



PLAN CORRECTIONS REPORT PL-000216-2018 FOR CITY OF PORTLAND

PLAN ADDRESS: 400 West Commercial Street
Portland, ME 04101 **PARCEL:** 059 A003001

APPLICATION DATE: 06/26/2018 **SQUARE FEET:** 0.00 **DESCRIPTION:** Canal Landing New Yard - Phase IV (Building E)

EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Agent/Representative	Stephen Bushey	Stantec	778 Main Street, Suite 8 So. Portland, ME 04106

Corrections Required

City Arborist Jeff Tarling

Civil Engineering - Third Party Reviewer Lauren Swett

v.1.00 - Not Resolved

Correction: General

All building utility services are shown on the existing conditions plan, but they are called out on the proposed site plan. Please clarify that these site items (lift station, sanitary, fire, and domestic services) are already installed.

Corrective Action: Provide written response and or updated plans

Correction: General

The Applicant has noted that they are requesting a waiver of the flooding standard. This should be documented on the waiver request sheet.

Corrective Action: Provide waiver request

Correction: General

No site details are provided. At a minimum, plans should include details associated with utility work, surface restoration, and erosion and sedimentation control.

Corrective Action: Provide updated plans

Correction: General

Utility ability to serve requests have been submitted for water and sewer. Final confirmation of ability to serve should be provided when received.

Corrective Action: Provide written confirmation from utility providers

Correction: General

Please provide additional clarity on the CSO easement that exists adjacent to the site, and what restrictions exist. We understand that this CSO and easement are under the authority of the Portland Water District, and not the City of Portland as was previously understood. Specifically, are there restrictions on filling and grading over the easement, and are there any long-term maintenance or access requirements.

Corrective Action: Provide update on status of CSO easement

Correction: General

A stormwater management report has previously been submitted for the overall site. This should be provided and updated based on the current project.

Corrective Action: Revise stormwater management report to reflect updated conditions.

Fire Pool Fire

Parking John Peverada

Planning Matt Grooms

v.1.00 - Not Resolved

Correction: Screening of Site Features

In accordance with site landscaping standards, the proposed development should provide some vegetation between the building and Maine DOT ROW to provide visual interest and buffering between the building and rail corridor.

Corrective Action: Coordinate with City Arborist in developing a landscape plan.

Correction: Utility Capacity

Prior to the issuance of any building permits, a copy of all 'ability to serve' letters shall be provided to the Planning Authority, which demonstrate adequate utility capacity for the project.

Corrective Action: Provide written confirmation from utility providers.

Correction: General

Renderings of the proposed building shall be provided to confer impact of the proposed building upon the surrounding context. These renderings should include multiple perspectives taken from West Commercial Street and from the West End neighborhood.

Corrective Action: Provide renderings of proposed building

Correction: Bicycle Parking

Bicycle parking shall be provided at a rate of two spaces per ten vehicle spaces. If the applicant does not wish to provide bicycle spaces, then a waiver request shall be submitted.

Corrective Action: Update plans or provide written waiver request.

Correction: Emergency Vehicle Access

The project site shall be designed to ensure adequate emergency access, notably access for fire apparatus and proximity to required fire hydrants. The name and address of the property should be standardized across assessor and 911 records to ensure efficient response times in case of an emergency.

Corrective Action: Provide written response outlining emergency vehicle access.

Correction: Site Lighting

It is not clear from the applicant's submittal whether or not site lighting is proposed? The applicant shall indicate the location and type of all site lighting on applicable plan sheets, and shall include lighting details and photometric plans demonstrating acceptable illumination levels and light trespass. All proposed lighting shall be full cutoff and shall be in compliance with Section 12 of the City's Technical Manual.

Corrective Action: Provide written response and if necessary, update and or provide plan showing location of lighting along with relevant details and photometrics.

Correction: General

The building elevations submitted are not sufficient. An updated building elevation shall be submitted which includes the following information regarding facade materials, average building grade and height based upon that grade.

Corrective Action: Provide updated building elevation

Correction: Exterior/Roof-Mounted Mechanical Equipment

The location of all exterior and or rooftop mechanical equipment shall be shown on applicable plan sheets, including but not limited to HVAC systems, transformers, air handling units, emergency generators and meter boxes. In the case of this building, long views shall be taken into consideration from the surrounding neighborhoods.

Corrective Action: Update plan sheets as necessary

Correction: General

The applicant states that an impact mitigation narrative was included in the submitted material, however this does not appear to be the case. The staff are requesting that this document be resubmitted.

Corrective Action: Resubmit document

Public Works Engineering

Mike Farmer

Public Works Street Openings

Rhonda Zazzara

Public Works Water Resources

Nathaniel Smith

Public Works Water Resources Engineering

Doug Roncarati

Traffic - Third Party Reviewer

Tom Errico

Transportation/Planning

Bruce Hyman

Zoning

Pool Zoning

Conditions Required



Matthew Grooms <mgrooms@portlandmaine.gov>

400 W Commercial Street - Canal Landing Phase IV

Tom Errico <thomas.errico@tylin.com>
To: Matthew Grooms <mgrooms@portlandmaine.gov>

Fri, Aug 31, 2018 at 7:37 AM

Hi Matt – I do not have any comments from a traffic perspective. Thanks

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director
TYLIN INTERNATIONAL
12 Northbrook Drive
Falmouth, ME 04105
+1.207.781.4721 main
+1.207.347.4354 direct
+1.207.400.0719 mobile
+1.207.781.4753 fax
thomas.errico@tylin.com
Visit us online at www.tylin.com
Twitter | Facebook | LinkedIn | Google+

"One Vision, One Company"

From: Matthew Grooms <mgrooms@portlandmaine.gov>
Sent: Thursday, August 30, 2018 3:50 PM
To: Jeff Tarling <jst@portlandmaine.gov>; Swett, Lauren <lswett@woodardcurran.com>; Robert Thompson <rmt@portlandmaine.gov>; Tom Errico <thomas.errico@tylin.com>; Keith Gray <kgray@portlandmaine.gov>
Subject: 400 W Commercial Street - Canal Landing Phase IV

[Quoted text hidden]

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



Matthew Grooms <mgrooms@portlandmaine.gov>

Canal Landing Ph. IV - Shoreland Zone Review

Ann Machado <amachado@portlandmaine.gov>
To: Matthew Grooms <mgrooms@portlandmaine.gov>

Thu, Aug 30, 2018 at 10:05 AM

Matt -

Flood Plain:

The only real reference to the flood plain is in the Project Description as shown on Figure 7. This is from the Maine office of GIS. This is not the correct map to use for identifying the flood zone under our floodplain ordinance (Division 26.5). Portland is part of the National Flood Insurance Program and therefore the flood zone is based on the Flood Insurance Rate Maps (FIRMS) put out by FEMA. The area of development is located on Community Panel 230051 0016 B. Part of the property is located in the Flood Zone A2 (EL 10) and part is located in Zone C. The A2 Flood Zone line needs to be clearly located on the site plan. If any part of the proposed structure is located in the A2 Flood Zone, the applicant will need to submit the permits for Development in the Flood zone and either a flood elevation certificate or a Flood Proofing Certificate.

Shoreland Zone: Division 26

The extent of the Shoreland Zone needs to be clearly identified on the site plan.

The property is located in the Waterfront Port Development Zone (WPDZ).

Section 14-449(a)(1)(b) exempts any structure in the WPDZ zone from having to be set back 75' from the highest annual tide.

Section 14-449(c)(2) exempts the development in the WPDZ zone from the clearing or removal of vegetation standards in this section

Section 14-449(d) addresses erosion and sedimentation control. Make sure that the criteria has been addressed.

Section 14-449(m) addresses Stormwater Runoff. Make sure that the criteria has been addressed.

Section 14-449(o) addresses General Site Plan Features in the Shoreland Zone. Make sure that this criteria has been addressed.

Does the location of the building require any approval from DEP under NRPA?

Let me know if you have any questions.

Ann

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
(207) 874-8709
[Quoted text hidden]