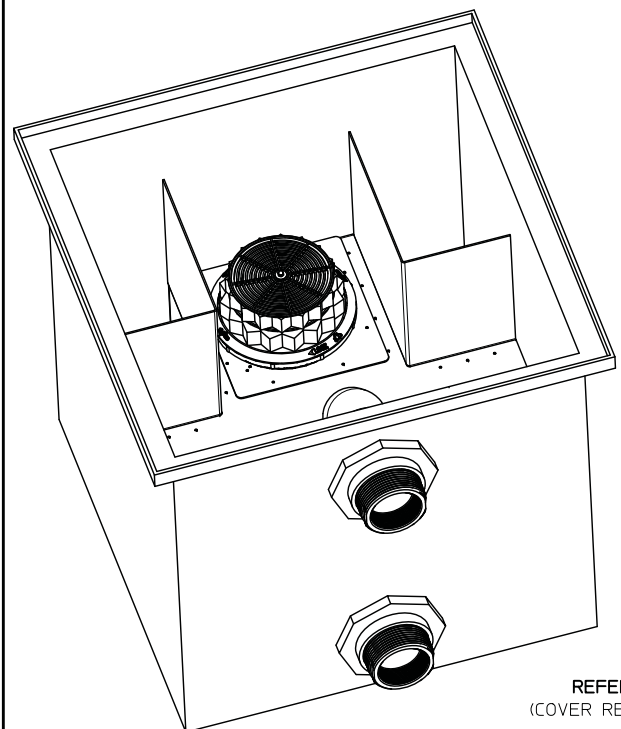
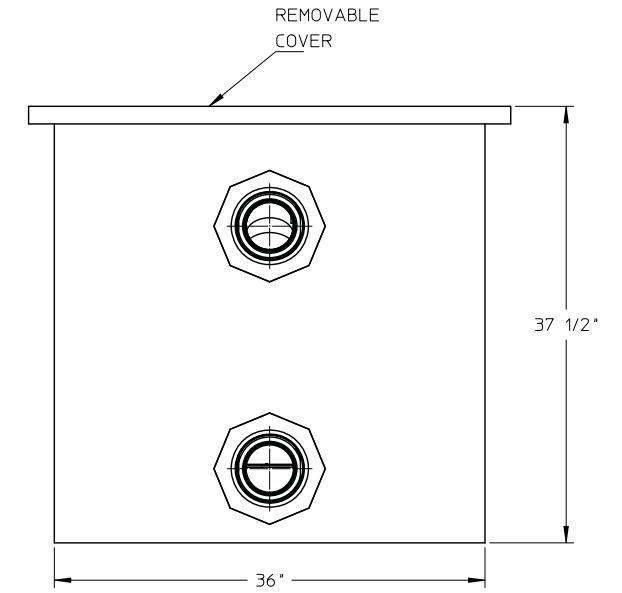
ORDER NUMBER	DESCRIPTION	COLOR CODE	FLOW RATE (TYP)
9718-1	STANDARD	RED	115 GPM (.26 CFS)
9718-2	BACTERIA	YELLOW	115 GPM (.26 CFS)
9718-3	HYDROCARBONS	BLUE	115 GPM (.26 CFS)
9718-4	HEAVY METALS	GREY	60 GPM (.13 CFS)
9718-5	STANDARD (SHORT)	MINT	115 GPM (.26 CFS)
9718-6	NUTRIENTS	GREEN	100 GPM (.22 CFS)
9718-7	HIGH FLOW	RED (MARKED)	260 GPM (.58 CFS)



COVER REMOVED FOR CLARITY



SECTION A-A



REFERENCE VIEW
(COVER REMOVED FOR CLARITY)

NO	QTY	PART NUMBER	DESCRIPTION	REMARKS
BILL OF MATERIALS				
UNLESS OTHERWISE SPECIFIED		TOLERANCES:		
REMOVE ALL BURRS		DEC .00 ± .01		
BREAK SHARP EDGES .002 - .020		DEC .000 ± .005		
FILLETS .020 MAX		FRAC ± 1/16		
DIMENSIONS ARE IN INCHES AND		ANGLE ± 2°		
INCLUDE CHEMICALLY APPLIED		Rg FINISH		
OR PLATED FINISHES		DO NOT SCALE THIS DRAWING		
MATERIAL		SEE NOTES		
MODEL LINK		10080-2		
APPROVALS		DATE		
DWN MS		6/30/14		
CHKR				
ENGR JP		6/30/14		
APVD				
FABCO INDUSTRIES, INC.		66 CENTRAL AVENUE		
FARMINGDALE, NY 11735		WWW.FABCO-INDUSTRIES.COM		
TITLE		DOWNSPOUT FILTER, 3C		
SIZE		CAGE CODE DWG NO		
D		1P8A4 10080-2-000		
SCALE		WT SHEET 1 OF 1		
1:8				



ATTACHMENT C

Sample Inspection Logs

**185 FORE STREET MIXED-USE COMPLEX
 EAST INDIA LAND COMPANY, LLC
 PORTLAND, ME**

ROOF DRAIN FILTER ANNUAL INSPECTION & MAINTENANCE LOG			
FACILITY:		YEAR:	
LOCATION: 185 Fore Street		CONTRACTOR:	
FUNCTION:		INSPECTOR:	
DATE OF INSPECTION:			
ITEM IDENTIFICATION	DESCRIPTION OF CONDITIONS	MAINTENANCE ACCOMPLISHED	DATE OF MAINTENANCE
GENERAL COMMENTS:			

ATTACHMENT D

**Summary Checklist
Inspection and Maintenance**

**Stormwater Management System
Maintenance Program
Summary Checklist**

Item	Commentary	Frequency				
		Monthly	Quarterly	Semi-Annual	Annual	Long Term
Roof Drain Filters	Inspect systems to verify adequate functioning and capacity. Dispose of filters that have reached useful life in accordance with manufacturer's recommendations. Replace filters as required.		X			
Litter	Litter should be removed daily.					

ATTACHMENT B

NEIGHBORHOOD MEETING MINUTES

Neighborhood Meeting Certification

16 Middle Street & 185 Fore Street

I, David Lloyd hereby certify that a neighborhood meeting was held on June 12, 2014 at Remax by the Bay, 88 Middle Street @ 5:30 pm.

I also certify that on May 29th invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development and the residents on the "interested parties" list.

Signed,



June 16, 2014

Attached to this certification are

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes

A R C H I T E C T Y P E

May 23, 2014

Dear Neighbor:

Please join us for a neighborhood meeting as we share plans for the construction of a five story mixed use building located at 16 Middle Street, Portland Maine and the construction of a four story mixed use building at 185 Fore Street, Portland Maine.

Meeting Location: RE/MAX By The Bay, The Common at 88 Middle Street Portland, Maine

Meeting Date: June 12, 2014

Meeting Time: 5:30 PM

(The City code requires that property owners within 500 feet (1000 feet for proposed industrial subdivisions and industrial zone changes) of the proposed development and residents on an "interested parties list", be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the Planning Board.)

If you have any questions, please call Nathan Bateman, (207) 772-2992. Or email at nathan@batemanpartnersllc.com

Sincerely,



David Lloyd
Maine Licensed Architect

Note:

Under Section 14-32(C) and 14-524(a)d of the City Code of Ordinances, an applicant for a Level III development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting within 30 days of submitting a preliminary application or 21 days of submitting a final site plan application, if a preliminary plans was not submitted. The neighborhood meeting must be held at least seven days prior to the Planning Board public hearing on the proposal. Should you wish to offer additional comments on this proposed development, you may contact the Planning Division at 874-8721 or send written correspondence to the Planning and Urban Development Department, Planning Division 4th Floor, 389 Congress Street Portland, ME 04101 or by email: to bab@portlandmaine.gov

SIGN UP SHEET

185 Fore Street - 16 Middle Street

12-Jun-14

	Name	Address
1	Bob LeBlanc	145 Newbury Street Portland
2	Peter Martin	20 Sequoia Lane Saco.
3	Dominic Jones	40 Federal St
4	LOREN AYER	147 FORE ST
5	Liv Chase	52 Federal / 48 Hancock / St Hancock
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Neighborhood Meeting Notes

16 Middle Street & 185 Fore Street

Thursday, June 12, 2014

Presenters: Nathan Bateman, Bateman Partners

David Lloyd Architect, Archetype Architects

1. David Lloyd Architect and Nathan Bateman Developer gave an overview of both projects
2. Questions asked what is the height of 185 Fore Street? Architect gave heights for cornice & mezzanine level.
3. Question asked if views along India Street towards water would be blocked. Architect described placement of building. Described how it is set back from street on second floor on south end and the fact that views down India are important to our project as we realize other developments between our building and the water will be going up in the future.
4. Liv chase remarked that the buildings are beautiful.
5. Overall there was a positive reaction to the projects.
6. Parking arrangement with garage was discussed and explained by Nathan Bateman.
7. Question of what was asked as to users of first floor of 16 Middle Street. Answer was that it can be retail, commercial, restaurant, basically bank to restaurant use but not confirmed at this time.
8. Discussions went into general discussion of future development in the neighborhood. Participants in the group were positive and encouraged by changes in the neighborhood.

End of Notes