

749 Congress Street

File: 15156

Summary of Easements

This project benefits from an easement from Congress Street to access the site. See attached deeds.

Financial & Technical Ability

Attached is a letter from Saco & Biddeford Savings Institution concerning financial ability to complete the project. This project has a complete design team of:

FEDERLE LAW
254 Commercial St.
Portland, ME 04101

Archetype Architects
48 Union Wharf
Portland, ME 04101

Titcomb Associates
133 Gray Road
Falmouth, ME 04105

Pinkham & Greer, Civil Engineers
28 Vannah Avenue
Portland, ME 04103

Traffic & Transportation Analysis

This project will have a mix of 7 Residential Units and a Bed and Breakfast. We expect that many of the residents will walk, bike, or take public transportation. Based on that, we anticipate a 7 trip per day rate from the residential portion of the project and 140 from the Bed and Breakfast, or 200 average daily trips. The peak PM and AM trips are anticipated to be 10% of the total, or 20 peak hour trips.

This increase in vehicle traffic is extremely small and will have minimal impact on the neighboring road network.

This site has direct access to sidewalks in the neighborhood. This provides excellent pedestrian access to the area. The project provides for indoor bike storage and exterior bike storage. We anticipate that this will be a major component of transportation for the building occupants based on the anticipated demographics.

Natural Features

This site is fully developed in the existing condition. There are no wetlands, floodplains, or significant wildlife habitats on site.

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Stormwater

This site currently has 21,542 sq. ft. of impervious surface. The proposed site will have 22,292 sq. ft. of impervious surface. The increase is less than 1,000 sq. ft. No stormwater management is required.

Solid Waste

The construction waste will be recycled and disposed of at the EcoMaine facility on Riverside Street.

The domestic solid waste will be collected and stored in a room on the lower floor. A private waste hauler will be used for removal. The removal schedule will be based on the generation rate. Based on 4.5#/day per person, we estimate 33 tons per year of solid waste will be generated.