

MEMORANDUM



TO: Caitlin Cameron, Planner
FROM: David Senus, P.E. & Ashley Auger, E.I.T.
DATE: May 29, 2014
RE: 185 Fore Street, Preliminary Level III Site Plan Application

Woodard & Curran has reviewed the Preliminary Level III Site Plan Application for the proposed mixed-use building located at 185 Fore Street in Portland, Maine. The project consists of constructing a four story building with retail uses on the ground floor and six residential units on the upper floors.

Documents Reviewed by W&C

- Level III Preliminary Site Plan Application and attachments, dated May 5, 2014, prepared by FST on behalf of Bateman Partners, LLC.
- Engineering Plans, Sheets C-1.0, C-1.1, C-2.0, C-2.1, C-3.0, C-4.0, C-5.0, C-6.0, & C-6.1, dated May 5, 2014, prepared by FST on behalf of Bateman Partners, LLC.

Comments

- 1) The Applicant has noted that the project site is subject to the conditions of a previous environmental cleanup effort associated with the American Hoist and Derrick Company, and that the restrictions are in the form of a restrictive deed covenant. The Applicant should clarify what these restrictions entail. Are there special soil characterization, handling, and disposal requirements or special building slab construction requirements (i.e. – vapor barrier below building)? Dewatering procedures may be subject to testing and treatment in accordance with the City's Industrial Pretreatment program prior to discharge to the City's sewer system.
- 2) The application is preliminary. As such, we anticipate that additional documents will be submitted with the final application, including confirmation of capacity to serve the development from utilities and a Construction Management Plan. Woodard & Curran will perform a review of the Final Application upon receipt of those documents.
- 3) 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: At this time, it does not appear that 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. The erosion control notes on Sheet C-1.1 refer to a sheet that does not appear to have been submitted. Additional information to address the Basic Standards will need to be provided with future submittals.
 - b) General Standard: The project is required to include specific stormwater management features for stormwater quality control. The Applicant has proposed to install a cartridge filter treatment unit (Model 10080 as manufactured by Fabco Industries or approved equal) within the building internal storm drain system. The Applicant should provide pollutant removal performance data for the treatment unit for review.
 - c) Flooding Standard: The project will result in a net increase in impervious area. As such, the project is required to include specific stormwater management features to control the rate of stormwater runoff from the site. The Applicant has requested a waiver from this standard and proposes to discharge the building roof water directly into the combined sewer system in India Street. This waiver request cannot supported for the project, as the direct connection of stormwater into the combined sewer system will result in an increase in the rate of inflow entering the system. As such,



the Applicant will be required to detain stormwater onsite or propose a means of discharging stormwater from the site through a design that is acceptable to the City Engineer.

- 4) The Applicant should provide a Stormwater Management Plan, which shall include a stormwater inspection and maintenance plan developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.
- 5) The proposed grading on the northern corner of the site appears to be very steep. The Applicant should indicate what stabilization methods will be utilized in this area.
- 6) The Brick Sidewalk, Vertical Granite Curb, and Typical Trench Details should be prepared in accordance with Figures I -10, I-16, and II-12, respectively, of the City of Portland Technical Manual for work within the City Right-of-Way.
- 7) The Barrier Free Ramp Detail contains a note referencing the Town of Scarborough Right-of-Way; the Applicant should modify this note.
- 8) Multiple notes on the Utility Plan (C-5) refer to an Site Electrical Plan (E1.01), a copy of which has not been received with this Preliminary Application.
- 9) Sheet C-3.0 indicates to "Restore Ex. Bituminous Pavement Area" in the alley between the proposed building and the Ocean Gateway Garage; however, the Boundary & Topographic Survey indicates that this area is gravel. The Applicant will be required to pave this alleyway as part of this project.
- 10) Underground conduits and an easement exist for telecommunications services across the project property with service to the Ocean Gateway Garage. These conduits and easement should be depicted on the Boundary & Topographic Survey plan. It appears that the Applicant is re-establishing this service connection across their site as part of the proposed Utility Plan; however, the Applicant should describe how they area coordinating this work with the adjacent Garage property owner.
- 11) Multiple utilities (natural gas, drains, primary electrical) exist in the alleyway between the Ocean Gateway Garage and the proposed building (with easements to these utility companies); however, the location of many of these utilities are not depicted on the survey or site plans. The location of these utilities and any recorded easement information should be included on the boundary survey and the project design plans.
- 12) A large Central Maine Power (CMP) manhole / vault exists at the project corner of the Fore and India Street intersection. The project proposes a brick sidewalk finish over this vault. The Applicant should work with CMP to verify whether the concrete top of this vault can be modified to allow for the brick sidewalk treatment, or whether the top will need to be replaced to accommodate brick sidewalk in this area.