

PUBLIC INFRASTRUCTURE AND SAFETY

The following statements are provided in accordance with the submission and Section 14-526 of the ordinance.

(c) Public Infrastructure and Community Safety Standards.

Consistency with City Master Plans (14-526 (c) 1)

- *Identify consistency with Master plans*
 - *Proposed easements, rights and improvements to connect or continue off-premises public infrastructure, as applicable*
1. *Consistency with City Master Plans:*
 - a. The project has been designed to be consistent with the City's Zoning Ordinance and off-site infrastructure plans.
 - b. There are no easement or rights required to connect to off-premises infrastructure. All infrastructure is available in adjacent public right of way. Proposed connections are indicated on the attached plans.

Public Safety and Fire Prevention (14-526 (c) 2)

- *Address Crime Prevention through Environmental Design (CPTED) (Technical Manual, Section 3)*
 - *Emergency vehicle access*
 - *Address consistency with public safety standards (Technical Manual, Section 3)*
 - *Submit a code summary referring NFPA 1 and all Fire Department standards (Technical Manual, Section 3) – Fire Checklist*
2. *Public Safety and Fire Prevention:*
 - a. The site has been designed to promote a safe and welcoming residential and commercial environment.
 - b. The site provides access from Congress Street and Westfield Street for emergency vehicles.
 - c. Fire hydrants are located adjacent to the property along the existing streets.

Availability and Adequacy of Public Utilities (14-526 (c) 3) (Technical Manual, Sections 2 & 9)

- *Electrical services, including providing underground services*
- *Identify existing and proposed connections for public utilities and required public utility upgrades*
- *Sewer line connections are required, if there is a main within 200 feet*
- *Proposed solid waste management facilities on-site and management for the site*
- *Written evidence of the ability to serve from utility companies, as applicable*

- a. The Applicant is securing letters from the applicable utilities stating their ability to serve the site.
- b. Not applicable. No new electrical service is anticipated. If an upgrade is required, it is assumed it will be aerial as the existing service is.
- c. All utility infrastructure will meet the provisions of the Technical Manual.
- d. The project will continue to utilize the existing service connection to the public sewer system within Congress Street.
- e. Any new sewer and stormwater infrastructure will meet City standards.
- f. An exterior solid waste collection and storage area is not proposed for this development.

Ability to serve letters will be forwarded to the planning office upon receipt.



December 17, 2018

Division Chief Mike Thompson
City of Portland Fire Department
380 Congress Street
Portland, Maine 04101

**Subject: 1006 Congress Street
Fire Safety Checklist**

Dear Chief Thompson:

In accordance with instructions in the City's Level III Site Plan and Subdivision Review packet, please find enclosed the drawings necessary for your review of the proposed building renovation to include 9 residential units and a 1,385 SF café at 1006 Congress Street. We have listed each item in your checklist below, followed by our response.

1. *Name, address, telephone number of applicant.*

1006 Congress Street, LLC
Attn: Jennifer Packard
33 McAlister Farm Road
Portland, ME 04103

2. *Name, address, telephone number of architect/contractor.*

Archetype
48 Union Wharf
Portland, ME 04101
207.772.6022
Attn: Katherine Detmer

3. *Proposed uses of any structures (NFPA and IBC classification).*

Building	IBC Code	NFPA Code	Sprinkler
Mixed Use	R-2, B, S-1	Storage – low hazard apartment Business – restaurant <50 occupants	Pending – will be available with permit

*Systems designed to meet NFPA

4. *Square footage of all structures (total and per story).*

Building	Footprint Area (SF)
First Floor	7,139
Second Floor	7,139
Total	14,278



Chief Thompson
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5. *Elevation of all structures.*

Architectural building elevations accompany this letter and they show the various locations of door openings, etc. around the building perimeter.

6. *Proposed fire protection of all structures.*

The existing building has service but no feeds. The future permit will include a full sprinkler system.

7. *Hydrant locations.*

There is a fire hydrant on directly across Congress Street opposite the project site less than 100 feet from the building, and a second one located on Westfield Street, approximately 100 feet from the building.

8. *Water main(s) size and location.*

The site will continue to be served by an existing 6" sprinkler service that is teed from the existing 8" water main in Westfield Street. The building will have an automatic sprinkler system.

9. *Access to all structures (min. 2 sides).*

The accompanying site plan depicts the site's access conditions that include access to two or more sides of the buildings.

10. *A code summary shall be included referencing NFPA 1 and all fire department technical standards.*

NFPA 1 – Chapter 18 Fire Department Access and Water Supply

18.2 *Fire Department Access:*

The building can be directly accessed from Congress and Westfield.

Per NFPA 1 – Chapter 18.2.3.2.2.1, all first story floors are located not more than 450 ft. from a Fire Department access road.

City of Portland Technical Manual – Section 3 Public Safety

3.4.1 *Every dead-end roadway more than one hundred fifty (150') feet in length shall provide a turnaround at the closed end. Turnarounds shall be designed to facilitate future street connectivity and shall always be designed to the right (refer to Figure I-5).*

Supporting Evidence: Not applicable.



Chief Thompson
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3.4.2 Where possible, developments shall provide access for Fire Department vehicles to at least two sides of all structures. Access may be from streets, access roads, emergency access lanes, or parking areas.

Supporting Evidence: As depicted on the Site Plan, the proposed building layout provides for a minimum access to two side of the structure.

3.4.3 Building setbacks, where required by zoning, shall be adequate to allow for emergency vehicle access and related emergency response activities and shall be evaluated based on the following factors:

- *Building Height.*
- *Building Occupancy.*
- *Construction Type.*
- *Impediments to the Structures.*
- *Safety Features Provided.*

Supporting Evidence: The attached site plan shows that there is safe and efficient access along the public streets for emergency vehicles.

3.4.4. Fire Dept. access roads shall extend to within 50' of an exterior door providing access to the interior of the structure.

Supporting Evidence: The building is located on the corner of Congress and Westfield Streets and exterior doors are within 50 feet of the streets.

3.4.5. Site access shall provide a minimum of nine (9) feet clearance height to accommodate ambulance access.

Supporting Evidence: A minimum of 9 feet vertical clearance will be provided below any overhead signage or utilities entering the site.

3.4.6. Elevators shall be sized to accommodate an 80 x 24-inch stretcher.

Supporting Evidence: Not Applicable (no elevator required).

3.4.7. All structures are required to display the assigned street number. Numbers shall be clearly visible from the public right of way.

Supporting Evidence: Currently, the project location is 1006 Congress Street. The applicant will work with the City's Public Services Division to confirm that this will remain the street address to meet City standards.



Chief Thompson
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If you need any further information regarding this review, please contact our office.

Regards,

STANTEC CONSULTING SERVICES INC.

Darrin Stairs, P.E.
Project Manager
Tel: 207-887-3406
darrin.stairs@stantec.com

Attachment

c: Planning Authority

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December 17, 2018

Mr. Brad Roland, PE
City of Portland Public Works
55 Portland Street
Portland, Maine 04104-3553

**Subject: Proposed Building Reuse
1006 Congress Street
Request for Ability to Serve Letter**

Dear Brad:

Our office is working as a consultant in the site planning and permitting associated with the proposed reuse of a 17,197 SF building at 1006 Congress Street in Portland, ME. The site is identified as Lot 22 on Tax Map 76, Block A and is currently located in the B-2 Community Business Zone. We would like to verify the City's wastewater division has ability to provide wastewater capacity for the project and to determine any impact fees. The applicant is proposing to construct nine two-bedroom units of apartment rental housing and a 1,400 SF café on a 0.45-acre parcel. We expect that the existing sanitary sewer service connection will remain in place to serve this renovated building space.

The projected water use for the residential use, using Table 4A of Section 4.E.2 of the Maine Subsurface Wastewater Disposal Rules is as follows:

Multi-Family Dwellings			
Unit Type	# Units	GPD	Design Flow (GPD)
2 Bedroom	9	180	1,620
Total			1,620

For the 1,385 SF café use, Table 4A of the Maine Subsurface Wastewater Disposal Rules estimate the following for "Eating place, paper service": 7 gpd per seat plus 12 gpd/employee. Assuming six employees per day, and 30 seats, the following flow is estimated for the restaurant use:

Restaurant (Café) use			
Unit Type	# units	GPD	Design Flow (GPD)
Seats	30	7	210
Employees	6	12	72
Total			282



Mr. Brad Roland
December 17, 2018
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Based on this amount of flow, we trust that the existing sanitary sewer system has adequate capacity to serve this project.

If you have any questions regarding this request, please do not hesitate to our office.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Darrin Stairs, PE
Project Manager
Phone: (207) 887-3406
Darrin.stairs@stantec.com

Attachment: Wastewater Application

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CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Portland Dept. of Public Works -
Water Resources
55 Portland Street,
Portland, Maine 04101-2991



Bradley Roland, P.E.
Water Resources Division
Department of Public Works
55 Portland Street
Portland, ME 04103

Date: 12/03/2018

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 1006 Congress Street Chart Block Lot Number: _____

Proposed Use: Residential/Restaurant
Previous Use: Vacant - Church Previously
Existing Sanitary Flows: _____ GPD
Existing Process Flows: - 0 - GPD
Description and location of City sewer that is to receive the proposed building sewer lateral.

Site Category	Commercial (<i>see part 4 below</i>)	<input checked="" type="checkbox"/>
	Industrial (<i>complete part 5 below</i>)	<input type="checkbox"/>
	Governmental	<input type="checkbox"/>
	Residential	<input checked="" type="checkbox"/>
	Other (<i>specify</i>)	<input type="checkbox"/>

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: Barbara Barhydt Phone: _____
Owner/Developer Name: 1006 Congress Street LLC
Owner/Developer Address: 33 McAlister Farm Road - Jen Packard
Phone: _____ Fax: _____ E-mail: _____
Engineering Consultant Name: Darrin Stairs, PE - Stantec
Engineering Consultant Address: 482 Payne Road - Scarborough, ME 04074
Phone: 207.887.3406 Fax: 207.883.3376 E-mail: darrin.stairs@stantec.com

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: _____ GPD
Peaking Factor/ Peak Times: State of Maine Subsurface Wastewater Disposal Rules
Specify the source of design guidelines: (*i.e.* "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify))

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: _____ - Not Applicable -
Size of External Grease Interceptor: _____
Retention Time: _____
Peaking Factor/ Peak Times: _____

Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet.

5. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____ - Not Applicable - GPD
Do you currently hold Federal or State discharge permits? Yes _____ No _____
Is the process wastewater termed categorical under CFR 40? Yes _____ No _____
OSHA Standard Industrial Code (SIC): _____ (<http://www.osha.gov/oshstats/sicser.html>)
Peaking Factor/Peak Process Times: _____

Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps.

Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided, or attached, as a separate sheet.
