



E-Plan 2013-135

Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: Dayside East 38 Anderson 22-k-7-

PROJECT ADDRESS: Smith/Oxford Sts CHART/BLOCK/LOT: 22/k/17

APPLICATION FEE: 50.- (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

Site Improvements: repaving existing walks, relocating existing dumpster

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Portland Housing Authority
Address: 14 Baxter Blvd
Portland, ME
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
E-mail: _____

CONSULTANT/AGENT

Name: Mitchell & Associates / Sashie Misner
Address: 70 Center Street
Portland, ME
Work #: 207-774-4427
Cell #: _____
Fax #: _____
Home #: _____
E-mail: smisner@mitchellassociates.biz

Criteria for an Administrative Authorization: (see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment Y(yes), N(no), N/A

- a) Is the proposal within existing structures? N/A
- b) Are there any new buildings, additions, or demolitions? N
- c) Is the footprint increase less than 500 sq. ft.? N/A
- d) Are there any new curb cuts, driveways or parking areas? N
- e) Are the curbs and sidewalks in sound condition? Y
- f) Do the curbs and sidewalks comply with ADA? Y
- g) Is there any additional parking? N
- h) Is there an increase in traffic? N
- i) Are there any known stormwater problems? N
- j) Does sufficient property screening exist? Y
- k) Are there adequate utilities? N/A
- l) Are there any zoning violations? N
- m) Is an emergency generator located to minimize noise? N/A
- n) Are there any noise, vibration, glare, fumes or other impacts? N/A

Signature of Applicant: [Signature]

Date: 5.29.13

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

Administrative Authorization Decision

Application #: 2013-135

Name: Bayside East - site improvements

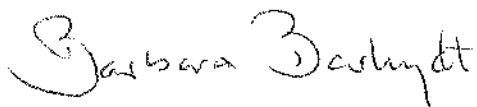
Address: ANDERSON ST

Description: Site improvements: re-paving existing walks, relocating existing dumpster.

<u>Criteria for an Administrative Authorization:</u> <u>(See Section 14-523 (4) on page 2 of this application)</u>	<u>Applicant's Assessment</u>		<u>Planning Division</u>
	<u>Yes, No, N/A</u>		<u>Use Only</u>
a) Is the proposal within existing structures?	N/A	N/A	
b) Are there any new buildings, additions, or demolitions?	No	No	
c) Is the footprint increase less than 500 sq. ft.?	N/A	the pad for the dumpster will be expanded for recycling. It will not be moved to a new location.	
d) Are there any new curb cuts, driveways or parking areas?	No	No	
e) Are the curbs and sidewalks in sound condition?	Yes	Yes	
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes	
g) Is there any additional parking?	No	No	
h) Is there an increase in traffic?	No	No	
i) Are there any known stormwater problems?	No	No	
j) Does sufficient property screening exist?	Yes	Yes - new fencing and landscaping is proposed around the dumpster.	
k) Are there adequate utilities?	N/A	N/A	
l) Are there any zoning violations?	No	No	
m) Is an emergency generator located to minimize noise?	N/A	N/A	
n) Are there any noise, vibration, glare, fumes or other impacts?	N/A	N/A	

The Administrative Authorization for the Bayside East - site improvements was approved by Barbara Barhydt, Development Review Services Manager on June 26, 2013 with the following condition of approval listed below:

- 1) The revised plan submitted on June 25, 2013 shows the dumpster area remaining in the same location and expanded for recycling. Fencing and landscaping are proposed for screening. Walkways are being narrowed and pavement removed to reduce the overall impervious surface area on the site. The June 25, 2013 plan is approved as submitted without any conditions of approval.



Barbara Barhydt
Development Review Services Manager
Approval Date: June 26, 2013

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 2013-135	Applicant: PORTLAND HOUSING AUTHORI
Project Name: Bayside East - site improvements	Location: 38- ANDERSON ST
CBL: 022 K007001	Development Type: Administrative Authorization
Invoice Date: 06/03/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$50.00		\$50.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fec/Deposit Charge
Administrative Authorization	1	\$50.00
		<u>\$50.00</u>
	Total Current Fees:	+ \$50.00
	Total Current Payments:	- \$50.00
	Amount Due Now:	\$0.00

CBL 022 K007001
Bill to:

Application No: 2013135
Invoice Date: 06/03/2013
Invoice No: 41326
Total Amt Due: \$0.00
Payment Amount: \$50.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

GENERAL NOTES

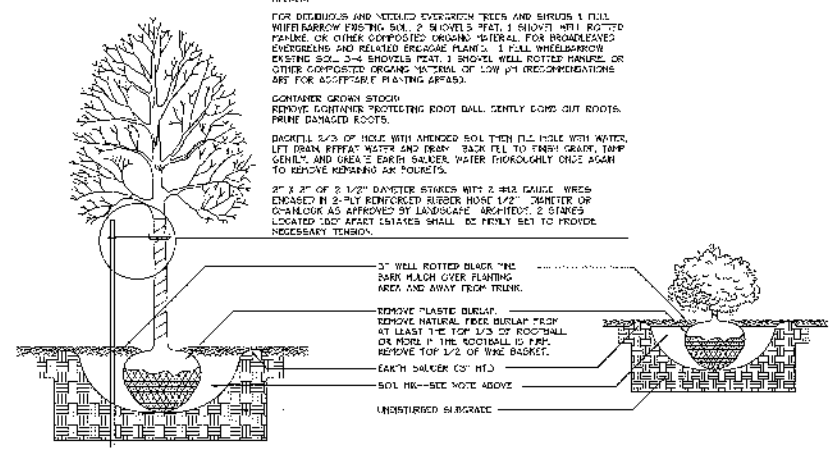
- EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY DATA FROM PLAN "TRIFID TERRACING CONDITIONS SHEET" ON 5111 STREET, LAST OXFORD STREET + ANDERSON STREET FORTLAND, MAINE BY OWEN HASKELL, INC. DATED APRIL 9, 2012.
- ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR FURTHER CLARIFICATION AND RESOLUTION BEFORE ADDITIONAL WORK PROCEEDS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION OR INSTALLATION OF ANY PART OF THIS WORK. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, IT'S BEEN VERIFIED IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO RELOCATE EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED DEVELOPMENT SHOWN ON THE PLANS.
- CONTRACTOR SHALL NOTIFY D&S SAFE (1-888-344-7233) PRIOR TO EXCAVATION.
- CONTRACTOR SHALL AVOID ALL AREAS NOT REQUIRING GRADING. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND SHALL PRESERVE EXISTING VEGETATION.
- CONTRACTOR SHALL LOAM AND SEED ALL GRADED AND DISTURBED AREAS NOT OTHERWISE PROVIDED. BASE MATERIAL MUST BE REMOVED FROM UNIMPAVED PAVED AREAS WHERE LOAM AND SEED IS PROPOSED. MINIMUM 4" TOPSOIL SHALL BE PRESENT IN AREAS TO BE LOAM AND SEED.
- CONTRACTOR SHALL SAWCUT PAVEMENT PRIOR TO REMOVING ASPHALT REQUIRED FOR NOTCHING CURBS.
- LANDSCAPE ARCHITECT AND CONTRACTOR SHALL INSPECT EXISTING BASE MATERIALS AFTER REMOVING ASPHALT AND BEFORE INSTALLATION OF THE NEW WALKWAYS BEGINS.

PLANT LIST

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES				
F. OCL	8	PYRUS CALLERYANA 'CLEVELAND'	CLEVELAND ORNAMENTAL PEAR	1.75" CAL.
Z. SER	5	ZELKOVA DERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.
SHRUBS				
P. GOL	13	POTENTILLA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3
R. PJM	5	RHODODENDRON 'PJM ELITE'	ELITE PJM RHODODENDRON	#3
S. PPK	4	SYRINGA PATULA 'MISS MIMI'	MISS MIMI SYRINGA	2'-2.5'
PERENNIALS				
H. HR	5	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.
H. PDD	5	HEMEROCALLIS 'PURPLE D'OR'	PURPLE D'ORO DAYLILY	1 GAL.

NOTES

- DISK HOLE AT LEAST 5 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL AND DEEPER. SET ROOT BALL CENTERED WITH TOP AT GROUND LEVEL OR 5.00" BELOW GROUND. COVERED HOLE WITH 2" REINFORCING BARS.
- FOR ORNAMENTALS AND WEEBLED EVERGREEN TREES AND SHRUBS: 1 FULL WIDE BARK MULCH 2" DEEP, 2 SHOVELS FEAT. 1 SHOVEL WITH ROOT PRUNER OR OTHER COMPOSITE DRIVING MATERIAL FOR BROADLEAFED EVERGREENS AND RELATED EVERGREEN PLANTS. 1 FULL WIDE BARK MULCH 2" DEEP, 2 SHOVELS FEAT. 1 SHOVEL WITH ROOT PRUNER OR OTHER COMPOSITE DRIVING MATERIAL OF LOW PH (RECOMMENDATIONS ARE FOR ACCEPTABLE PLANTING MEDIA).
- CONTAINER GROWN STOPS: REMOVE LIGHTER PROTECTING ROOT BALL GENTLY GROUND OUT ROOTS. PRUNE DAMAGED ROOTS.
- BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER. LET DRAIN EFFECT. WATER AND REPEAT. WATER TILL TO FRESH GRADE, THEN GENTLY AND OVER 2 EARLY SALES. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.
- 2" X 3" OF 2 1/2" DIAMETER STAKES WITH 2 #4 GALV. WIRES DRIVEN IN 2-PLY REINFORCED RUBBER HOSE 1/2" DIAMETER OR EQUIVALENT AS APPROVED BY LANDSCAPE ARCHITECT. 2 STAKES LOCATED 30" APART STAKES SHALL BE FIELD SET TO PROVIDE NECESSARY TENSION.



3 TREE AND SHRUB INSTALLATION
NOT TO SCALE

Prepared For:
Owner:
Portland Housing Authority
14 Baxter Boulevard
Portland, Maine, 04101

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel: (207) 774-4447

BAYSIDE EAST
Portland, Maine
Smith and Anderson Streets

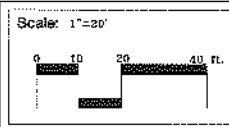
Date: JUNE 25, 2013

Issued For: CONSTRUCTION

Revisions:

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Title: LAYOUT & PLANTING PLAN



North: [North Arrow]

Sheet No.: 2

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	[Symbol]	[Symbol]
IRON ROD FOUND	[Symbol]	[Symbol]
MANHOLE	[Symbol]	[Symbol]
GAS VALVE	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]
HYDRANT	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
SUN	[Symbol]	[Symbol]
NAIL BOX	[Symbol]	[Symbol]
SATELLITE DISH	[Symbol]	[Symbol]
CURB	[Symbol]	[Symbol]
SAWCUT LINE	[Symbol]	[Symbol]
ROLLBACK	[Symbol]	[Symbol]
FFNCE	[Symbol]	[Symbol]
WATER LINE	[Symbol]	[Symbol]
BUILDING MOUNTED LIGHT FIXTURE	[Symbol]	[Symbol]
TREE	[Symbol]	[Symbol]

