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**Re: 123 Cumberland Ave**

1 message

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**Charlotte Maloney** <cmaloney@gwi.net>

Thu, Feb 21, 2019 at 8:16 AM

To: Barbara Barhydt <bab@portlandmaine.gov>

Cc: larry robinson <lrobcpa@gmail.com>, Lynne Robinson <lrobinso@sjcme.edu>, Rachel Conly <rachel@rachelconlydesign.com>, wpelkey@bh2m.com, James Gauthier <james@jpgauthierarchitect.com>

On Feb 20, 2019, at 5:29 PM, Charlotte Maloney <cmaloney@gwi.>

Hello Barbara,

No the original survey did not show how much impervious surface exists. However when the first permit was sought for renovations to the two side entries and interior of the home, the city requested a site plan with more detail about what existed in the backyard. We took the measurements of length and widths of paths and dimensions of the two patios, (the one at the NE corner and the patio between the retaining wall and the entrance to the basement apartment) and drafted the results as an overlay on the survey.

Computer generated area calculations of all impervious produced the figure present in our application.

The applicants and the owner of the adjoining property have a verbal agreement that, with sufficient notice, the applicants may cross the property in question.

Accessing the backyard over this area has occurred several times since start of construction.

I hope this helps clarify these two points.

Charlotte

On Feb 20, 2019, at 3:50 PM, Barbara Barhydt <bab@portlandmaine.gov> wrote:

Hello:

I am attaching the boundary survey that I received with the application. It does not state the amount of impervious coverage of the site.

The site plan and landscape plan that were submitted as part of the application are different from the one attached to this original e-mail. I see the numbers that are provided on site plan C1.2 - Rachel Conly Design, LLC, but I am not clear how this corresponds to the other 2 plans and the existing conditions of the survey. I look forward to your clarification.

You mention that the staging is at the back of the site where the gate is shown. Are there rights or permission to cross the adjoining property?

Thank you.

Barbara

Barbara Barhydt  
Development Review Services Manager  
Planning Division  
[389 Congress Street 4th Floor](#)  
[Portland, ME 04101](#)  
(207) 874-8699  
Fax: (207) 756-8256  
[bab@portlandmaine.gov](mailto:bab@portlandmaine.gov)

On Mon, Feb 18, 2019 at 1:02 AM charlotte maloney <[cmaloney@gwi.net](mailto:cmaloney@gwi.net)> wrote:

Hello Barbara,

1. The impervious surface is +/- 10 sf less than before development. Please see attached plan, which accompanied our first submission to the city for renovations to both side entries and the interior of the house. I will upload this as soon as I hear from Jen. There is a shed, a large patio and a somewhat extensive system of pathways in the rear yard and both sides of house are and will remain impervious. Re sod and concrete disparity, would you please clarify?
2. The crushed rock space at the NE section of the yard will act as a temporary staging area for equipment and materials for the backyard construction. After work is completed, the crushed rock will be a sculpture garden tied to the flower gardens to be created by the owner in the adjacent space. The gate will remain functional to allow access to the backyard for anything wider than 4', the width of the stepped passage to the backyard from the front of the house.
3. As I understand it, no stormwater management plan is required because there is essentially no change to the square footage of impervious surface. I will ask our civil engineer to address this point directly with you.

Charlotte

On 2019-02-15 2:01 pm, Barbara Barhydt wrote:

Hi Charlotte:

I have been looking at the plans for completeness and I have some questions:

1. The site data put into CSS says the existing impervious area is 3,290 and that the proposed is 3,190. Is the total new impervious surface area for the garage, patios and walks a total of 3,190? I notice on the site plan the patio and steps are

- noted as proposed concrete where as the Landscape plan shows some of this area as sod. Please clarify
2. What is the purpose of the gravel area at the back of the property with the gate at the property boundary?
  3. The site plan shows a mini-drywell and an infiltration area. I don't see a stormwater management plan as one of the submissions. Based upon the site plan, it appears that over 1,000 sf of new impervious surface area is being added and thus a stormwater management plan is required.

Thank you for your assistance. I am going to put these comments in the CSS system, so you should also receive an automatic e-mail for an incomplete application.

Barbara

Barbara Barhydt  
Development Review Services Manager  
Planning Division  
[389 Congress Street 4th Floor](#)  
[Portland, ME 04101](#)  
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Fax: (207) 756-8256  
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Charlotte Maloney, RLA

charlotte maloney landscape architecture

[57 spruce st.](#)

[portland, me 04102](#)

cell: 207.939.5546

land: 207.828.5337

email: [cmaloney@zwi.net](mailto:cmaloney@zwi.net)

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<Survey 17-021 [NorthEast - 123 Cumberland Ave..pdf](#)>

<C1.0 Site Plan Cumberland Ave..pdf>

<L1.1 Landscape Plan - 123 Cumberland Ave.pdf>h

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