



PORTLAND MAINE

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Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, FAICP, Director

April 8th, 2013

Kathy Alves, Director of Operations, Trades
City of Portland
389 Congress Street
Portland, ME 04101

Project Name: Riverside Golf Course Pro Shop/Meeting Space
Project ID: 2013-090 CBL: 357-A001001
Address: 1010-1158 Riverside Street

Dear Kathy:

I refer to your e-mailed request on April 5th, 2013 for approval to commence foundation work prior to the receipt of the site plan approval for the amendments.

A pro shop on this site was approved on November 26, 2012, and a site plan amendment application is currently under review for an enlarged building footprint and revised location, with minor associated site amendments.

As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence pre-site work on this project prior to the receipt of a site plan approval. The commencement of pre-site work is limited to the work as listed below and is subject to the conditions outlined in this letter:

Extent of Work

- 1) Excavation and installation of foundations, subject to a foundation permit from the Inspections Division;
- 2) Alteration of utility connections in compliance with all utility and DPS requirements.

Conditions

- 1) That erosion and sedimentation control measures shall be in place as advised by DRC (Phil diPierro);
- 2) That all work shall be in accordance with the submitted site plans for the amendments, as the building location shown on those plans does meet zoning requirements and is acceptable to the Fire Department.

Please be advised that you must obtain any permits that may be required from Public Works for any street openings, and building permits must be obtained from the Inspections Division for all foundations and structures.

Prior to the start of any site or demolition work, a pre-construction meeting shall be held at the project site with the City's representative, the contractor, the Development Review Coordinator, and Public Service's representative to review the construction schedule, erosion and sedimentation controls, and other critical aspects of the site work.

Please contact Philip DiPierro, Development Review Coordinator at 874-8632 regarding the preconstruction meeting. If you have any questions, please contact Jean Fraser on 874-8728.

Sincerely,

Jeff Levine, Director

Planning & Urban Development Department

CC:

Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jacgerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schnuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dohson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services

Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Riek Blackburn, Assessor's Department
Approval Letter File
Applicant (Vincent Veroncau of J B Brown & Sons)

4/8/13

Level 11 Preliminary Site Plan Amendments

4/1/13

To: Planning

From: City Of Portland (Facilities Dept)

Re: Project # 2012-432

Enclosed please find amendments that are being requested due to the relocation of the Pro Shop. The redesign was prepared by Scott Simonds Architects through Woodard Curran. Amendments being requested are as follows:

1. Construct building in location of existing structure.
2. Increase sq ft from 777 to 1702. (includes 8'X46' porch)

Using this design has significantly reduced the total amount of excavation that needs to occur. The amount of impervious area has been reduced slightly. The new parking lot layout has increased from 68 to 72 spaces, this includes 2 van accessible spaces as well.

Original Site Plan Review Conditions 1-8 will be addressed as follows:

1. New landscape plan will be provided by city arborist.
2. The condenser unit has been removed from the project.
3. Attached is a proposed WPLED-9 fixture that would replace the existing fixture located on the utility pole. Also attached are cut sheets for exterior fixtures to be mounted on the building. *Note- WRAP9 KIM fixture is the same fixture used on the Bayside Trail. All proposed lighting is a standard we use on most city properties.
4. Myself and Captain Pirone met and discussed this item. The sq ft increase falls below the NFPA code to require fire protection. There are 2 fire hydrants located within this area. One at 315' the other at 600'. See attached sheet from the Portland Water District.
5. Myself and Frank Brancley met on this matter as well. Due to failure of the septic system at some point records are not available. Water was used minimally and un metered. These issues are being addressed in the project.
6. The septic system was removed by the city in the fall of 2012.
7. No signage will be added as part of this project. Recreation will apply for permits once they have a design and plan.
8. The sidewalk I've been told will be done in the next 60 days by Public Services.

Project progress as of 4/1/13:

Demo Permit issued on 3/12/13- Existing building has been removed.

Trench opening permit issued on 3/25/13- Trench has been opened, conduits have been installed.

Unitil Application Approved on 3/29/13: City staff met on site with Unitil on 4/1/13 to discuss gas tap. This is all set and will happen on 4/3/13.

Portland Water District Approval 3/29/13- Application was submitted and approved for water tap location. Fees have been paid.

Foundation permit request has been submitted as of 4/1/13. Building permit request will be submitted on Monday 4/8/13.

Street opening application has been submitted for Unitils work on 4/3/13.

An onsite meeting was held with Phil DiPierro on 4/1/13. Phil had a few minor request that we resolved on this day.

4/8/13

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	9,932,000 sq. ft.
Proposed Total Disturbed Area of the Site	2800 sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)	
IMPERVIOUS SURFACE AREA	
• Proposed Total Paved Area	33,978 sq. ft.
• Existing Total Impervious Area	5032 sq. ft.
• Proposed Total Impervious Area	4467 sq. ft.
• Proposed Total Impervious Area	— sq. ft.
• Proposed Impervious Net Change	DECREASE 565 sq. ft.
<i>SEE ATTACHED SHEET FROM WOODWARD & CURRAN</i>	
BUILDING AREA	
• Proposed Building Footprint	1702 sq. ft.
• Proposed Building Footprint Net change	1026 sq. ft.
• Existing Total Building Floor Area	676 sq. ft.
• Proposed Total Building Floor Area	1334 sq. ft.
• Proposed Building Floor Area Net Change	658 sq. ft.
• New Building	(yes or no)
ZONING	
• Existing	<i>RECREATION / OPEN SPACE</i>
• Proposed, if applicable	
LAND USE	
• Existing	<i>GOLF COURSE</i>
• Proposed	<i>GOLF COURSE</i>
RESIDENTIAL, IF APPLICABLE	
• Proposed Number of Affordable Housing Units	
• Proposed Number of Residential Units to be Demolished	
• Existing Number of Residential Units	
• Proposed Number of Residential Units	
• Subdivision, Proposed Number of Lots	
PARKING SPACES	
• Existing Number of Parking Spaces	68
• Proposed Number of Parking Spaces	70
• Number of Handicapped Parking Spaces	2
• Proposed Total Parking Spaces	72
BICYCLE PARKING SPACES	
• Existing Number of Bicycle Parking Spaces	0
• Existing Number of Bicycle Parking Spaces	0
• Proposed Number of Bicycle Parking Spaces	6
• Total Bicycle Parking Spaces	6
ESTIMATED COST OF PROJECT	125,000.00

SEE PLAN FIGURES #1, 2, 3

4/8/13



41 HUTCHINS DRIVE
PORTLAND, MAINE 04102
TEL. (207) 774-2112
FAX (207) 774-8835

CLIENT Riverside Pro shop Areas
PROJECT Net Impervious Areas
DESIGNED BY Denise Cameron DATE 8/14/13
CHECKED BY _____ DATE _____
PROJECT NO. _____ SHEET NO. 1 OF 1

EXISTING IMPERVIOUS AREAS

EXISTING BLDG & CONCRETE PAD	= 885 Sq FT
EXISTING BITUMENIOUS AREAS	= 1101 Sq FT
EXISTING COMPACTED GRAVEL	= 3046 Sq FT
TOTAL EXISTING IMPERVIOUS	<u>5032 Sq FT</u>

PROPOSED IMPERVIOUS AREAS

BUILDING	= 1334 Sq FT
PORCH	= 368 Sq FT
CONCRETE PAD	= 120 Sq FT
GRAVEL + BITUMENIOUS	= 2645 Sq FT
TOTAL PROPOSED IMPERVIOUS	<u>4467 Sq FT</u>

TOTAL IMPERVIOUS CALCULATIONS

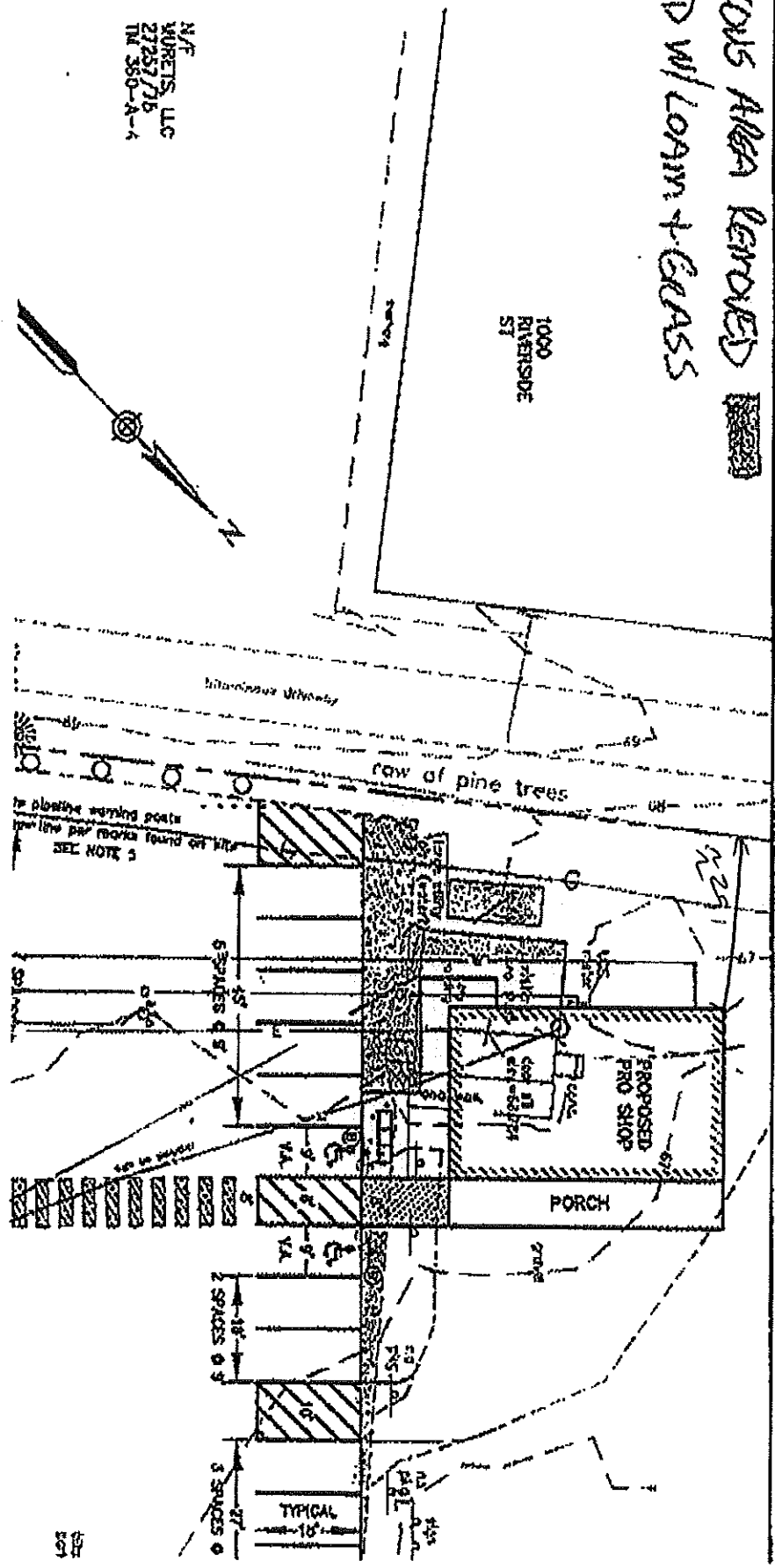
EXISTING	= 5032 Sq FT
PROPOSED	= 4467 Sq FT
NET DECREASE	= - 565 Sq FT

CONTRACTOR: _____
 COMPANY: _____
 PROJECT: _____

IMPROVED AREA REMOVED
 REPLACED W/ LOAM + GRASS

1000 RIVERSIDE ST

N/F
 WIRETS, LLC
 2725177B
 TN 380-A-4



4/20/13

12' from Feq

PER SPACES TOTAL