



September 17, 2018
17500

Barbara Barhydt
City of Portland
389 Congress Street
4th Floor
Portland, ME 04101

Level 3 Site Plan Application
150 & 142 Riverside Street, Portland, Patagon –Climate Controlled Self Storage Facility

Dear Ms. Barhydt:

On behalf of our client Patagon Storage, LLC, Sebago Technics Inc. is please to submit the following Site Plan application for your consideration. The proposed project involves the construction of a three story, climate controlled self-storage facility on a previously developed lot on Riverside Street.

Project Description:

Project Site: The project site was originally two separate lots, 150 Riverside Street and 142 Riverside Street, but has been recently closed to consist of one holding; The property now referred to as 150 Riverside Street is a combination of the lots consisting of 3.6 acres. The Original 150 Riverside lot was 2.23-acre parcel that was the site of a small used furniture store. 142 Riverside Street is a 1.37-acre parcel that is was as an inventory lot for a used car dealership. Both parcels are located within the City of Portland's Industrial B-4 Zone.

Proposed Project: The proposed project consists of the redevelopment of the two parcels for a self-storage facility. The existing building at 150 Riverside Street will be removed to allow for the construction of the proposed three-story, climate controlled, self-storage facility. The remaining portion of this 3.6 ac. parcel will be used to provide parking and roadway areas to service the self-storage building, and will be preserved in a buffer for stormwater treatment, and apportion holds the common detention for this site and the adjacent property.

The site anticipates to utilize all existing utilities that served the furniture store, but will require realignment and trench relocation to serve the proposed structure. There was an existing sewer main that was in place to feed the rear of the lot, that was installed to serve a proposed hotel project, and that was never completed. That utility will be removed and abandoned due to the conflicts it will have the stormwater measures being proposed.

The site will be treated for stormwater utilizing a device called Focal Point, as required due to the site falling within the watershed of Capisic Brook as listed by the Maine DEOP as an Urban Impaired Stream.

We are aware of the improvement that have been completed at Riverside Street and the MTA Exit 48 improvements. The owner did attempt to get some improvements completed prior to the final paving but due to closing dates and terms of the closing they were not able to close an entrance the will need to for the project. We are hopeful we can work out a curb install with the City of Portland that will limit the disturbance along the roadside edge, such that we can safely proceed with the site work and not compromise the road surface. We understand that the street is in a moratorium state, and will work to find a solution with the City. Otherwise we foresee no reason to conduct any other work within the street itself.

We have also discovered that the site is under a difficult geological formation of soft soils consisting of silt clay which further hampered some of our design efforts, and due to the bearing capacities we were forced to hold the site at the approximate same grade/elevation that the structures are currently established. In establishing that floor grade, it presented challenges to the overall stromwater design, given the shallow depths of the existing storm drains in Riverside Street. However, we feel we have devised a manner to connect and meet both State and City treatment standards for the proposed site.

We feel we have provided a complete application and look forward, to being placed on the next available Planning Board agenda for a Public Hearing.

As always, please contact me if you have any questions or require further information.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "James R. Seymour". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

James R. Seymour, P.E.
Sr. Project Manager

JRS: