



January 6, 2016
Attn: Philip DiPierro
Development Review Coordinator

Responses to Review Comments for Single Family Site Plan

Murrell/Howe Duplex
Project ID 2015-02404
40 Quebec St.

Survey

1. Survey is included with updated submittal information.

Site Plan Requirements

1. Standard size (18'X9') parking spaces are indicated on the site plan.
2. Zoning District (R-6) has been added to the Site Notes on sheet A 1.1.
3. The soil type (HIB) has been added to the Site Notes on sheet A1.1.
4. A Construction Management narrative has need added to the Site Notes on sheet A1.1. The location of proposed silt fencing has been indicated on the Site Plan.
5. The revised Site Plan includes the following measures to ensure the adjacent properties will not be negatively impacted by storm water surface drainage:
 - Walkways along the side yards have been changed from hardscape to gravel increasing infiltration area for storm water.
 - An infiltration trench has been added along the western edge of the structure to capture roof runoff from downspouts. This infiltration trench feeds into a rain garden
 - A rain garden has been located at the rear and east side of the property. The infiltration trench and rain garden have been sized according to the guidelines provided by the Maine DEP that indicate rain gardens are most effective when sized to 20-30% of the drainage area. The roof area of the home is 1575 SF. The proposed infiltration area of the infiltration trench and rain garden is 394 SF – equal to 25% of the drainage area.
 - The soil type (HIB – hydrologic soil group A) has a natural drainage class that is very well drained with very low runoff.
 - Spot Elevations have been added along the swale behind the dry stack stone wall at the eastern edge of the property.
6. There is only room for 1 street tree. In substitution for the second required street tree, a contribution will be made to the tree fund. A note has been added to the Site Notes on sheet A1.1.
7. Section details of the infiltration trench and rain garden have been added to the Site Plan, A1.1.
8. The owners are requesting a Waiver from the required 20' minimum separation between driveways. The request for this waiver is being made as a separate submittal. The proposed driveway width has been revised to comply with the maximum driveway width of 20'.

Additional comments addressing Design Review:

1. Method for calculating average grade: Average grade was calculated by taking the average of the existing surveyed grades where the lot meets the sidewalk at Quebec St. At the western property corner existing grade

is 130'. At the eastern property corner, the existing grade is 127'. There is a consistent slope between these two points along the street. The average grade is calculated at 128'-6". Note that these existing grades are consistent at the back of the lot and no significant grade change is proposed.

2. Garage door width is 9' maximum per zoning requirements.

3. The revised curb cut width is 18', which is within city requirements.

4. Standard size (18' X 9') parking spaces are indicated on the site plan. The sliding screen will be comprised of steel frames with wood slats. The steel frames will be top hung from a track attached to the underside of the building volume. At the building corners, the track will have a radius curve that will allow the panels to slide out of the way and around the corner so that vehicles may pull into the carport and park. A total of 4 panels are currently proposed. Each panel has an approximate width of 5' providing a total of 20' of carport screening.

5. Entrance Placement: Given the narrow lot and narrow building with two cars parked in the carport in front of the house, there would be very little room to access the front door directly behind a parked car, especially with strollers, kids and all the other things need to go in and out on a daily basis.

Additionally, a front door on the front facade would not be able to have a walkway leading up to the door, because it would be blocked by a car most of the time. Counter-intuitively, it would be less prominently marked on the front façade than when we move it just around the corner.

Design-wise, the walkway and entry porch covering on the right side of the building create a nice offset and composition with the large curtain window on the left side of the building. We achieve the effect of having the door on the front north-facing wall by putting in a full height window to create the same visual effect as a door. The entry as a whole is entirely open to the street. Because the living spaces are on the upper floors and in the back of the structure, there is less of a privacy concern at the entry and therefore this space can look out onto the street.

The path to the entry to the west of the carport will be clearly apparent from the street. A pervious gravel or stone paver path will lead from the sidewalk underneath the porch to the front door. The porch roof will provide shelter and down lighting to illuminate the path at night. The remaining edge between the path and the property line will be landscaped.