

TAB 5 – PUBLIC INFRASTRUCTURE AND SAFETY

Section 14-526. Site Plan Standards

The following statements are provided in accordance with the submission checklist Tab 5 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. The site benefits from existing infrastructure to the existing building. The expansion will involve the installation of a sprinkler system to the building which involves a new fire supply water main off the PWD main in City Line drive. The existing building has a sanitary sewer service and the flows from the site ultimately discharge to the South Portland municipal wastewater collection, conveyance and treatment systems, per an inter-municipal agreement.
- b. Sanitary sewer flows from the development will go to the South Portland WWTP per an intra-municipal agreement.

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 office environment.
- b. The site provides access from Johnson Road, City Line Drive and the Jetport Boulevard for emergency vehicles.
- c. There is an existing fire hydrant located at the entrance of City Line Drive off Johnson Road. The existing office building will be fully sprinklered. The proposed expansion will also be sprinklered according to NFPA regulations.
- d. A summary letter to Chief Pirone is included at the end of this section.

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*

There are existing electrical water, sewer, and gas services to the property from mains located in the abutting streets. Our office has contacted all governing utility agencies and companies and will continue to coordinate the provision of new or updated services, as required throughout the design and construction phases of the project. The following sections outline current conditions and anticipated improvements associated with each system.

Electricity Supply/Communications

Bartlett Design has contacted Central Maine Power Company (CMP) regarding their ability to provide service to the site. Currently, there is overhead service to the existing building. The current proposal is to extend underground services to a new pad mount transformer to service the building. The applicant will continue to coordinate provision of power to the site with CMP. Similarly, communications and cable service will be coordinated with Consolidated and Charter.

Water

There is currently a single domestic water service to the existing building from the twelve-inch main in Johnson Road. The water fire service for the new office building will be run from the 12" main in City Line Drive. The size and locations of any new services will be confirmed once the detailed plumbing needs can be assessed. We are coordinating with the PWD on the service requirements. Once this has been established, a copy of the information will be submitted to the Planning Office.

Wastewater Disposal

There is an existing private sanitary sewer service from Johnson Road which the project site currently ties into.

Natural Gas

There is a gas main located within Johnson Road and City Line Drive and there is a service connection to the existing building. The applicant expects to have natural gas service into the expanded building.

Solid Waste

A solid waste collection and storage area will be provided with adequate capacity for the needs of the development. The owner will contract with a waste removal vendor as part of the onsite management of waste collection and recycling.

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