

From: Jean Fraser
To: Stowe, Barry
CC: Blais, Jason; Long, Steve; Margolis-Pineo, David; Trottier, Dave
Date: 4/22/2013 2:16 PM
Subject: RE: JB Brown, Commercial & Maple
Attachments: Revision Memo Marriott Portland 04-12-13.pdf; C13 Building Elevations MarriottPortland (Revisions) 04-12-13.pdf; C14 Building Elevations MarriottPortland (Revisions) 04-12-13.pdf; C05 Colored Revisions Plan Marriott Portland 04-12-13.pdf

Barry

I am writing to confirm that the attached plans are approved subject to revision per your comments in the e-mail below. Please send (pdf OK) a revised CO5 with the pipe reference changed, and a note re ADA compliance of sidewalks added, and I will then stamp and circulate it to inspectors/records along with C13 and C14 to document the amendments.

for the record, I confirm that the proposed changes re the water mains (as you have shown) have been reviewed by the Fire Dept and DPS and are acceptable. I also confirm that Deb Andrews has approved the revised utility door locations (as shown) in the context of the HP approval.

Thank you for the color coded summary and plan which helped expedite the review. I appreciate that these were minor revisions, but reviewers don't know that until they see/understand them so the info was very helpful.

Jean

>>> Barry Stowe <barrys@opechee.com> 4/17/2013 4:06 PM >>>
Hi Jean,

Thanks for the quick turn around on reviewing these changes. Please see my responses in red below.

1. (re 7 on your list) The proposed "HDPE" Drainage pipe for storm drain pipe connections within the City Right of Way is not an allowable pipe material in City streets (OK on your site). Anywhere that a storm drain pipe extends into the City Street, the pipe material will need to comply with the acceptable materials listed in Technical Manual 2.5.2.
Gorham Sand and Gravel is aware of the City requirements for pipe specifications and will be using the ADS N-12 HP meeting the minimum PS of 46. Attached are the pipe specifications. The pipe is a HDPE pipe so I will keep my plan labels the same. However, I'm going to add a note to the plan saying that all work within the ROW shall meet the City of Portland Technical Standards.

2. (re 2 on your list) We would like to have confirmation that the finished grades etc are ADA compliant.
Yes, all the grading around the accessible parking remains ADA compliant. Please see the attached sheet C6.

3. (Re 3 on your list) Re the water connection valves- what is shown is not the usual and I am waiting for some possible further comments from the Fire Dept on the hydrant relocation and water valves.

I await your comments regarding this matter.

Thanks,

Barry Stowe

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F (603) 527-9191

barrys@opechee.com



MEMORANDUM




From: Barry Stowe
To: Jean Fraser, Planner
Date: April 12, 2013
Subject: Commercial & Maple Street Mixed Use Development – Revisions





IF
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 1-22-2013

In an attempt to make it as simple as possible for you to review this revision submission, I have highlighted a plan with a numerical key that corresponds with the below revision summary.

These amendments as noted
4-23-2013

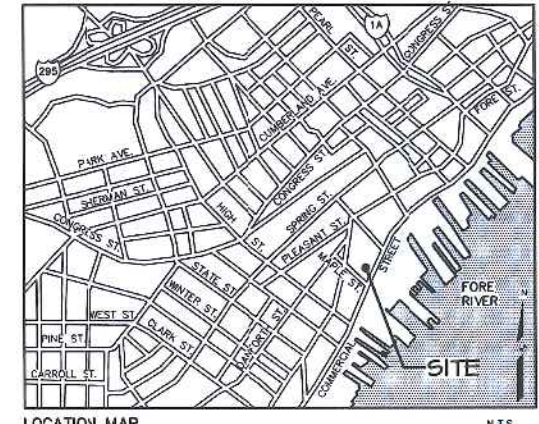
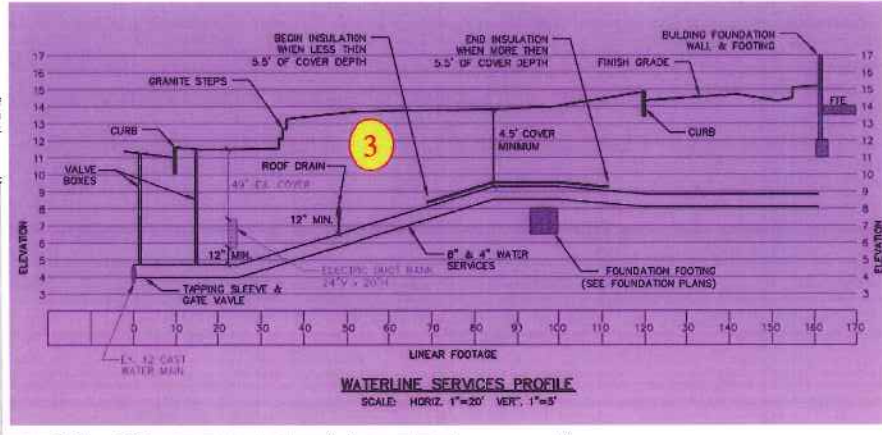
Revision Summary:

-  (1) The dumpster enclosure has been revised to be 3 feet longer. The approved enclosure size is 12 feet x 20 feet. This revision expands the enclosure size to 12 feet x 23 feet. As a result, it was necessary to reposition the enclosure to be in good alignment with the approach drive aisle. Also, the slope of the connecting sidewalk is increased slightly to accommodate the enclosure revisions.
-  (2) The sidewalks, patio and finish grades were revised to accommodate two new interior doors for the utility rooms. Revised building elevations showing the new doors are included.
-  (3) The waterlines services were revised per the request of the Portland Water District. The proposed water services now remain completely on the property and the gate valves have been move further away from the stormwater planter. In addition, a profile and section has been added to sheet C5 to assist PWD with their review.

Also, the proposed fire hydrant has been moved to a different location. The Portland Water District requested greater horizontal clearance from the tree planter.
-  (4) It was realized that the previously shown existing gas main in Commercial Street is abandoned. The correct gas main is now shown on the plans. Accordingly, the gas service to the proposed building was revised.
-  (5) The Owner has decided to remove the existing utility pole on Maple Street. As a result, the electric services will be installed from the manhole located at the intersection of Commercial and Maple Streets. Also, communications services will continue to be provided from the existing utility pole at the intersection of York and Maple Streets. However, the communication services will be installed entirely underground.
-  (6) As a result of the gas main location, it was necessary to revise the proposed sewer main at the intersection of Foundry Lane and Commercial Street. The proposed sewer manhole was deleted and the proposed sewer pipe will now be constructed the existing manhole in Commercial Street.
-  (7) As a result of the gas main location, it was necessary to revise the proposed drainage at the intersection of Foundry Lane with Commercial Street. The drainage manhole was moved to accommodate the gas line. In addition, the Portland Water District request that the catch basin be moved slightly to provide greater clearance from the waterline.

LEGEND

- BUILDING
- FENCE
- SIGN - TWO POST
- SIGN - SINGLE POST
- BOUNDARY LINE/R.O.W.
- EASEMENT
- MAXIMUM SETBACK LINE
- CURB LINE
- RETAINING WALL
- 47' PROPOSED CONTOUR
- 47' EXISTING CONTOUR, 1 FOOT
- 45' EXISTING CONTOUR, 5 FOOT
- POLE MOUNTED LIGHT
- OGC UNDERGROUND ELECTRIC
- OGC UNDERGROUND COMMUNICATIONS
- UGU UNDERGROUND UTILITIES
- G GAS LINE
- G GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- GUY WIRE OR POLE SUPPORT
- S SEWER PIPE
- S SEWER MANHOLE
- D DRAINAGE PIPE
- D DRAINAGE MANHOLE
- C CATCH BASIN
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN W/ CURB INLET
- TELCOM MANHOLE
- ELECTRIC MANHOLE
- COBBLE STONE
- BRICK PAVERS
- BROOK FINISH CONCRETE
- ASPHALT PAVEMENT
- TREE



GENERAL NOTES:

- ALL WORK WITHIN THE STREET RIGHT OF WAY WILL MEET THE STANDARDS IN THE CITY OF PORTLAND'S DESIGN AND TECHNICAL MANUALS.
- GREASE TRAP CALCULATIONS: THE STATE OF MAINE SUBSURFACE WASTE/WATER DISPOSAL RULES ARE UTILIZED TO CALCULATE THE AVERAGE DAILY PROCESS FLOW FROM THE FACILITY WITH NO SANITARY OR OTHER EXTRANEUS WASTES FLOWING THROUGH THE TRAP.

PROCESS FLOW CALCULATION:
 EQUATION: $Q = (M)(G)(S)(LF)$, WHERE:
 Q IS THE LIQUID CAPACITY OF EXTERNAL GREASE INTERCEPTOR IN GALLONS
 M IS THE TOTAL NUMBER OF MEALS SERVED PER DAY
 G IS THE GALLONS OF WASTEWATER PER MEAL, TYP. 2.0 GALLONS
 S IS THE STORAGE CAPACITY, TYP. 2
 LF IS A LOADING FACTOR DEPENDING ON TYPE OF FACILITIES PRESENT
 LF IS 1.0 WITH DISH WASHING
 LF IS 0.5 WITHOUT DISH WASHING

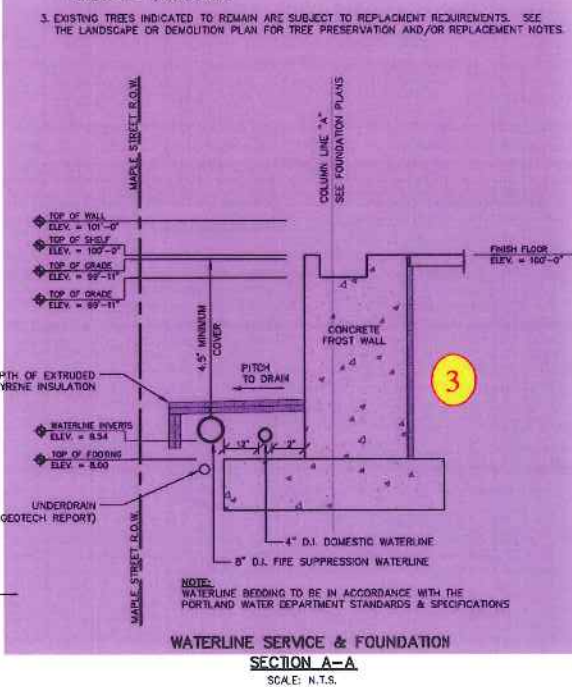
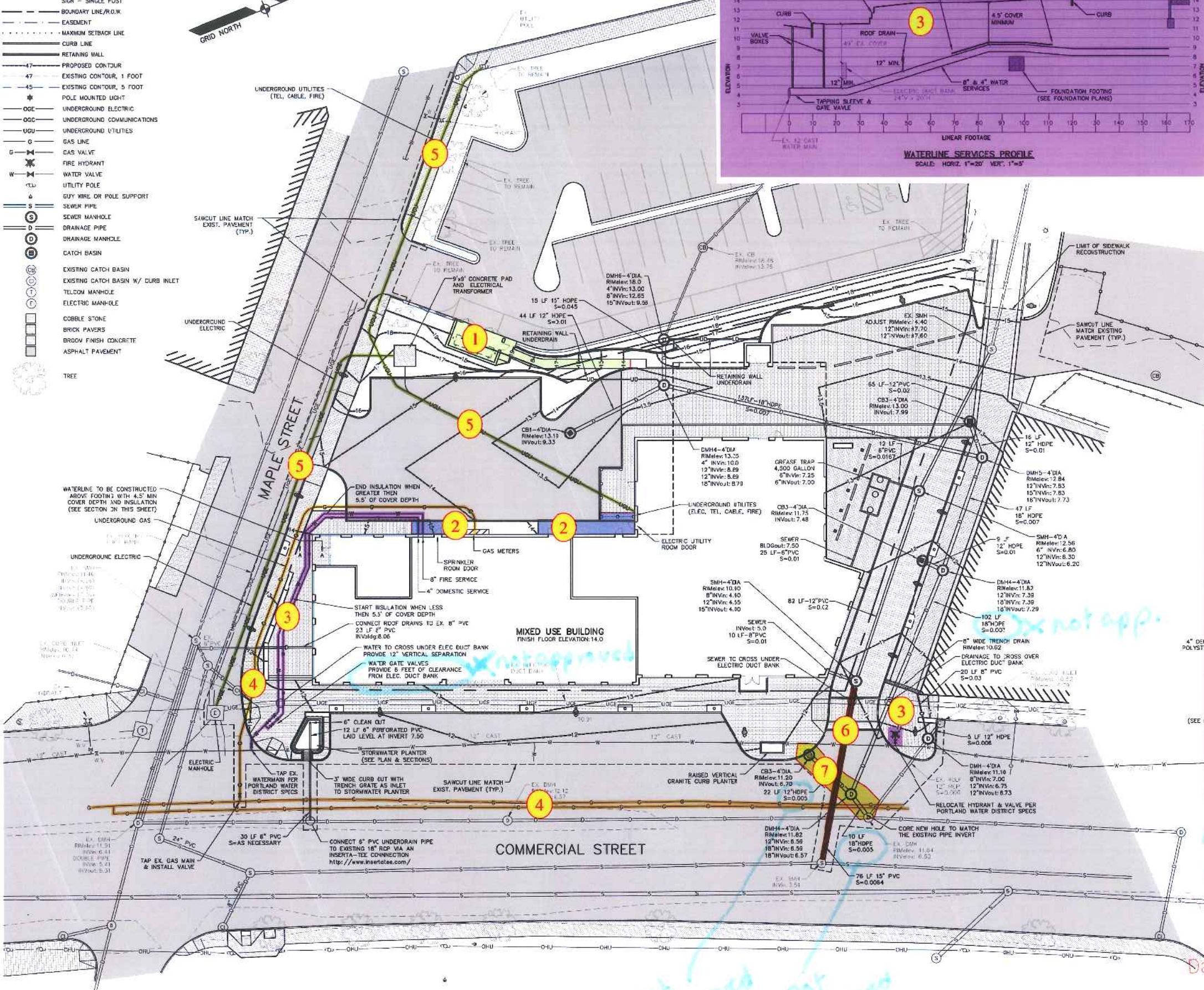
MEALS PER DAY:
 HOTEL: 50 SEATS AT 2 MEALS PER DAY = 100 MEALS
 RESTAURANT LOUNGE: 78 SEATS AT 2 MEALS PER DAY = 156 MEALS
 RESTAURANT DINING: 158 SEATS AT 3 MEALS PER DAY = 474 MEALS
 TOTAL MEALS PER DAY = 730 MEALS

PROCESS FLOW $Q = (730)(2.0)(2)(1.0) = 2,920$ GALLONS

GREASE TRAP SIZING:
 CHAMBER "A" (1/3 OF TANK VOLUME) MUST BE EQUIVALENT TO THE AVERAGE DAILY PROCESS FLOW

TANK VOLUME = 4,500 GALLONS
 CHAMBER A = 2,980 GALLONS
 CHAMBER B = 1,470 GALLONS

3. EXISTING TREES INDICATED TO REMAIN ARE SUBJECT TO REPLACEMENT REQUIREMENTS. SEE THE LANDSCAPE OR DEMOLITION PLAN FOR TREE PRESERVATION AND/OR REPLACEMENT NOTES.



WATERLINE SERVICE & FOUNDATION SECTION A-A
 SCALE: N.T.S.

approved except where noted

CITY OF PORTLAND APPROVED SITE PLAN
 Subject to Dept. Conditions
 1-22-2013

(IN FEET)
 1 inch = 80 ft

as amended 4-23-2013 except where noted

DATE	REVISION	DESCRIPTION
02-05-13	B.5	REVISED PER PLANNING BOARD CONDITIONS OF APPROVAL
03-04-13	B.5	MOVED ELECTRIC UTILITY ROOM AND REVISED ELECTRIC & COMM. CONDUIT
04-12-13	B.5	REVISED GAS, WATER, DRAINAGE, SEWER AND THE DIMPSSTER ENCLOSURE

COPECHEE
 CONSTRUCTION CORPORATION
 11 CORPORATE DRIVE, BELMONT NH 03316
 PHONE (603) 537-9886 FAX (603) 537-9181

UTILITY PLAN

PROJECT: **COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT** PORTLAND, ME

DATE: 10-22-12
 SCALE: 1"=20'
 DRAWN BY: B.5

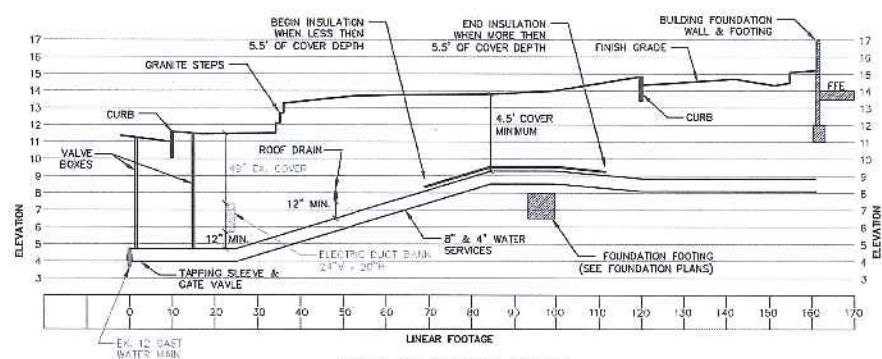
C05
 SHEET: 5 OF 14

not approved

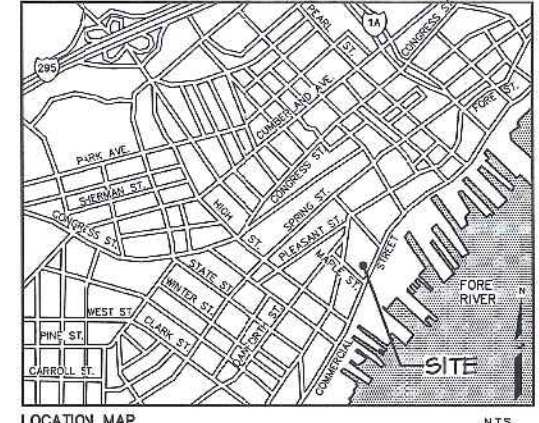
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LEGEND

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- COBBLE STONE
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WATERLINE SERVICES PROFILE
SCALE: HORIZ. 1"=20' VER. 1"=5'



LOCATION MAP N.T.S.

GENERAL NOTES:

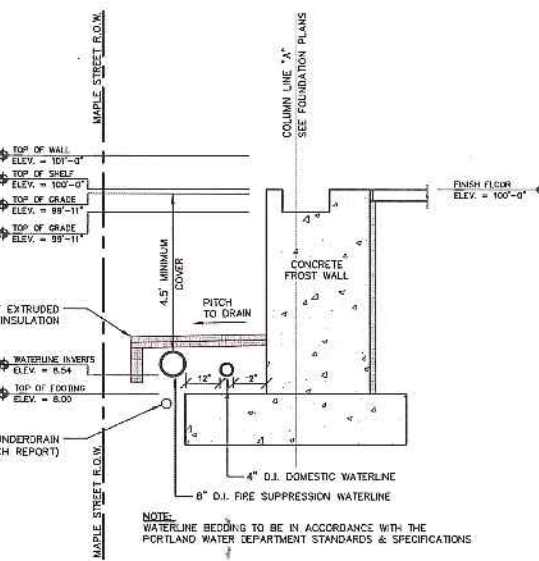
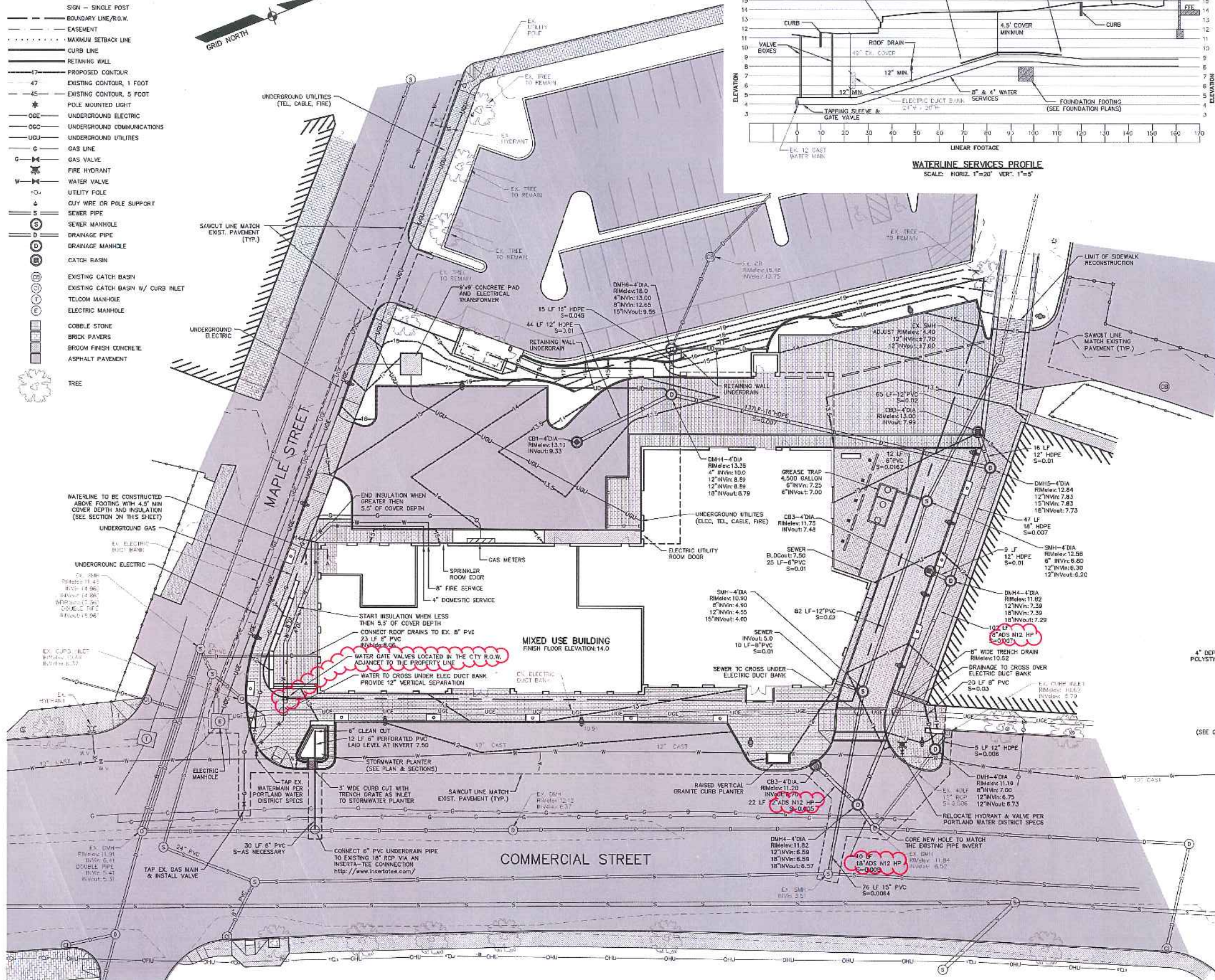
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WATERLINE SERVICE & FOUNDATION SECTION A-A
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 1-22-2013
amended 4-23-2013
clouded changes

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

DATE	REVISION	DESCRIPTION
08-04-09	01	MOVED ELECTRIC UTILITY ROOM AND REVISED ELECTRIC & COMM CONDUIT
04-12-10	02	REVISED GAS, WATER, DRAINAGE SEWER AND THE DUMPSTER ENCLOSURE
04-28-10	03	REVISED GAS, WATER, DRAINAGE SEWER AND THE DUMPSTER ENCLOSURE
04-28-10	04	REVISED WATER SERVICE VALVE LOCATIONS TO THE PROPERTY LINE

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UTILITY PLAN

PROJECT: COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT
PORTLAND, ME

DATE: 10-22-12
SCALE: 1"=20'
DRAWN BY: BUS
C05
SHEET: 5 OF 14

Planning file