August 31, 2012

**September 26, 2012**

**October 3, 2012**

**October 25, 2012**

TO: Nelle Donaldson

Barbara Barhydt

FROM: David Margolis-Pineo

 Dept. of Public Services

RE: Review Comments: 433 Fore Street – Canal Plaza Hotel

The Department of Public Services has the following comments.

1. It is unclear if the City sidewalk is encroaching on the applicant’s property at the corner of Fore and Union Streets. Please clarify if the City needs a pedestrian easement from the applicant.

**The applicant through its consultant has indicated the property radius will be reduced so an easement will not be required.**

**Comment addressed**

1. The City is requesting verification that Central Maine Power is aware and okay with the construction of a building on their easement.

**It is my understanding in discussions with CMP that they are aware of the proposed hotel and have been in discussions with the applicant.**

**Comment addressed**

1. The applicant is proposing to remove and plug several drain lines. The applicant’s attention is directed to section 2.6.11. of the City’s Technical Manual for the requirements to plug abandoned sewer laterals. Please add note to the plans directing the demolition contractor to this City requirement.

**Please submit verification this has been done.**

**Note has been added.**

**Comment addressed**

1. The sewer system is combined in this area. It would be advantageous to separate the stormwater down Union St to Commercial where there is a stormwater sewer. The City would be interested in receiving a contribution to do this work.

**After further review of the sewer system in this area, this request is withdrawn.**

**Comment addressed**

1. Plans need to be stamped.

**Sheet C-201 now stamped. No stamp indication presented on the other sheets.**

**All Civil drawings are now stamped.**

**Comment addressed**

1. The proposed drives are to be constructed of brick per City standards.

**Brick driveway aprons now proposed.**

**My initial comment was incorrect. This area is not within the Historic District so the drive apron does not need to be brick. The required driveway apron material for this area with brick sidewalks is asphalt. It is my understanding that the applicant would prefer not to use asphalt and has proposed using Jonesboro Granite. This is a change from the City’s sidewalk material policy and may require Council approval. If it is determined that this material is to be allowed, and since the City does not keep Jonesboro granite in stock, I would recommend an agreement between the applicant and the City be drafted stating that maintenance of these sidewalk areas would be the responsibility of the applicant even if damaged inadvertently by City equipment. Also, since wet granite has resulted in slipping issues elsewhere in the City, can the applicant provide assurance this will be a non-slip surface?**

1. Street lighting standards will need to be reviewed.

**No further comment.**

1. **The applicant is proposing to relocate the traffic control box at the corner of Union and Fore Streets. This may or may not be feasible. Please add note to plans that states “Coordinate Traffic Control Box relocation well in advance with City of Portland Traffic Engineer Jeremiah Bartlett (632-1062).”**
2. **Comment addressed**
3. **If the applicant is proposing a restaurant or incorporating a kitchen with this project, an external grease trap will be required. The trap will need to be designed and sized per the City’s Technical Manual (Figure II-19) and approved by this Department. The proposed grease trap shown on Drawing C-302 does not meet design criteria. The grease trap shall discharge directly to separated sanitary or combined sewer system and not into a stormwater system. The schematic shown on Drawing C-202 is not acceptable.**

**The applicant’s most current submittal for the grease trap design and the sizing calculations are acceptable.**

1. **The proposed core drilling into the existing drain manhole and required reconstruction of the manhole channel at the intersection of Union and Fore St. shall be approved and completed under the direction of John Emerson of the Sewer Operations Dept. Cell 318-0239. Please add note to plans directing the Contractor’s attention to this condition.**

**Comment addressed**

**In reference to the Construction Management Plan, the applicant is proposing to eliminate four parking spots on Union and 12 on Fore St for a ten month period. The fee for each parking space occupancy is $15/day for a seven day week. Therefore, 16 spaces X $15/day X 7 day/week X 43 weeks = $72,240. As stated by Tom Errico, it is not desirable to have the applicant occupy this many parking spaces for this length of time. We are hopeful a compromise can be reached.**

**This Department has no further comments.**