

22-L-1

47 Smith St.

Bayside East

Bayside East C.P.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life * www.portlandmaine.gov

Attachment 2

Planning and Development Department

Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

February 9, 2007

Andrew S. Morrell, E.I.T.
BH2M
28 State Street
Gorham, ME 04038

Re: **Skylark Commons Subdivision (Ref 87 Skylark Road)**
Application #2004-0252; CBL#347 D001

Dear Mr. Morrell,

Thank you for your letter of January 26, 2007 and the attached revised Plans, Neighborhood Certification, Storm Water Management Report and Vicinity Map.

I have discussed the submission with reviewers and circulated it for detailed comments. We note it has been over a year since the previous submissions on this project and over two years since the original application and this may have implications for the review.

There are two fundamental issues which need to be clarified prior to the scheduling of another Planning Board Workshop on this project.

1. WETLANDS

As indicated in my previous letters of March 14, 2006 and June 19, 2006, the question of the project's impact on the wetlands is of fundamental concern and further information is required in order to understand the scale of the impact.

Information is requested in relation to two issues:

- a **Delineation of the Wetland Area:** We have previously requested a site walk to allow a Peer Review of the wetland delineation and confirm the nature of the wetlands on Lot 1. I understand that wetlands can not be identified on site until March and therefore I would be grateful if you and Mark Hampton would suggest several dates in March and I will arrange for the Engineering Reviewer and a wetland specialist to join that site walk.
- b **Area of Wetland Alteration:** On the plans submitted in January 2007 (Sheet 1) the areas of wetlands impact (I assume shown as cross hatching) are largely as shown for the proposed house lots on the December 2004 submitted plan and show wetland being filled

1.

only for the areas of building/construction footprints. The areas of wetland impact should include all areas where the wetlands are altered and I understand that this means (under the NRPA) "...causing any change to the resource and includes dredging; bulldozing; removing or displacing soil, sand, vegetation, or other materials; draining or dewatering; filling; or any construction or modification of any permanent structure in, on, over, or adjacent to the resource." It appears that additional wetlands will be altered due to grading and other activity associated with house construction, paving and drainage.

In order to assess the wetland impact and to clarify whether a Tier 1 or Tier 2 Permit is required, please submit a final grading plan which relates to likely house construction on Lots 1, 2, 3, 4, 5, 6, 7, and 8 and to all the proposed paving and drainage near or in wetland areas. Please note that this information is required under the City Land Use Code Section 14-496 which relates to the Subdivision Plat and that the Planning Board will need to have MDEP's determination on the relevant permits, or the status of applications for such permits, prior to making a final decision on this application.

2. PUMPING STATION and OTHER ENGINEERING ISSUES

It has been some two years since these issues were first discussed and almost a year since staff offered comments on the January 2006 submissions. In view of the time lapse, there may be new factors that reviewers need to take into account and we may need to reconsider previous review comments.


In particular the previous staff recommendations regarding the pumping station and storm water management are now being reconsidered by Public Works (Eric Labelle is no longer the City Engineer). Once these comments are received from Public Works, I will contact you and we may need to consider whether a further meeting with you and the City's review team is necessary to discuss their comments and review the options for this proposed development.

As you suggest in your letter, there are a number of other issues that need further discussion and I suggest these take place once the fundamental issues outlined above have been clarified. Also please note that since you first applied the Fire Department have introduced a "Checklist" of information they require to complete a review and I attach this for information.

I look forward to receiving the final grading plans and suggested dates for a Site Walk in March, 2007.

If you have any questions, please do not hesitate to contact me on (207) 874 8728 or at jf@portlandmaine.gov.

Sincerely


Jean Fraser
Planner

Cc Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Marge Schmuckal, Zoning Administrator

2.7
Penny Littell, Associate Corporation Counsel
Katherine Earley, PW Engineering Manager
Mike Farmer, PW Project Engineer
Dan Goyette, DRC
Bill Goodwin, PW
Dave Peterson, PW

Frank DiDonato Sr., Applicant

Attachment:



PORTLAND FIRE DEPARTMENT

SITE REVIEW

FIRE DEPARTMENT CHECKLIST

A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
7. Hydrant locations
8. Water main[s] size and location
9. Access to any fire department connections
10. Access to all structures [min. 2 sides]
11. A code summary shall be included referencing NFPA 1 and all fire department technical standards

LESTER S. BERRY
WILLIAM A. THOMPSON

ROBERT C. LIBBY, Jr.
ANDREW S. MORRELL

January 7, 2008

Jean Fraser, Planner
City of Portland
389 Congress Street
Portland, ME 04101

RE: Skylark Commons Subdivision (Ref. 87 Skylark Road)
Application #2004 – 0252, CBL #347 D001

Dear Jean:

Since assuming the responsibility of completing the Skylark Commons Subdivision for Frank DiDonato, the owner, I have reviewed and updated each plan sheet.

The last correspondence from us was on February 26, 2007. Since that time, I have found a number of unanswered review letters from the city:

- May 25, 2007 Letter from Jean Fraser
- May 4, 2007 Letter from S.W. Cole
- April 12, 2007 Memo from Michael Farmer
- April 3, 2007 Letter from Jean Fraser
- March 21, 2007 Memo from Dan Goyette
- March 27, 2007 Memo from Michael Farmer
- February 14, 2007 Memo from Dan Goyette

← Staff note: Cole was acting for City

Attached are individual response sheets for each memo.

Please review and feel to call if you have any questions.

Sincerely,



Lester S. Berry, P.E.

May 25, 2007 – Letter from Jean Fraser

1. *Adding into all the plans and other documentation the additional wetland area on Skylark Road; and*
2. *Removing upland inclusions from the wetland areas delineated on the south side of Coolidge Avenue; and*

Response to both:

After discussing the wetlands delineation with Mark Hampton and S.W. Cole, I determined that a resolution was not going to be easy. I also walked the land and talked with the owner. It was my opinion that a new wetland delineation was necessary to more accurately locate the wetlands especially the minor “fingers”. We retained James Logan, C.C.S., Albert Frick Associates, Gorham, Maine to delineate the wetland boundaries and we located the points by surveying methods. As shown on the plans, the delineation has changed. A wetlands delineation report is attached.

3. *Once the delineation is corrected and impacts recalculated, you will be undertaking pre-application meetings with the MDEP regarding a NRPA fill permit.*

Response:

Attached is a letter to Linda Kokemueller, MDEP, requesting a pre-application meeting to review the wetland impacts associated with the future NRPA permit. We will notify you of the meeting time, if you wish to attend.

4. *Other*

Response:

- a.) Lot 1 is a suitable lot which we will review with the MDEP.
- b.) It is proposed to fill the isolated wetlands which we will review with the MDEP.

3.3



Albert Frick Associates, Inc.

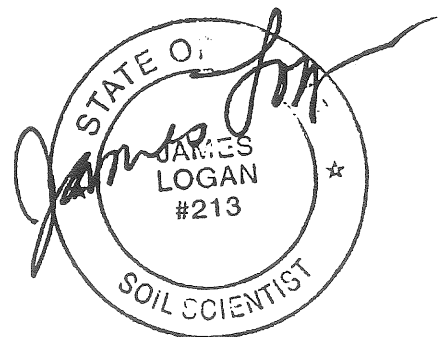
Soil Scientists & Site Evaluators

95A County Road Gorham, Maine 04038
(207) 839-5563 FAX (207) 839-5564

Albert Frick, SS, SE
James Logan, SS, SE
Matthew Logan, SE
Brady Frick, SE
Bryan Jordan, SE
William O'Connor, SE

WETLAND REPORT
prepared for
BH2M (Frank DiDonato property)
Skylark Drive
Portland, Maine

October, 2007



Albert Frick Associates (AFA) was requested to review previous wetland identification, and to provide new delineation flagging for the subject property, to help clarify inconsistencies in earlier submissions.

Wetlands on-site were identified using the three parameter approach outlined in the U.S. Army Corps. Of Engineers Wetland Delineation Manual, version 1987, in which all three parameters of hydrophytic (wetland) vegetation, wet hydrology, and hydric (wetland) soils all must be present for identification as wetland area.

The site consists of gently sloping glacial till landscape, with undulating bedrock features. These range from exposure at the soil surface to depths greater than 48". Wetlands identified occur at the base of short sloping areas, and are nearly level (generally slopes of 0-3%).

The largest wetland area identified on-site is in the northernmost portion of the site, adjacent to the unimproved section of Hennessey Drive. This is a forested, freshwater wetland that is not a *wetland of special significance*, per definitions of the Natural Resource Protection Act (NRPA) and the Maine Department of Environmental Protection (DEP). This wetland area remains mostly undisturbed, while other isolated, depressional wetlands on-site are the result of improper grading of fill materials that have been placed over a long period of time, in various locations on the property. A small, discontinuous braided drainage way exists within this particular wetland area near the northerly property line, however, criteria for identification as a stream are not met and no setbacks are required.

In places, remains of the old wetland delineation flagging was evident on-site and AFA was in agreement, while in other areas either hydric soil or vegetation criteria were not met for inclusion as wetland. A sketch of numbered AFA wetland flagging was provided to BH2M for accurate location by survey onto the base plan.

Wetland areas on-site are dominated by overstory species, such as red maple, willow, elm and ash. Other herbaceous and understory species include sensitive fern and speckled alder. Adjacent upland areas contain red oak, honeysuckle, bittersweet and white pine.

Since the wetlands on-site are not considered *wetlands of special significance*, they are generally eligible for the 4,300 sq. ft. per project exemption, allowed under NRPA standards. Wetland impacts from 4,300 – 15,000 generally require Tier 1 review and approval.





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Planning and Development Department
Lee D. Urban, Director

May 25, 2007

Planning Division
Alexander Jaegerman, Director

Andrew S. Morrell, E.I.T.
BH2M
28 State Street
Gorham, ME 04038

Re: **Skylark Commons Subdivision (Ref 87 Skylark Road)**
Application #2004-0252; CBL#347 D001

Dear Mr. Morrell,

Thank you for helping arrange the site walk on April 26, 2007 which was requested to review the wetlands delineation on the site of this proposed subdivision. The "walk" was attended by Mr DiDonato (applicant); Mark Hampton (Wetland Delineator for applicant), and yourself (acting for the applicant). Dan Goyette, Woodard & Curran (City's Engineering Reviewer) and I were representing the City's review team. Charles Lyman (Wetland Scientist with S. W. Cole) attended at the City's request to provide an independent peer review of the wetland delineation.

I enclose a copy of the peer review report prepared by Mr. Lyman which confirms the comments he made during the site walk. I understand from your comments at that time that you will be taking the following action:

1. Adding into all the plans and other documentation the additional wetland area on Skylark Road; and
2. Removing upland inclusions from the wetland areas delineated on the south side of Coolidge Avenue; and
3. Once the delineation is corrected and impacts recalculated, you will be undertaking pre-application meetings with the MDEP regarding a NRPA fill permit.

Further to my letter of April 3, 2007, I confirm there are several issues which should be addressed:

- a. Based on the site walk and associated report, we remain of the view that Lot 1 is not suitable as a house lot. If it remains a house lot, the City will request evidence of the MDEP approval to wetlands alterations prior to the Planning Board Hearing; and
- b. The findings in relation to the house lots on the south side of Coolidge Avenue suggest that the potential locations for house construction need to be reconsidered in relation to the areas of upland and need to reflect an accurate assessment of wetland impacts after grading and site improvements, such as lawns and driveways; and
- c. We continue to suggest that you redesign the walkway in Oramell Avenue to be more "winding", so that it can avoid wetland areas and be more informal (as discussed in greater detail in my April letter).

Items 2 to 7 of my letter of April 3, 2007 letter still stand as review comments with associated requests for additional information.

Please be advised that the requested material must be submitted within 120 days in order to continue the review of this project. Applicants are required to submit any additional requested information within one hundred twenty (120) days after the date of the request. Failure to submit such information within one hundred twenty (120) days of the date of the request "shall cause the application to expire and be deemed null and void." (see Code of Ordinances Section 14-525).

If you have any questions, please do not hesitate to contact me on (207) 874 8728 or at jf@portlandmaine.gov.

Sincerely



Jean Fraser
Planner

Enclosure: Report from S W Cole Engineering Inc "Peer Review of Wetland Delineation, Proposed Skylark Commons" May 2007

Cc Frank DiDonato Sr., applicant

Cc Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Penny Littell, Associate Corporation Counsel
Katherine Earley, PW Engineering Manager
Mike Farmer, PW Project Engineer
Jim Carmody, PW Transportation Engineer
Dan Goyette, DRC

May 4, 2007 Letter from S.W. Cole

We agree with the letter and have consequently retained a new wetland scientist. See Report attached to Jean Frasor's letter response.



S.W. COLE
ENGINEERING, INC.

• Geotechnical Engineering • Field & Lab Testing • Scientific & Environmental Consulting

[Independent Review
of wetlands undertaken
on behalf of the City]

07-0270

May 4, 2007

RECEIVED

MAY 9 2007

City of Portland
Planning Division

Woodard & Curran, Inc.
Attention: Dan Goyette
41 Hutchins Drive
Portland, ME 04102

Subject: Peer Review of Wetland Delineation
Proposed Skylark Commons
Portland, Maine

Dear Mr. Goyette:

1.0 Introduction

In accordance with our Task Order dated April 12, 2007, we have conducted a peer review of the wetland delineation and supporting documentation for the proposed Skylark Commons Subdivision in Portland, Maine. We understand that the City of Portland has requested that the wetland delineation be peer reviewed.

1.1 Purpose

The purpose of our peer review is to assess whether the wetland delineation was conducted in general accordance with federal and state wetland regulations, as well as standard practices of the wetland profession.

1.2 Limitations

This report is subject to the limitations presented in Appendix A.

2.0 WETLAND DELINEATION REVIEW

2.1 Document Review

For our assessment, we reviewed the Preliminary Plan and Standard Boundary/Existing Conditions Plan provided by you and prepared by BH2M of Gorham, Maine. No other documents were provided.



07-0270
May 4, 2007

The plan indicated five delineated wetlands. Wetland A is located to the north of Coolidge Avenue on Lot 1, Lot 2 and Lot 3. Wetlands B, C, and D are located to the south of Coolidge Avenue on Lot 4 and Lot 5, Lot 6 and Lot 7, and Lot 8, respectively. Wetland E is located to the west of the proposed development within the proposed Oramell Avenue right of way.

2.2 Field Review

We conducted a site walk on April 26, 2007 to observe the delineated wetlands on site. In attendance for the site walk were Dan Goyette (Woodard & Curran), Frank DiDonato (Property Owner), Andrew Morrell (BH2M), Mark Hampton (Wetland Delineator), and Jean Fraser (City of Portland Planner). We reviewed the soils, vegetation, and hydrology in the five delineated wetlands.

3.0 WETLAND REGULATIONS

The following is a summary of federal and state wetland regulations as they may pertain to this project.

3.1 Federal

The U. S. Army Corps of Engineers (Corps) regulates the discharge of dredged or fill material into waters of the United States through Section 404 of the Clean Water Act, and is generally the federal permitting agency for projects involving wetland impacts. It is mandatory that any wetlands potentially subject to regulation under Section 404 be identified and delineated using the Corps of Engineers Wetlands Delineation Manual, 1987 (with revisions¹). The 1987 Manual uses a three parameter approach for identifying and delineating wetlands, namely, the presence of hydric soils², the presence of greater than 50% hydrophytic vegetation³, and the presence of at least one primary or two secondary hydrology indicators¹.

¹ Corps of Engineers Wetlands Delineation Manual, Wetlands Research Program Technical Report Y-87-1 (on-line edition), Environmental Laboratory, 92 pg.

² The current resource used in Maine is the New England Interstate Water Pollution Control Commission. Field Indicators for Identifying Hydric Soils in New England, Version 3, 2004.

³ The current resource used in Maine is the U.S. Fish and Wildlife Service's The National List of Plant Species that Occur in Wetlands: 1988 National Summary (with revisions – on-line edition), Region 1, Northeast, 1988.



07-0270
May 4, 2007

3.2 State

The Maine Department of Environmental Protection (MDEP) regulates freshwater wetlands as Protected Natural Resources under the Natural Resources Protection Act ((NRPA) 38 M.R.S.A. §480-A to 480-BB, revised 9/17/05). The MDEP is the State permitting agency for wetland alterations. The MDEP recognizes the 1987 Corps Manual methodology for identification and delineation of wetlands.

4.0 FINDINGS AND RECOMMENDATIONS

4.1 Findings

The wetland delineation investigation appears to have been completed in general accordance with federal and state wetland regulations, as specified above, with the following exceptions:

1. It appears that there is an area of wetland that was not delineated west of the gravel drive at the end of Skylark Road.
2. In Wetlands B, C, and D we observed areas of upland within the delineated wetlands that were not identified on the plans we reviewed. We observed upland inclusions within the delineated wetland boundaries that did not have hydric soils or wetland hydrology.
3. Within Wetland E we observed areas of upland inclusions within the delineated wetland boundaries that did not meet the hydric soil, hydrophytic vegetation dominance, and wetland hydrology criteria.

4.2 Recommendations

We recommend that the area of wetland that was not delineated in the vicinity of Skylark Road be delineated and shown on the development plan. We also recommend that the wetland delineation boundary of Wetlands B, C, D, and E be revisited to refine the wetland line and to exclude areas of upland.



07-0270
May 4, 2007

5.0 CLOSURE

We appreciate the opportunity to assist you with this project. Please contact us if you needed additional assistance.

Very Truly Yours,

S. W. COLE ENGINEERING, INC.

A handwritten signature in cursive script that reads 'Charles H. Lyman'.

Charles H. Lyman, Wetland Scientist

P:\2006\06-503.1W -W&C - Kennebunckport, ME - Peer Review-Cottages at Fishing Pole Lane - CHL\Reports and Letters\06-0503.1 Kennebunckport WL Peer Review Report.2.doc

APPENDIX A

Limitations

The scope of our services is limited to the Peer Review of the wetland delineation and supporting documentation provided by Woodard & Curran, Inc. and this report, for the proposed Skylark Commons Subdivision. This report has been prepared for the exclusive use of Woodard & Curran, Inc. of Portland, Maine. These services were conducted, compiled and reported in general accordance with guidelines described in the 1987 Corps of Engineers Wetlands Delineation Manual. No warranty, expressed or implied, is made. The conclusions and recommendations presented in this report are based upon the data obtained from the areas explored.

April 3, 2007 Letter from Jean Fraser

1. *Wetlands*

- a. *Delineation of the Wetland Area: As you suggest, now that the ground conditions have improved I will arrange the site walk with Mark Hampton; I anticipate this will be arranged for the week starting April 9th, 2007.*

Response:

The wetlands have been re-delineated by James Logan of Albert Frick Associates and a report is attached.

- b. *Area of Wetland Alteration: We still consider that the areas shown as wetland impact does not fully reflect the likely impacts caused by building construction and regarding. In addition, based on the submitted plans, Lots 1, 4 and 5 appear to be largely wetland and it is not clear how the applicant will keep homeowners from reshaping their lots, making lawns etc within the wetland areas. For this reason we will require evidence of the MDEP approvals to the NRPA Permit application as it seems likely they would also question areas of the impacts.*

Please explain why Lot 1 has been removed from the no-disturbance zone as in previous proposals.

Please note that the impacts must also reflect the requirement for parking areas for 2 cars per house as required in the City's Ordinance, which also need to meet setback requirements. The City's Zoning Administrator can advise further on this issue. While this would normally be reviewed at the stage when individual houses are reviewed, the feasibility of meeting the requirements without further impacting the wetlands need to be illustrated as part of the Subdivision review.

Response:

Meeting with the DEP has been requested.

2. *Pumping Stations/Sanitary Sewers*

The City's Public Works Department has undertaken a further review of the proposals and consider that the earlier discussions overlooked a number of relevant factors and new information and that the Pumping Station should be located outside of the Oramell Avenue Right of Way within a 40 foot easement with driveway access. This view is outlined in the attached comments dated March 27, 2007 from Public Works (Mike Farmer) which is attached to this letter, along with detailed comments regarding the engineering design.

The pumping Station might be located within the Oramell Avenue ROW if the City to formally vacate that street. This is a complex process and in this case unlikely to be approved by the City Council because of the privately owned land nearby that may require access in the future. If you wish to consider this possibility I suggest you contact the City's Legal Department to clarify the procedural and legal issues involved. If the street were vacated, a pedestrian access easement would be required for the pedestrian paths.

Response:

We have discussed the pump station with Mike Farmer and a full-size pump station does not make any sense for the applicant or the City of Portland. We are proposing a pressure sewer system.

3. *Stormwater*

Please address the comments outlined by the Engineering Reviewer Dan Goyette of Woodard & Curran dated February 14th and March 21st, 2007; both are attached to this letter. Please also provide evidence that the proposals have been reviewed and approved by the MDEP.

Response:

See response to Dan Goyette letter.

4. *Fire Prevention*

The Fire Department notes that the hydrant has been relocated to the Skylark Road/Pennell Avenue as requested, but that the revised plan does not include hydrant information for Coolidge Avenue where a hydrant is also required.

Response:

The Coolidge Avenue hydrant was added at Sta. 2+25.

5. *Road Access/Circulation*

a. *Please see the further comments from Public Works (memo of March 27, 2007 as attached) regarding the alignment of the streets and associated design details.*

Response:

See response to Public Works Memo of March 27, 2007

b. *Please address the comments of the DRC (Dan Goyette) in Memos of February 14 and March 21, 2007) regarding the location of driveways and inconsistencies of sidewalk and esplanade widths. The esplanades should be 6 feet wide and the sidewalks 5 feet wide.*

Response:

See response to Dan Goyette Memo of February 14, 2007.

c. *In note 18 you indicate that waivers are requested. The waiver request in relation to one sidewalk on each street needs to refer to the criteria for such waivers as set out in Ordinance Section 14-506(b)*

(copy attached). Please clarify the precise location and need for the other waiver which mentions a dead end street without a cul de sac.

Response:

- 1.) **Dead End Street – In Section 14-498 (b) Street Plan (6) it says that a cul-de-sac is required or in case of a future extension a turnaround. In this case, the proposed roads are within an approved subdivision and can be extended. Therefore, this case seems to be clearly the “turnaround options”.**
- 2.) **Waiver of Sidewalk on One Side of Road – See sidewalk standards in Section 14-506 (b):**

1. **“There is no reasonable expectation for pedestrian usage coming from going to and traversing the site.”**

Response:

The subdivision is for dead-end streets where no future usage or through pedestrians can be expected.

2. **“There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of a pedestrian oriented infrastructure.”**

Response:

The neighborhood was developed many years ago with no sidewalks.

3. **“A safe alternative-walking route is reasonably available, for example, by way of a sidewalk on the other side of the street.”**

Response:

Portland Trails has requested trails that the developer has agreed to.

4. **“The reconstruction of the street is specifically identified in the first or second year of the current Capital Improvement Program.”**

Response:

5. **“The street has been constructed or reconstructed without sidewalks within the last 24 months.”**

Response:

N/A

6. **“Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.”**

Response:

The existing neighborhood has no sidewalks so we would like to provide one sidewalk but keep the same neighborhood visual appearance.

d. *The pedestrian trail along Oramell Avenue has been proposed as a substitution for reconstruction of Oramell Drive as a connecting road. I understand that this was considered acceptable in the discussions at the March 8, 2005 Planning Board Workshop but the proposal may be reconsidered at a future Planning Board meeting. The proposal as submitted requires further discussion to:*

- *ensure that it avoids the wetland areas and any conflicts with the pumping station access and other utilities;*
- *design it to be more informal in nature;*
- *determine the nature of the surface dressing;*
- *ensure that it is 6 feet in width; and*
- *ensure that it links into other pedestrian routes and paths.*

Response:

The Oramell Avenue pedestrian path has been redesigned as a 6' stone dust path that avoids the wetlands and fits more naturally with the terrain.

e. *I understand the applicant has agreed to the provision of easements/on-site improvements/contribution to facilitate the continuity of the Portland Trails across the subdivision and link it into the network of trails/open spaces to the west and south. A further meeting with Portland Trails will be required to confirm the desired routes and connections and the financial contribution involved as well as the design/location of the Oramell Avenue path as mentioned above.*

Response:

The applicant has agreed to an on-site easement with Portland Trails. The details are currently being developed.

f. *The vicinity plan submitted in response to our March 14, 2006 letter does not show the detailed trail links with the existing paths to the south (Portland Arts and Technical High School and Washington Commons) and how they will be located across this site to connect to Washington Avenue. Please submit a more detailed plan (ideally based on an aerial photograph) which shows the location of specific routes and how these will relate and connect to your proposals including the sidewalks and Portland Water District Easement.*

Response:

See attached Portland Trails mapping.

- g. *As previously confirmed, the project will have traffic implications for Washington Avenue and the vicinity and therefore a significant contribution (\$10,000) to the Washington Avenue Streetscape Improvement Project is required.*

Response:

Traffic Implications – The applicant will pay the \$10,000, if required.

6. *Landscaping and Treesaves:*

- a. *This site is currently heavily treed and we are concerned at the scale of the grading and potential loss of existing vegetation. The Landscape Plan should identify existing significant vegetation (as agreed with the City Arborist prior to any Subdivision approval) and show how these trees will be preserved and protected.*

Response:

The existing ROW will be cleared and new trees planted as shown on the landscaping plan. The lots will then be sold to individuals for house construction. We agree that trees be saved but each lot owner deserves the right to manage their own lot.

- b. *Where grading is unavoidable, the Landscape Plan should indicate appropriate reinstatement planting.*

Response:

Most of the severe grading has been eliminated.

7. *Other Matters*

- a. *Draft Subdivision Plat: Please submit a draft Subdivision Pla as set out in the City's Ordinance Section 14-495 and 14-496.*

Response:

Draft Subdivision Plat – Included in plans.

- b. *Neighborhood Meeting: Given the time since the previous Neighborhood Meeting I suggest another Meeting be arranged once a Workshop has taken place.*

Response:

Neighborhood Meeting – With the proposed changes, a new meeting is appropriate.



Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

April 3, 2007

Andrew S. Morrell, E.I.T.
BH2M
28 State Street
Gorham, ME 04038

Re: **Skylark Commons Subdivision (Ref 87 Skylark Road)**
Application #2004-0252; CBL#347 D001

Dear Mr. Morrell,

Thank you for your further letter dated February 26, 2007 and the attached revised Plans.

As outlined in my letter of February 9, 2007 some aspects of this project have been reviewed anew with the benefit of additional information and to address changes in city standards since you first applied. This letter supersedes all previous letters and sets out City requirements:

1. WETLANDS

- a **Delineation of the Wetland Area:** As you suggest, now that the ground conditions have improved I will arrange the site walk with Mark Hampton; I anticipate this will be arranged for the week starting April 9th, 2007.
- b **Area of Wetland Alteration:** We still consider that the areas shown as wetland impact does not fully reflect the likely impacts caused by building construction and regrading. In addition, based on the submitted plans, Lots 1, 4 and 5 appear to be largely wetland and it is not clear how the applicant will keep homeowners from reshaping their lots, making lawns etc within the wetland areas. For this reason we will require evidence of the MDEP approvals to the NRPA Permit application as it seems likely they would also question the areas of the impacts.

Please explain why Lot 1 has been removed from the no-disturbance zone as in previous proposals.

Please note that the impacts must also reflect the requirement for parking areas for 2 cars per house as required in the City's Ordinance, which also need to meet setback requirements. The City's Zoning Administrator can advise further on this issue. While this would normally be reviewed at the stage when individual houses are reviewed, the feasibility of meeting the requirements without further impacting the wetlands needs to be illustrated as part of the Subdivision review.

2. PUMPING STATION/SANITARY SEWERS

The City's Public Works Department has undertaken a further review of the proposals and consider that the earlier discussions overlooked a number of relevant factors and new information and that the Pumping Station should be located outside of the Oramell Avenue Right of Way within a 40 foot by 40 foot easement with driveway access. This view is outlined in the attached comments dated March 27, 2007 from Public Works (Mike Farmer) which is attached to this letter, along with detailed comments regarding the engineering design.

The Pumping Station might be located within the Oramell Avenue ROW if the City were to formally vacate that street. This is a complex process and in this case unlikely to be approved by the City Council because of the privately owned land nearby that may require access in the future. If you wish to consider this possibility I suggest you contact the City's Legal Department to clarify the procedural and legal issues involved. If the street were vacated, a pedestrian access easement would be required for the pedestrian paths.

3. STORMWATER

Please address the comments outlined by the Engineering Reviewer Dan Goyette of Woodard & Curran dated February 14th and March 21st, 2007; both are attached to this letter. Please also provide evidence that the proposals have been reviewed and approved by the MDEP.

4. FIRE PREVENTION

The Fire Department notes that the hydrant has been relocated to the Skylark Road /Pennell Avenue as requested, but that the revised plan does not include hydrant information for Coolidge Avenue where a hydrant is also required.

5. ROAD ACCESS/CIRCULATION

- a Please see the further comments from Public Works (memo of March 27, 2007 as attached) regarding the alignment of the streets and associated design details.
- b Please address the comments of the DRC (Dan Goyette) in Memos of February 14 and March 21, 2007) regarding the location of driveways and inconsistencies of sidewalk and esplanade widths. The esplanades should be 6 feet wide and the sidewalks 5 feet wide.

- 20
- c In note 18 you indicate that waivers are requested. The waiver request in relation to one sidewalk on each street needs to refer to the criteria for such waivers as set out in Ordinance Section 14-506(b) (copy attached). Please clarify the precise location and need for the other waiver which mentions a dead end street without a cul de sac.
 - d The pedestrian trail along Oramell Avenue has been proposed as a substitution for reconstruction of Oramell Drive as a connecting road. I understand that this was considered acceptable in the discussions at the March 8, 2005 Planning Board Workshop but the proposal may be reconsidered at a future Planning Board meeting. The proposal as submitted requires further discussion to:
 - o ensure that it avoids the wetland areas and any conflicts with the pumping station access and other utilities;
 - o design it to be more informal in nature;
 - o determine the nature of the surface dressing;
 - o ensure that it is 6 feet in width; and
 - o ensure that it links into other pedestrian routes and paths.
 - e I understand the applicant has agreed to the provision of easements/on-site improvements/contribution to facilitate the continuity of the Portland Trails across the subdivision and link it into the network of trails/open spaces to the west and south. A further meeting with Portland Trails will be required to confirm the desired routes and connections and the financial contribution involved as well as the design/location of the Oramell Avenue path as mentioned above.
 - f The vicinity plan submitted in response to our March 14, 2006 letter does not show the detailed trail links with the existing paths to the south (Portland Arts and Technical High School and Washington Commons) and how they will be located across this site to connect to Washington Avenue. Please submit a more detailed plan (ideally based on an aerial photograph) which shows the location of specific routes and how these will relate and connect to your proposals including the sidewalks and Portland Water District Easement.
 - g As previously confirmed, the project will have traffic implications for Washington Avenue and the vicinity and therefore a significant contribution (\$10,000) to the Washington Avenue Streetscape Improvement Project is required.

6. LANDSCAPING AND TREESAVES:

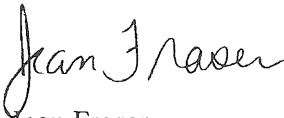
- a This site is currently heavily treed and we are concerned at the scale of the grading and potential loss of existing vegetation. The Landscape Plan should identify existing significant vegetation (as agreed with the City Arborist prior to any Subdivision approval) and show how these trees will be preserved and protected.
- b Where grading is unavoidable, the Landscape Plan should indicate appropriate reinstatement planting.

7. **OTHER MATTERS**

- a **Draft Subdivision Plat:** Please submit a draft Subdivision Plat as set out in the City's Ordinance Section 14-495 and 14-496.
- b **Neighborhood Meeting:** Given the time since the previous Neighborhood Meeting I suggest another Meeting be arranged once a Workshop has taken place.

If you have any questions, please do not hesitate to contact me on (207) 874 8728 or at jf@portlandmaine.gov.

Sincerely



Jean Fraser
Planner

Cc Frank DiDonato Sr., applicant

Cc Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Penny Littell, Associate Corporation Counsel
Katherine Earley, PW Engineering Manager
Mike Farmer, PW Project Engineer
Jim Carmody, PW Transportation Engineer
Dan Goyette, DRC
Bill Goodwin, PW
Dave Peterson, PW

Sec. 25-96. Required for nonresidential, two-family or multi-family development; exceptions.

Where a nonresidential, or a two-family or multi-family development requiring site plan approval abuts any accepted street and a sidewalk with granite curbing satisfactory to the public works authority has not already been provided, a sidewalk constructed of bituminous concrete, portland cement concrete, brick or other paving material and granite curbing shall be provided along the entire street frontage of the lot. If either a sidewalk or curbing, but not both, shall exist at such location which is satisfactory to the public works authority, only a sidewalk or curbing, as the case may be, shall be provided. In either case, such sidewalk and curbing shall be constructed in accordance with the specifications and to the satisfaction of the public works authority at no cost to the city. In conjunction with major site plan review, the planning board, or with minor site plan review, the planning authority, may waive or modify the requirements contained herein upon a like finding and on the same terms and conditions as set forth in section 14-506(b) of this Code.

Sec.14 -506 (b) Modifications.

(b) Where the planning board or planning authority finds that, for each of the requirements listed below, two or more of the conditions exist with respect to compliance with the requirements set forth in sections 14-498 and 14-499 pertaining to the provision and construction of curbs and/or sidewalks, it may vary the regulations so that substantial justice may be done and the public interest secured:

Sidewalks-

1. There is no reasonable expectation for pedestrian usage coming from, going to and traversing the site.
2. There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of a pedestrian oriented infrastructure.
3. A safe alternative-walking route is reasonably available, for example, by way of a sidewalk on the other side of the street.
4. The reconstruction of the street is specifically identified in the first or second year of the current Capital Improvement Program.
5. The street has been constructed or reconstructed without sidewalks within the last 24 months.
6. Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.

Curbing-

1. The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost
2. The street is scheduled for major reconstruction as a component of the Capital Improvement Program.
3. The street has been rehabilitated without curbing in the last 60 months.
4. Strict adherence to the curb requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.
5. Runoff from the development site or within the street does not require curbing for

stormwater management.

In no event shall the waiver have the effect of creating potentially hazardous vehicle and pedestrian conflict or nullifying the intent and purpose and policies of the land development plan relating to transportation and pedestrian infrastructure and the regulations of this article.

At its discretion, the planning authority may refer any petition for a waiver from the curb and sidewalk requirement to the planning board for decision.

Les Berry

From: "Nan Cumming" <nan@trails.org>
To: "Les Berry" <lberry@bh2m.com>
Sent: Monday, November 05, 2007 4:35 PM
Attach: Portland Trails Vision Map, North Deering.pdf
Subject: Portland Trails

Hi Les,

I've attached a selection of the Portland Trails Vision Map. The red dashes indicate trails that are complete. The green dots are trails that we would like to build.

Our interest in the Skylark area is getting from the PATHS campus to the Lyseth/Lyman Moore campus. Currently, an informal footpath runs along the PWD pipeline. Tom Jewell, a member of the Portland Trails board, had a few discussions with Frank DiDonato, and the engineer he was working with, about this back in February. Frank offered to relocate that section of trail to Skylark and Oramel, and build the 130' section of trail along Oramel as part of his project. At that time, his engineer was going to mark the end of that trail--where it meets the PATHS campus.

Thanks so much!

Nan

Nan Cumming
Executive Director
Portland Trails
305 Commercial Street
Portland, ME 04101
phone: 207 775-2411
fax: 207 871-1184
nan@trails.org
www.trails.org

3.25



Davenport Avenue

Conlidge Avenue

Skylink Road



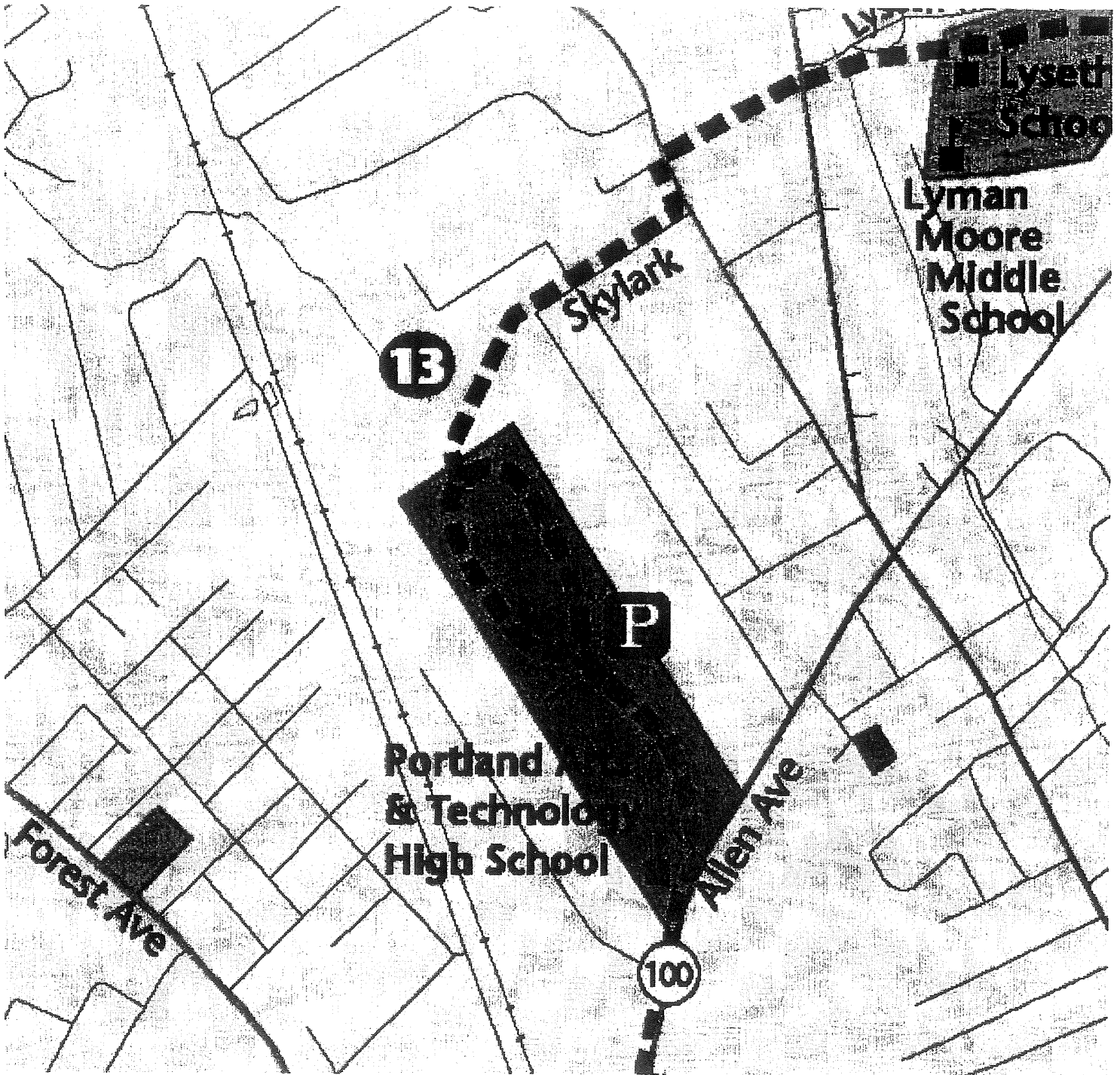
© 2007 Tele Atlas
Image © 2007 Maine Office of GIS

Google

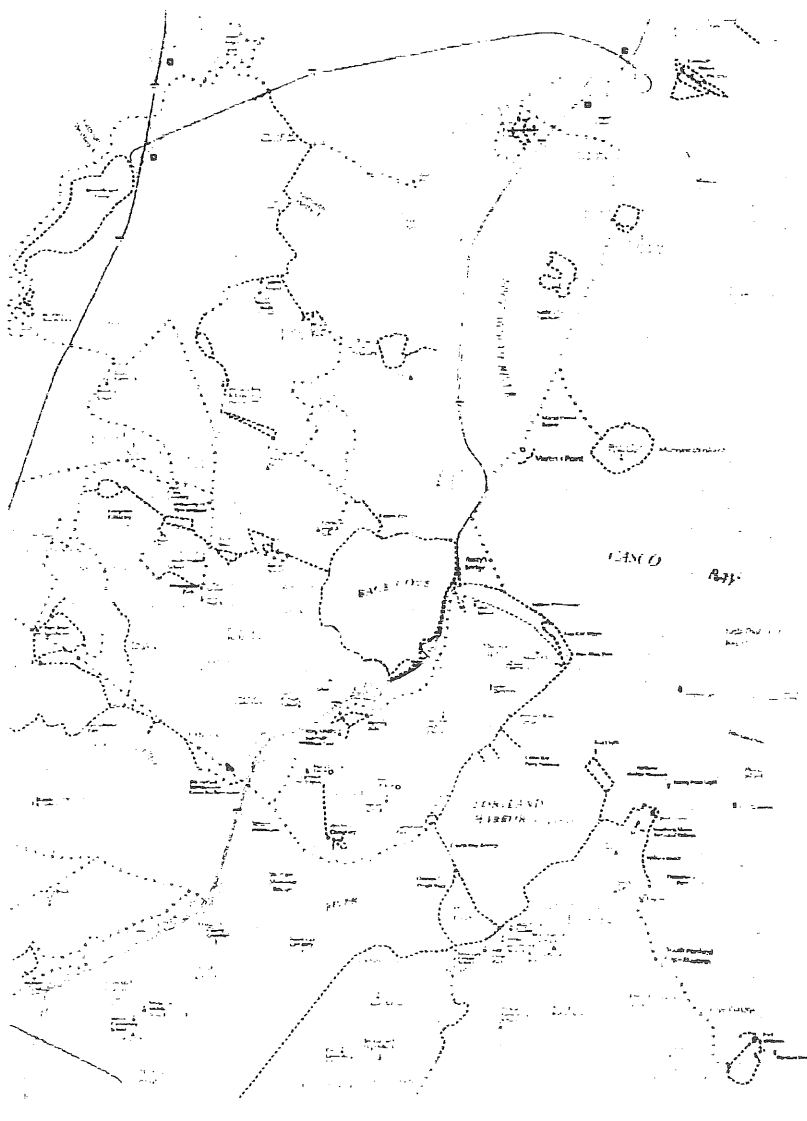
Pointer 43°42'09.92" N 70°17'45.38" W elev 99 ft

Streaming | || | 100%

Eye all 1529 ft



3.27



November 20, 2007

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101

RE: Skylark Commons

Dear Michael:

I have reviewed the comments of March 27, 2007 and April 12, 2007 concerning the survey aspects of the Skylark Commons and have the following comments.

The existing streets (accepted and paper) for this project are Skylark Road (a.k.a. Bertha Street), Hennessey Drive, Coolidge Avenue and Oramell Avenue. These streets were originally created and shown on the Portland Highlands Plan (Plan reference "A"), the Homesteads Plan (Plan reference "B") and Plan of Hanson Manor (Plan reference "C"). The right of way lines shown on these plans and the City of Portland blue sheets were held. Existing monumentation found along Skylark Road and Hennessey Drive were used to determine the basis of the right of ways for the above-referenced plans. Most notable were a 3/4" iron pipe found at the intersection of the westerly sideline of Washington Avenue and northerly sideline of Skylark Road, a 1" iron pipe found at the intersection of the northerly sideline of Skylark Drive and easterly sideline of Hennessey Drive, and a 3/4" iron pipe found at the intersection of the easterly sideline of Hennessey Drive and northerly sideline of Cypress Street.

The current status of each road is as follows:

Skylark Drive (formerly known as Bertha Street) has been accepted for a length of 900 feet westerly from the westerly sideline of Washington Avenue by order of the Portland City Council dated February 17, 1964 in city records Volume 80, Page 70. The portion accepted being 50 feet in width.

Hennessey Drive has been accepted by order of the Portland City Council during two separate meetings. The first acceptance dated February 4, 1963 in city records Volume 79, Page 32 was for a width of 50 feet and a length of 1,570 feet from the northerly sideline of Cypress Street. The second acceptance dated February 17, 1964 in city records Volume 80, Pages 70-71 was for a prolongation in a straight line of Hennessey Drive for a distance of 405.00 feet.

The remaining portions of Skylark Drive and Hennessey Drive as well as Coolidge Avenue and Oramell Avenue have not been accepted to date. However, these paper streets are subject to 23 M.R.S.A. §3032, as set forth by the city's action to continue its public rights in these paper streets dated September 16, 1997 and recorded in the Cumberland County Registry of Deeds Book 13326, Pages 19 to 30.

3.29

The limits of Skylark Road and Hennessey Drive accepted and portions of the streets that will be offered to the city for acceptance will be shown on the plans. Suggested deed descriptions for the portions of the streets that will be offered to the city will be submitted. Who will be offering these portions, will still need to be determined. Ownership in fee of these paper streets is not known at this time.

Bill Clark and I determined where monuments need to be placed. They will be shown on the subdivision plan and utilities plan. A granite street monument detail provided by the Engineering Department will be added to the plans.

The basis of bearings for the project are now based on Maine State Coordinates System West Zone (NAD 1983) using City of Portland Points T125-46-1962 and T125-46-1960.

The elevation bench mark shown on the plans was checked against two reliable bench marks provided by the Engineering Department on Allen Avenue and was found to be reliable.

Plans will be submitted shortly and any additional questions/comments will be answered.

Sincerely,



Robert C. Libby, Jr.
PLS #2190

3.30

From: Michael Farmer
To: Fraser, Jean
Date: 4/12/2007 8:45:02 AM
Subject: Skylark Commons

I am sending the following comments submitted by one of DPW's professional land surveyors, William Clark. These comments relate to the land survey aspects of the project.

1. Need to verify which Official City Benchmark Monument was used. using an old TBM may prove problematic due to soil movement other factors over time.
2. Benchmark Elevation. 100.02' is an old DPW elevation that was copied from the vault. It was from a level run in 1990. Level Book 721 page 36 and 36. We have good benchmark monuments on Allen Ave that were used for Pennell and other work in the area. A level run should include 2 benchmark monuments in case one has been disturbed.
3. Monuments. Need proposed 3 foot offset monuments. Start of Project area to be accepted, PCs, PTs, angle points, and end or area to be accepted.
4. No proposed easements for sidewalks. Need the ROW in fee.
5. Project Area to be Accepted. The bounds need to be clearly defined.
6. Street Records. What City of Portland records were held to establish the existing streets that are extended into the project area? Typically we have building ties on Blue Sheets in the Vault. The blue sheets were in past years often prepared as part of the acceptance process.
7. Coordinate Basis. State Plane Coordinates were not used. They can contact DPW Engineering for coordinates. We may be able to work something out if we do not have control nearby, or if they do not have GPS capabilities.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

CC: Clark, William

CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
Engineering Division

MEMO

TO: Jean Fraser
FROM: Michael Farmer, Project Engineer
DATE: March 27, 2007
RE: Skylark Commons

The following comments are being submitted on behalf of the Public Works Department.

1. The sanitary sewer manhole detail, drain manhole detail, and catch basin detail do not conform to City standards. They should be changed.
2. The "Gutter Grade Transition at Curb @ Catch Basin" detail shows a square catch basin frame and cover. The street plans also show square catch basin symbols. These symbols should be changed, since we do not allow square catch basin frames and covers.
3. The pipe trench detail does not conform to the City standard.
4. The driveway and sidewalk construction detail shows 8-foot granite curb tipdowns. We typically use 7-foot tipdowns (or 6-foot tipdowns in some cases). This detail should be changed.
5. The dimensions on the driveway and sidewalk construction detail do not match the road cross section. The sidewalk and esplanade dimensions on the road cross section should be used.
6. The City's granite curb detail should be used instead of the applicant's "Vertical Granite Curb Detail."
7. The typical road section detail says the underdrain should be a maximum of 42" below the gutter. This should be changed to a *minimum* of 42" below gutter.
8. On Skylark Road between stations 1+00 and 3+00, I recommend changing the road alignment so that there are two curves with radii of 110 feet, with a tangent between them. The right of way should be widened slightly along lots 13 and 17 so the distance from the alignment centerline to the right of way boundaries on the insides of the two curves is 25 feet. This can be accomplished with short sections of circular arcs with 85-foot radii. The right of way arcs be parallel to the road centerline alignment. This would eliminate the need for the proposed sidewalk and utility easement on lot 13.
9. We do not allow inside drops on sanitary sewer drop manholes, such as SMH 7. If a drop manhole is needed, an outside drop manhole should be used and the City standard detail should be included in the plans.
10. The limits of the accepted portions of all the streets in the subdivision should be shown on the recording plan. A report explaining how the street lines were established, references for street acceptance, and how the limits of street acceptance were determined should be submitted. The portions of the streets that will be offered to the City for acceptance should be shown on the plans. Deed descriptions for the portions of the streets that will be offered to the City need to be submitted. The subdivision plan should show proposed street

3.31
1997 -
VACATION -
LIST
GRANITE ACC
SKYLARK
LOCAL 1098
HENDERSON

- monuments that conform to the City's standards. I suggest that the project designers contact the Engineering Division of the DPW to find out where the monuments will be required.
11. The basis of bearings on the subdivision plan is stated as magnetic north in 2003. This should be changed to State Plane Coordinate System Grid North.
 12. The elevation benchmark listed on the plans is not recognized as a reliable benchmark. This benchmark should be checked against a recognized benchmark and elevations on the plan should be adjusted accordingly, if necessary.
 13. A note should be added in the Skylark Road profile stating that the force main is to have a positive slope all the way from the pump station to the discharge.
 14. The force main discharge manhole detail should be changed so that it shows that the force main has to discharge into the manhole channel below the shelf, not above it. The reference to a fiberglass invert channel and shelf should be deleted from this detail. The force main discharge end should be ductile iron, with a 22 ½ elbow turned up and a 45 elbow turned down. The elbows should be connected with flanged or restrained mechanical joints. The transition from ductile iron to PVC should be outside the manhole.
 15. The Skylark Road profile indicates the force main is to be 4" diameter. The pump station detail indicates a 3" force main. Which is it?
 16. The City previously told the project designer that the pumps should be grinder pumps, like our Ashmont Street pump station. The pump specification on sheet 9 and the specified discharge of 210 gpm indicate a solids handling pump, not a grinder pump. The specification should be changed to require grinder pumps with a minimum pumping capacity of 77 gpm. This flow rate essentially means that a 3 inch force main is adequate in size.
 17. Sheet 9 should state that a complete shop drawing package for the pump station must be submitted to the City for review and approval before the pump station is ordered. This submittal should include a drawing showing the system head curves plotted on the pump performance curves, with the operating point marked for the pump model selected.
 18. Sheet 9 indicates that the discharge riser from each pump is to be 2-inch ductile iron pipe. I think 3-inch pipe is needed here. The designer should check this detail. Is 2-inch ductile iron pipe available?
 19. I think the force main needs thrust blocks at all angle points. A thrust block detail should be added to the plans.
 20. The pump station system should provide 24 hours of emergency storage capacity.
 21. The type of pipe coupling to be used to join the ductile iron force main to the PVC force main should be specified.
 22. Item 8 on sheet 9 indicates that float switches are to be used for liquid level control. These are unacceptable. The latest model Milltronics Hydromanager control system should be specified for this purpose.
 23. Item 5 on sheet 9 calls for a galvanized steel control panel enclosure. This should be stainless steel.
 24. The detailed specifications for the control panel should be based on the Ashmont Street pump station. The letter from Stultz Electric dated February 18, 1997 describes these details. I think this letter was provided to the designers.
 25. The pump station should have a waterproof coating.
 26. Can 7 feet of headroom be provided in the valve chamber?
 27. In the pump station, the pumps and the electrical system should be explosion proof.
 28. The width of the flat area at the bottom of the pump station wet well should be no bigger than necessary, about 3 times the diameter of a pump.

29. The DPW believes that the pump station should not be located in Oramell Ave., as proposed. We think Oramell Ave. should be maintained as a street until the City decides to vacate it. The proposal shows a fence around the pump station that is more or less in the center of the street. Such a fence would seem to obstruct the road. We are recommending that the pump station be located on its own 40' by 40' lot. The site should include a 14' driveway where a service vehicle or mobile generator can be parked next to the station.
30. DPW will continue reviewing the survey information that is part of this application and forward additional survey comments, as appropriate.

March 21, 2007 Memo from Dan Goyette

Stormwater Comments

- *The project has proposed grading to limit the disturbance of wetlands. To insure that the grading plan is followed, extensive flagging and control measures will be required during construction.*

Response:

Layout revised and we are proposing filling most of the wetland.

General Civil Comments

- *The driveway on Lot 4 needs to be a minimum of 35 feet from the property line.*

Response:

Driveway moved to other end of lot.

- *The driveways on lots 15 and 16 need to be spaced a minimum of 20 feet apart.*

Response:

Driveway relocated.

3.35

MEMORANDUM



TO: Jean Fraser
FROM: Dan Goyette
DATE: March 21, 2007
RE: Skylark Commons Subdivision

Woodard & Curran has performed a review of the subdivision application for the Skylark Commons Subdivision Project.

Documents Reviewed

- Engineering Plan Sheets 1 thru 13 prepared by BH2M dated February 22, 2007.

In addition to the February 14, 2007 memo, the following comments are offered.

Stormwater Comments

- The project has proposed grading to limit the disturbance of wetlands. To insure that the grading plan is followed, extensive flagging and control measures will be required during construction.

General Civil Comments

- The driveway on Lot 4 needs to be a minimum of 35 feet from the property line.
- The driveways on lots 15 and 16 need to be spaced a minimum of 20 feet apart.

DRG
203943.03

March 27, 2007 Memo from Michael Farmer

1. *The sanitary sewer manhole detail, drain manhole detail, and catch basin detail do not conform to City standards. They should be changed.*

Response:
Details revised.

2. *The "Gutter Grade Transition at Curb @ Catch Basin" detail shows a square catch basin frame and cover. The street plans also show square catch basin symbols. These street plans also show square catch basin symbols. These symbols should be changed, since we do not allow square catch basin frames and covers.*

Response:
Round CB frames and grates proposed.

3. *The pipe trench detail does not conform to the City standard.*

Response:
Trench detail revised.

4. *The driveway and sidewalk construction detail shows 8-foot granite curb tipdowns. We typically use 7-foot tipdowns (or 6-foot tipdowns in some cases). This detail should be changed.*

Response:
Tipdown changed to 7'.

5. *The dimensions on the driveway and sidewalk construction detail do not match the road cross section. The sidewalk and esplanade dimension on the road cross section should be used.*

Response:
Detail revised.

6. *The City's granite curb detail should be used instead of the applicant's "Vertical Granite Curb Detail".*

Response:
Detail revised.

7. *The typical road section detail says the underdrain should be a maximum of 42" below the gutter. This should be changed to a minimum of 42" below gutter.*

Response:
Detail revised.

8. *On Skylark Road between stations 1+00 and 3+00, I recommend changing the road alignment so that there are two curves with radii of 110 feet, with a tangent between them. The right of way should be widened slightly along lots 13 & 17 so the distance from the alignment centerline to the right of way boundaries on the insides of the two curves is 25 feet. This can be accomplished with short sections of circular arcs with 85-foot radii. The right of way arcs be parallel to the road centerline alignment. This would eliminate the need for the proposed sidewalk and utility easement on lot 13.*

Response:

Good suggestion – Plans revised.

9. *We do not allow inside drops on sanitary sewer drop manholes, such as SMH 7. If a drop manhole is needed, an outside drop manhole should be used and the City standard detail should be included in the plans.*

Response:

SMH 7 Detailed.

10. *The limits of the accepted portions of all the streets in the subdivision should be shown on the recording plan. A report explaining how the street lines were established, references for street acceptance, and how the limits of street acceptance were determined should be submitted. The portions of the streets that will be offered to the City for acceptance should be shown on the plans. Deed descriptions for the portions of the streets that will be offered to the City need to be submitted. The subdivision plan should show proposed street monuments that conform to the City's standards. I suggest that the project designers contact the Engineering Division of the DPW to find out where the monuments will be required.*

Response:

See attached Surveyor Report.

11. *The basis of bearings on the subdivision plan is stated as magnetic north in 2003. This should be changed to State Plan Coordinate System Grid North.*

Response:

12. *The elevation benchmark listed on the plans is not recognized as a reliable benchmark. This should be adjusted accordingly, if necessary.*

Response:

- 13.-29. *Comments not re-listed.*

Response:

Force Main and Pump Station deleted.

Other: Sewer System

Lots 1, 3, 5, 6, 7, 8 and 9 will be connected with gravity sewer lines. Lots 10 (on Coolidge) and 11, 12, 13, 14, 15, 16, & 17 (on Skylark) will be on a pressure sewer.

Previously, in a conversation with Mike Farmer, he indicated that the pressure sewer should be in an easement outside the public right of way. We can do that but it did not seem like a good approach. On both Coolidge and Skylark, there are additional lots and undeveloped land that could be connected. It does not seem like good planning to isolate any future development with a private system. We would be happy to meet with the staff to discuss options.

CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
Engineering Division

M E M O

TO: Jean Fraser
FROM: Michael Farmer, Project Engineer
DATE: March 27, 2007
RE: Skylark Commons

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 27. In the pump station, the pumps and the electrical system should be explosion proof.
 28. The width of the flat area at the bottom of the pump station wet well should be no bigger than necessary, about 3 times the diameter of a pump.

29. The DPW believes that the pump station should not be located in Oramell Ave., as proposed. We think Oramell Ave. should be maintained as a street until the City decides to vacate it. The proposal shows a fence around the pump station that is more or less in the center of the street. Such a fence would seem to obstruct the road. We are recommending that the pump station be located on its own 40' by 40' lot. The site should include a 14' driveway where a service vehicle or mobile generator can be parked next to the station.
30. DPW will continue reviewing the survey information that is part of this application and forward additional survey comments, as appropriate.

February 14, 2007 Memo from Dan Goyette

1. *Stormwater Comments*

- *On Sheet 13 it is not possible to ascertain where the Tc routes are. In addition, the stormwater management report indicates that sheet flow was modeled as being 150 feet in length. In manicured lawns this is highly unlikely and should not exceed 100 linear feet.*

Response:
Stormwater Report was completely revised.

2. *General Civil Comments*

- *A capacity letter for the water system and sewer system should be obtained.*

Response:
A water system capacity has been requested from the Portland Water district and a sewer system capacity has been requested from the City of Portland. (Copy of letters attached.)

- *It is not clear how the applicant will keep homeowners from reshaping their lots, making lawns, etc. in wetland areas. Some of the building envelopes and impacts shown are irregular and do not appear that they would be constructed as shown.*

Response:
We are requesting to fill all the irregular wetlands.

- *The detail for catch basins should be revised to indicate a 3" sump and the installation of casco traps. A detail for the installation of casco traps will need to be provided. Also, the details for the catchbasin indicated a square cover, the City requires round covers.*

Response:
The CB and many other details were revised per City of Portland standards.

- *The drain manhole detail indicates grout in the joints, two rows of mastic should be used. A 24" cover with a drill hole is required, not 26".*

Response:
Detail revised.

- *Inverts are shown as fiberglass. They should be brick. If fiberglass is desired, a non-slip surface will be required.*

Response:
Detail revised.

- *The trench patch detail should indicate that the pavement is cut back 12".*

Response:

Detail revised.

- *The light pole detail indicates a 5" pole. The City standard is 4".*

Response:

Detail revised.

- *The sidewalk width is shown as both 4' and 5', in addition esplanades are shown as both 4' and 6'.*

Response:

Detail revised.

- *The typical pipe trench detail should indicate 12" of crushed stone above the pipe not select backfill.*

Response:

Detail revised.

MEMORANDUM

TO: Jean Fraser
FROM: Dan Goyette
DATE: February 14, 2007
RE: Skylark Commons Subdivision



Woodard & Curran has performed a review of the subdivision application for the Skylark Commons Subdivision Project.

Documents Reviewed

- Response to Comments letter dated January 26, 2007 by Andrew Morrell, BH2M, to Jean Fraser.
- Stormwater Management Report dated January 2007 by BH2M.
- Engineering Plan Sheets 1 thru 13 prepared by BH2M dated January 22, 2007.

Stormwater Comments

- On Sheet 13 it is not possible to ascertain where the Tc routes are. In addition, the stormwater management report indicates that sheet flow was modeled as being 150 feet in length. In manicured lawns this is highly unlikely and should not exceed 100 linear feet.
- A pre-existing stormwater model has not been presented so we are unable to compare pre and post development conditions.
- A test pit has not been dug in the area of the filter field. The closest test pits, #1 and #6, appear to indicate that the water line would be above the proposed elevation of the filter bed.
- The catch basin spacing on Coolidge Avenue does not meet City standards. It appears that two additional catch basins will be required.

General Civil Comments

- A capacity letter for the water system and sewer system should be obtained.
- It is not clear how the applicant will keep homeowners from reshaping their lots, making lawns, etc. in wetland areas. Some of the building envelopes and impacts shown are irregular and do not appear that they would be constructed as shown.
- The detail for catch basins should be revised to indicate a 3' sump and the installation of casco traps. A detail for the installation of casco traps will need to be provided. Also, the details for the catchbasin indicates a square cover, the City requires round covers.

3.5



- The drain manhole detail indicates grout in the joints, two rows of mastic should be used. A 24" cover with a drill hole is required, not 26".
- Inverts are shown as fiberglass. They should be brick. If fiberglass is desired, a non-slip surface will be required.
- The trench patch detail should indicate that the pavement is cut back 12".
- The light pole detail indicates a 5" pole. The City standard is 4".
- The sidewalk width is shown as both 4' and 5', in addition esplanades are shown as both 4' and 6'.
- The typical pipe trench detail should indicated 12" of crushed stone above the pipe not select backfill.

DRG
203848.

**STORMWATER MANAGEMENT REPORT
FOR
SKYLARK COMMONS
PORTLAND, MAINE**

FOR

**FRANK DIDONATO, SR.
87 SKYLARK ROAD
PORTLAND, ME**

January 2008

Prepared By:

**BH2M Engineers
Engineers Surveyors Planners
28 State Street
Gorham, ME 04038
207-839-2771
Fax 207-839-8250
E-Mail: lberry@bh2m.com**

7

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Staff note -
not included
available
at Board mtg.

STORMWATER MANAGEMENT REPORT

For: **Frank DiDonato, Sr.**
87 Skylark Road
Portland, ME

Introduction

Frank DiDonato proposes to construct a 17-lot subdivision on three separate parcels of land totaling ~~5.5~~^{4.55} acres and located off Skylark Road and Coolidge Avenue in Portland.

The site consists of Scantic, Hermon and Belgrade soils, which are classified as Hydrologic Soil Groups D, A, and B respectively. The site is wooded with light underbrush. The land north of Coolidge Avenue slopes to a wetland and the remainder of the site slopes to the southwest to another wetland west of Oramell Street.

The proposed project will consist of two 28-foot wide curbed roadways and 5-foot sidewalks servicing the 17 lots. Most of the runoff from the roadways will be collected with catchbasins and discharged to level spreaders.

The project contains the following existing impervious areas:

Hennessey Drive =	7,784 s.f.
Skylark Road =	10,360 s.f.
Coolidge Avenue =	<u>10,178 s.f.</u>
Total =	28,322 s.f.

The proposed project will create the following impervious areas:

Hennessey Drive =	8,456 s.f.
Skylark Road =	25,357 s.f.
Coolidge Avenue =	<u>25,960 s.f.</u>
Total =	59,763 s.f.

The net increase in impervious area is

Proposed =	59,763 s.f.
Existing =	<u>- 28,322 s.f.</u>
Net =	31,441 s.f.

The lots are not counted since they will be sold to individuals for development. Also, the disturbed area is only ~2 acres. The site is not located in an "urban impaired" stream basin. Therefore, in accordance with best management practices (DEP Stormwater Law),

3.

the project is subject to a permit-by-rule and must meet basic standards. The pre-development and post-development runoff calculations have also been included to size the stormwater structure.

Basic Standards

Basic standards are the erosion and sediment control standards. The E & S Plan is shown on Sheet 8 of the plans with the location of the structures shown on the various design sheets.

OK

Pre-development Condition

The site is partially developed in that Hennessey Drive and 360'± of Skylark Road are accepted city road serving several existing homes. Coolidge Avenue is an existing unaccepted gravel road serving two existing homes and two vacant lots. The sites (undeveloped lots) are generally lightly wooded but show extensive evidence of prior earthmoving activities.

For drainage purposes, the site can be divided into three subareas:

Analysis Point #1

SA-1 = 4.76 acres

The subarea drains generally to the west toward Oramell Street and into an extensive wetland located on the Diplisea/Monahan land. Runoff has, for the most part, not channelized and spread along the downhill Oramell Street boundary. Peak runoff flow rates were calculated as follows:

- 2- Year Storm = 1.14 c.f.s.
- 10- Year Storm = 3.67 c.f.s.
- 25- Year Storm = 5.08 c.f.s.

Analysis Point #2 ← spread

SA-2 = 5.96 acres

This subarea is mostly off-site land and includes most of the land north of Coolidge Avenue. Peak flow rates are as follows:

- 2- Year Storm = 2.33 c.f.s.
- 10- Year Storm = 5.84 c.f.s.
- 25- Year Storm = 7.66 c.f.s.

Analysis Point #3 ← space
SA-3 = 1.92 acres

This subarea includes the land that drains to the city stormdrain system in Skylark Road. Peak flow rates are as follows:

- 2- Year Storm = 2.13 c.f.s.
- 10- Year Storm = 4.13 c.f.s.
- 25- Year Storm = 5.10 c.f.s.

These flows seem somewhat high for two existing C.B.s. There is no reported flooding.

Post-development Condition

The existing drainage patterns will not substantially change with the development of the project. The reconstruction of Skylark Road and Coolidge Avenue will include stormwater structures which have been modeled in the Hydrocad Model. However, the three analysis points have not changed.

Analysis Point #1 ← space

Includes SA 100, SA101, SA 102, SA 103, SA 104, SA 105, SA 106. All of the runoff generally drains to the west toward Oramell Street and into extensive wetlands. The primary difference from the pre-development condition is that runoff from Skylark Road and Coolidge Avenue is discharged to level spreaders. Both level spreader and the sheet flow runoff have been combined in Artificial Reach 106 for comparison of the flows.

- 2- Year Storm = 5.52 c.f.s.
- 10- Year Storm = 11.27 c.f.s.
- 25- Year Storm = 14.09 c.f.s.

The flow rates increase but no impacts are expected.

Analysis Point #2 ← space
SA-20 = 5.43 acres

This area has been reduced due to the front side of Lots 1, 2, and 3 will be graded toward Coolidge Avenue.

- 2- Year Storm = 2.27 c.f.s.
- 10- Year Storm = 5.54 c.f.s.
- 25- Year Storm = 7.22 c.f.s.

The peak flows were actually reduced slightly.

3.6

Analysis Point #3 ← space
SA-30 = 1.63 acres

This area has also been reduced due to capturing the flow from Coolidge Avenue and sending it to Oramell Street level spreader.

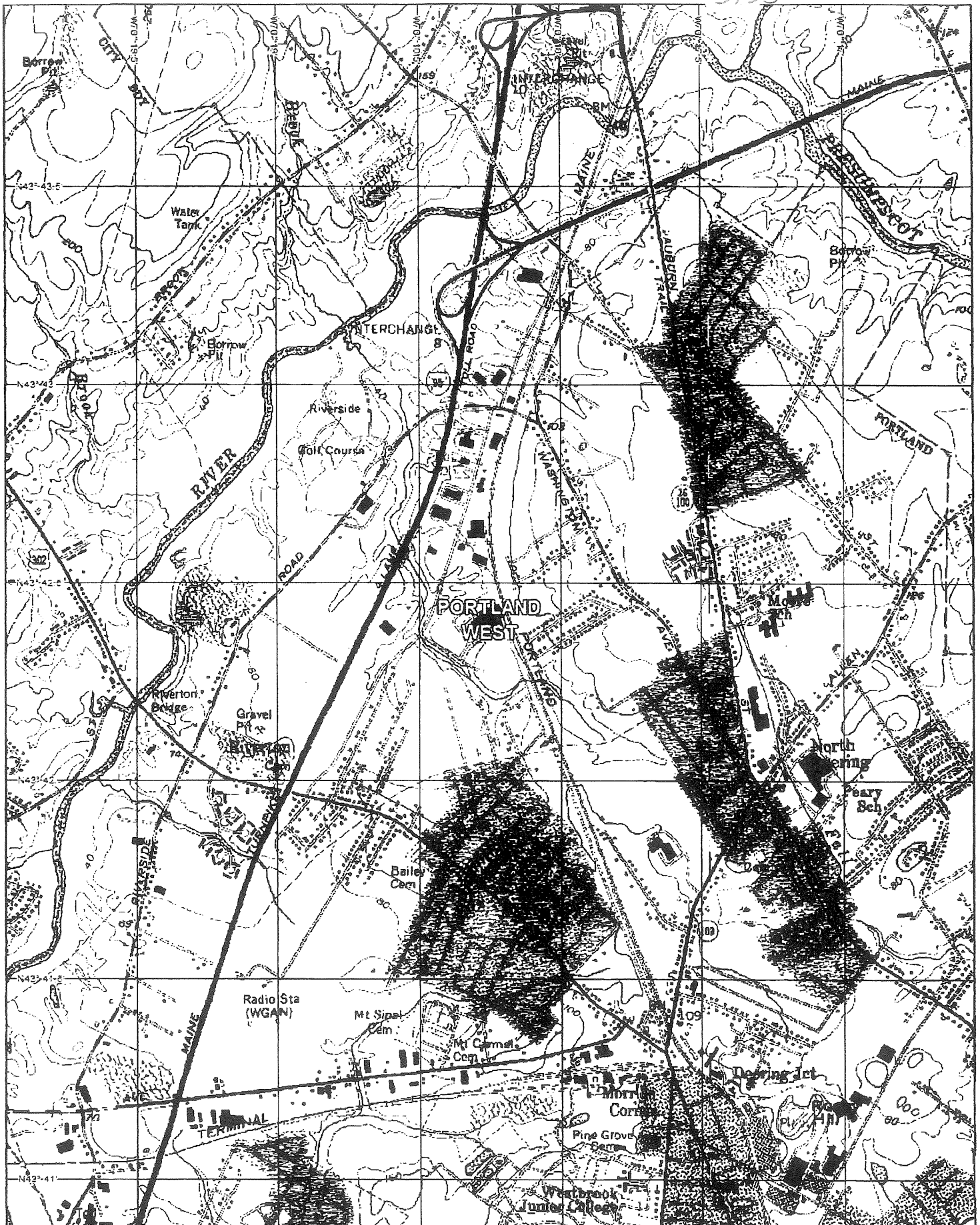
- 2- Year Storm = 2.27 c.f.s.
- 10- Year Storm = 4.24 c.f.s.
- 25- Year Storm = 5.18 c.f.s.

These flows remained essentially the same so there will be no impact to the existing municipal stormdrain system.

Appendix A

Maps

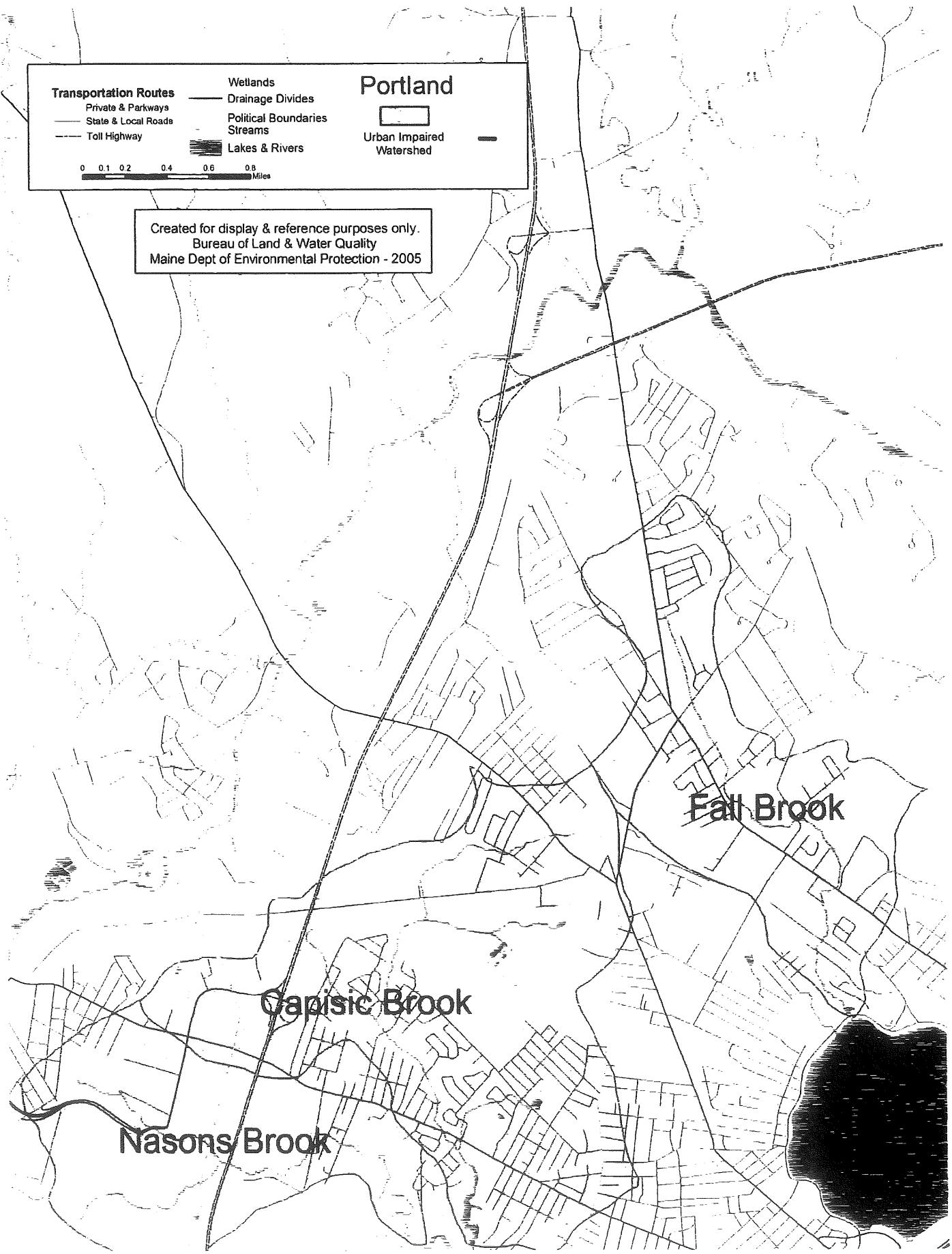
3.53



Transportation Routes		Wetlands	Portland
Private & Parkways	—	Drainage Divides	
State & Local Roads	—	Political Boundaries	Urban Impaired Watershed
Toll Highway	—	Streams	
		Lakes & Rivers	

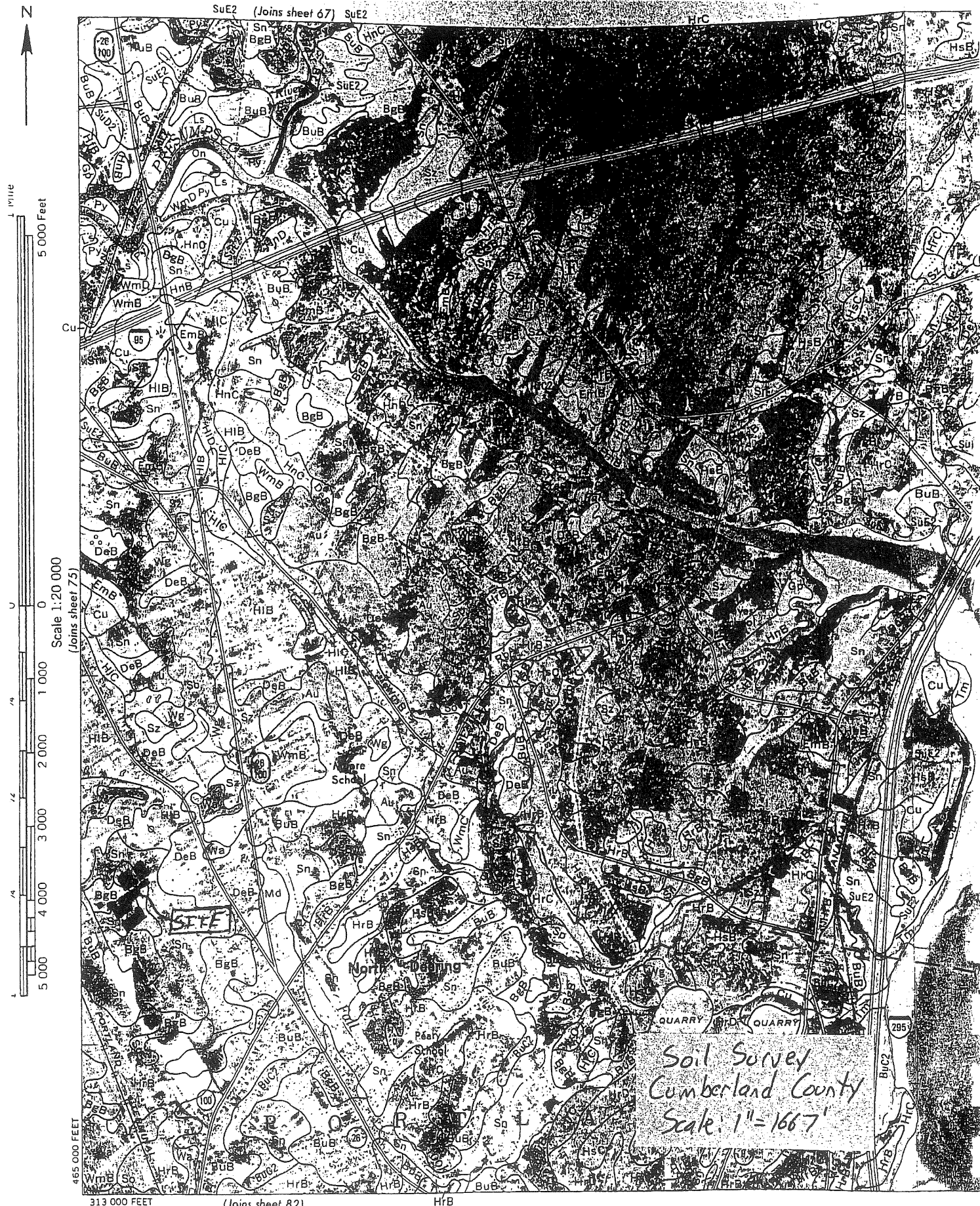
0 0.1 0.2 0.4 0.6 0.8 Miles

Created for display & reference purposes only.
 Bureau of Land & Water Quality
 Maine Dept of Environmental Protection - 2005



SuE2 (Joins sheet 67) SuE2

HrC



1 Mile
5 000 Feet

Scale 1"=20 000
(Joins sheet 75)

0
1 000
2 000
3 000
4 000
5 000

465 000 FEET

313 000 FEET

(Joins sheet 82)

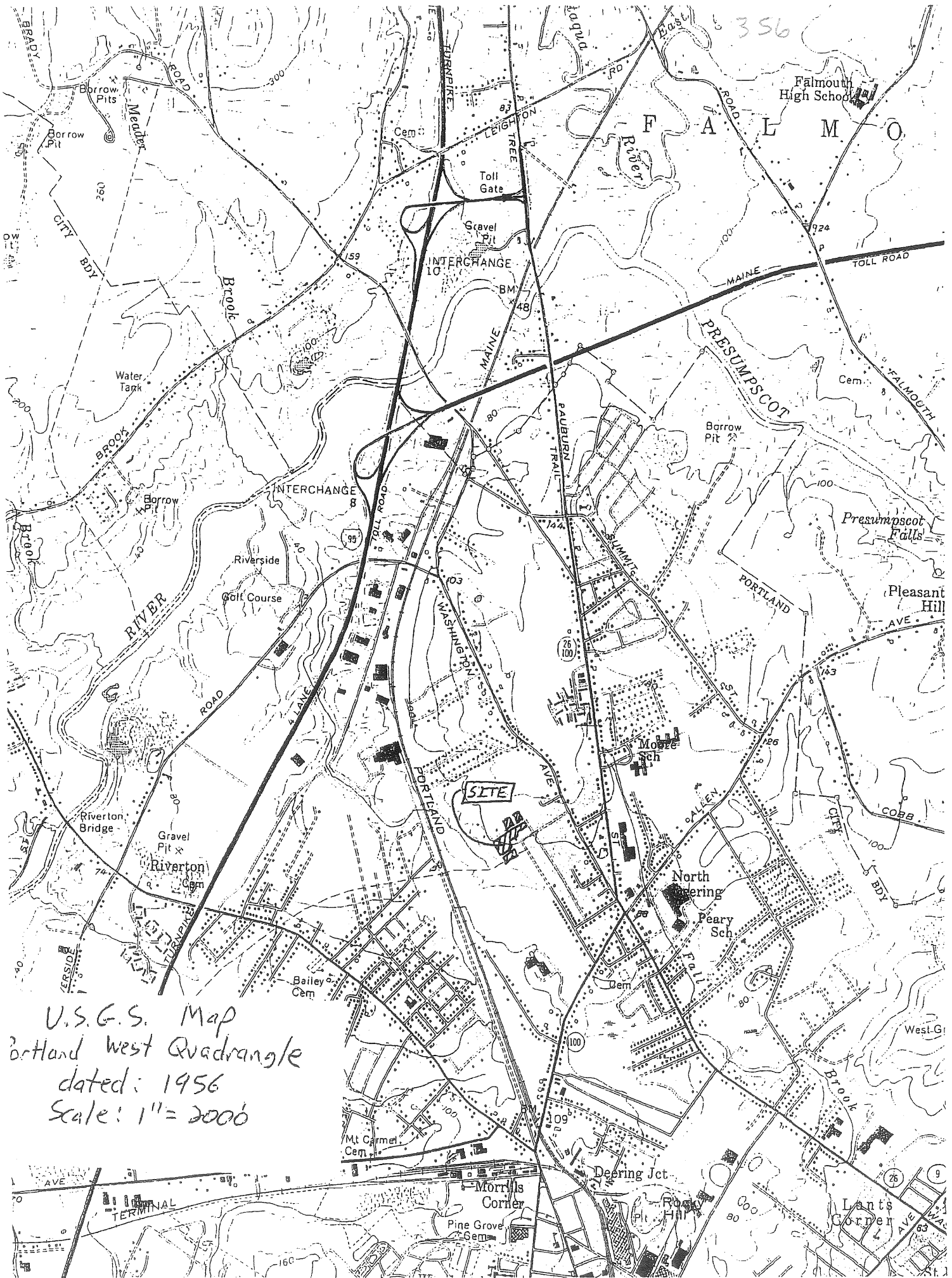
HrB

Soil Survey
Cumberland County
Scale: 1"=1667'

QUARRY

QUARRY

295



U.S.G.S. Map
Portland West Quadrangle
dated: 1956
Scale: 1" = 2000'

3

DOLE DRIVE

AUBURN

SANBORN

WASHINGTON AVENUE

AVENUE

CYPRESS

ROAD

SKYLARD

HENNESSY

DRIVE

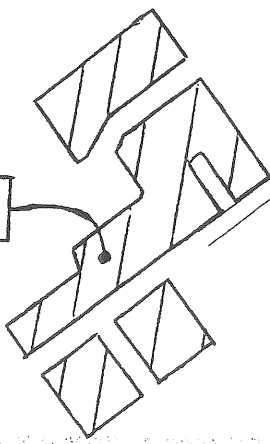
ZONE A

PORTLAND

TERMINAL

SITE

F.E.M.A. Map
Community Panel #
230051 002B
Date: July 17, 1988
Scale: 1" = 400'



Appendix D

Maintenance Plan

MAINTENANCE PLAN

The applicant intends to offer this roadway to the City of Portland once completed. The applicant will be responsible for all maintenance until (and if) the city accepts the roadway. If the roadway is accepted by the city, the city will then be responsible for all maintenance. If the roadway is not accepted by the city, the residents of the subdivision (a homeowner's association will be created) will be responsible for all required maintenance. The following is a summary of the required maintenance:

Roadways

1. On-site inspection of the roadways on an annual schedule or after a significant period of rainfall.
 - a.) All low spots of pooling water shall be regarded to direct the water to the roadside vegetated swales.
 - b.) Areas of erosions shall be repaired immediately.
 - c.) Sweeping the roadway free of sand after the winter season should be completed annually.

Stormdrain Inlet & Outlet

1. On-site inspection of the rip-rap surrounding the stormdrain inlets and outlets on a monthly schedule or after a significant period of rainfall.
 - a.) Carefully inspect to determine if high flows have caused scour beneath the rip-rap or dislodged any of the stone. If repairs are needed, they should be accomplished immediately.

Catchbasins and Drain Manholes

1. On-site inspection of the catchbasins and drain manholes on an annual schedule or after a significant period of rainfall.
 - a.) Inspect to ensure rim elevations are properly set to optimize flow entry.
 - b.) Remove built-up sedimentation or debris.

Level Spreader

1. On-site inspection of the level spreader should be completed monthly or after a significant period of rainfall to look for any signs of channelization and immediately repaired. The structure will fail if water exits from it in channelized flow.

ADMINISTRATIVE BODY
ADDRESS - TELEPHONE NUMBER
STORMWATER MANAGEMENT WATER QUALITY POND
MONTHLY INSPECTION & MAINTENANCE LOG

FACILITY:		YEAR:	
LOCATION:		CONTRACTOR:	
FUNCTION:		OUTLET SPILLWAY	
MONTH	DAY	INSPECTOR	
JANUARY			
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

ADMINISTRATIVE BODY
 ADDRESS – TELEPHONE NUMBER
 STORMWATER MANAGEMENT WATER QUALITY POND
 ANNUAL INSPECTION & MAINTENANCE LOG

FACILITY:		YEAR:	
LOCATION:		CONTRACTOR:	
FUNCTION:		INSPECTOR:	
DATE OF INSPECTION:		MAINTENANCE ACCOMPLISHED	
	ITEM ID	DESCRIPTION OF CONDITIONS	DATE OF MAINTENANCE
		Vegetation	
		Berms	
		Riprap Perimeter	
		Pond Outlet Spillway	
		General Comments:	

3.6

Appendix E
Test Pit Results

26

Town, City, Plantation PORTLAND	Street, Pood Subdivision SKYLARK COMMONS	Owner's Name FRANK DiDONATO
---	--	---------------------------------------

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)				
Observation Hole <u>TP 1</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring		Observation Hole <u>TP 2</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring		
" Depth of Organic Horizon Above Mineral Soil		" Depth of Organic Horizon Above Mineral Soil		
0	Texture	Consistency	Color	Mottling
10	SANDY LOAM	FRIABLE	DARK BROWN	
20			YELLOWISH BROWN	
30	FINE SANDY LOAM	FIRM	LIGHT OLIVE BROWN	FEW FAINT
40			OLIVE	△△△ FREE WATER
50	/// BEDROCK/REFUSAL ///			
Soil Classification Profile <u>3</u> Condition <u>A/C</u>		Slope	Limiting Factor <u>20"</u>	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

DIXFIELD/TUNBRIDGE

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)				
Observation Hole <u>TP 2</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring		Observation Hole <u>TP 2</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring		
" Depth of Organic Horizon Above Mineral Soil		" Depth of Organic Horizon Above Mineral Soil		
0	Texture	Consistency	Color	Mottling
10	SANDY LOAM	FRIABLE		△△△ FREE WATER
20	SILTY CLAY	FIRM		
50	/// REFUSAL ///			
Soil Classification Profile <u>8</u> Condition <u>E</u>		Slope	Limiting Factor <u>6"</u>	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

SWANTON

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)				
Observation Hole <u>TP 3</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring		Observation Hole <u>TP 4</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring		
" Depth of Organic Horizon Above Mineral Soil		" Depth of Organic Horizon Above Mineral Soil		
0	Texture	Consistency	Color	Mottling
10	SANDY LOAM	FRIABLE	BLACK	
20	SILTY CLAY	FIRM	OLIVE	△△△ FREE WATER
30			OLIVE GRAY	
40	/// REFUSAL (BEDROCK) ///			
Soil Classification Profile <u>8</u> Condition <u>D</u>		Slope	Limiting Factor <u>8"</u>	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

ELMWOOD/SWANTON (SWP)

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)				
Observation Hole <u>TP 4</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring		Observation Hole <u>TP 4</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring		
" Depth of Organic Horizon Above Mineral Soil		" Depth of Organic Horizon Above Mineral Soil		
0	Texture	Consistency	Color	Mottling
10	SANDY LOAM	FRIABLE	DARK BROWN	
20			STRONG BROWN	
30		FIRM	LIGHT OLIVE BROWN	FEW FAINT
40	/// BEDROCK ///			
Soil Classification Profile <u>3</u> Condition <u>A/C</u>		Slope	Limiting Factor <u>25"</u>	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

TUNBRIDGE

Albert Frick
Site Evaluator Signature

163/66

SE #/CSS #

5/31/05

Date

Town, City, Plantation **PORTLAND** Street, Pood Subdivision **SKYLARK COMMONS** Owner's Name **FRANK DiDONATO**

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 5 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

0	Texture	Consistency	Color	Mottling
0			DARK BROWN	
5		FRIABLE	STRONG BROWN	
10	SANDY LOAM		OLIVE	△△△
20		FIRM		FREE WATER
25	BEDROCK			
30				
40				
50				

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
3	A/D	10"	<input type="checkbox"/> Restrictive Layer
Profile	Condition	%	<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

NASKEAG

Observation Hole TP 6 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

0	Texture	Consistency	Color	Mottling
0			DARK BROWN	
10	SANDY LOAM	FRIABLE	YELLOWISH BROWN	
20			OLIVE BROWN	
30		FIRM	OLIVE	
40				△△△
45	BEDROCK			
50				FREE WATER

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
3	A/C	42"	<input type="checkbox"/> Restrictive Layer
Profile	Condition	%	<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

TUNBRIDGE/DIXFIELD

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole _____ Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

0	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile	Condition	%	<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole _____ Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

0	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile	Condition	%	<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Albert Frick
 Site Evaluator Signature

163/66
 SE #/CSS #

5/31/05
 Date

Appendix F

Permit-by-Rule Application

STORMWATER PBR APPLICATION FORM
PLEASE TYPE OR PRINT IN INK ONLY

1. Name of Applicant: Frank DiDonato, Sr.		5. Name of Agent: (If applicable) Berry Huff McDonald Milligan, Inc.	
2. Applicant's Mailing Address: 87 Skylark Road Portland, ME 04103		6. Agent's Mailing Address: 28 State Street Gorham, ME 04038	
3. Applicant's Daytime Phone #: (207) 797-3098		7. Agent's Daytime Phone #: (207) 839-2771	
4. Applicant's Fax #: (if available) N/A		8. Agent's Fax # and email address: (207) 839-8250	
9. Location of Project: (Road, Street, Rt.#) Skylark Road & Coolidge Avenue		10. Town: Portland	
		11. County: Cumberland	
12. Is this PBR for renewal of an individual stormwater permit? If yes, skip to Block 27 and signature page.			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
13. Type of Direct Watershed: (Check all that apply)		14. Amount of Developed Area:	
<input type="checkbox"/> Lake not most at risk <input type="checkbox"/> Lake most at risk <input type="checkbox"/> Lake most at risk, severely blooming <input type="checkbox"/> River, stream or brook <input type="checkbox"/> Urban impaired stream <input checked="" type="checkbox"/> Freshwater wetland <input type="checkbox"/> Coastal wetland <input type="checkbox"/> Wellhead of public water supply		<input checked="" type="checkbox"/> Total # of <u>3.11</u> acres OR <input type="checkbox"/> Total # of _____ square feet	
		15. Amount of Impervious Area:	
		<input checked="" type="checkbox"/> Total # of <u>1.13</u> acres OR <input type="checkbox"/> Total # of _____ square feet	
16. Creating a common plan of development or sale?		17. Name of waterbody(ies) to which the project site drains:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Wetlands	
18. Brief Project Description: 17-lot residential subdivision (single-family house lots)			
19. Size of Lot or Parcel:		20. UTM Locations:(if known)	
<input type="checkbox"/> Total of _____ square feet OR <input checked="" type="checkbox"/> Total of <u>4.96</u> acres		UTM Northing: N/A UTM Easting: N/A	
21. Deed Reference Numbers:		22. Map and Lot Numbers:	
Book#: <u>See</u> Page#: <u>Plan</u>		Map #: <u>See</u> Lot #: <u>plan</u>	
23. Project started prior to application?		24. Resubmission of Application?	
<input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
25. Written Notice of Violation?		If yes, name of DEP enforcement staff involved:	
<input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No			
26. Detailed Directions to the Project Site: (Attach separate sheet if necessary) From Interstate 95 take Exit 9 & travel southeast on Lambert Street then south on 100/26 turn right & travel northwest on Washington Ave., turn left onto Skylark Road, site is at end.			
27. SUBMISSIONS ▼			
<input checked="" type="checkbox"/> This form (signed and dated) <input checked="" type="checkbox"/> Fee		<input type="checkbox"/> Dept. of Inland Fisheries and Wildlife Approval (if in Essential Habitat) <input checked="" type="checkbox"/> Photos of Area <input checked="" type="checkbox"/> ESC Plan <input checked="" type="checkbox"/> Location Map <input checked="" type="checkbox"/> Site Plan	
For Renewal of an individual Stormwater permit only:			
<input type="checkbox"/> This form (signed and dated) <input type="checkbox"/> Copy of original stormwater permit <input type="checkbox"/> Fee			

CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	After Photos
PBR #	FP		Acc. Date	Def. Date	

3.68

CERTIFICATIONS / SIGNATURES

Applicant's Statement:

I am applying for a Stormwater PBR and have attached the required PBR submissions. I have read the requirements herein and I affirm that my project satisfies the applicable stormwater management standards. I authorize staff of State and Federal agencies having jurisdiction over this activity, to access the project site for the purpose of determining compliance with the rules.

Signed:

Andrew B. Arnold - agent

Date:

1/24/07

Notice of Intent to Comply with Maine Construction General Permit

With this Stormwater PBR notification form and my signature below, I am filing notice of my intent to carry out work which meets the requirements of the Maine Construction General Permit. I have read and will comply with all of the MCGP standards. In addition, I will file a Notice of Termination (NOT) within 20 days of project completion.

If this form is not being signed by the landowner or lessee of the property, attach documentation showing authorization to sign.

Signed _____

Date: _____

3.69

Appendix G

Right, Title and Interest

1 pc 31

3192/374
3.70

CITY OF PORTLAND

Quit-Claim Deed

WITHOUT COVENANT (RELEASE)

From
CITY OF PORTLAND
To

Frank D. Donato

Dated, September 21, 1971


State of Maine.

SEP 23 1971 Registry of Deeds

Received 19
at H., M., M., and
recorded in Book, Page

Attest: REGISTER.

From the Office of the
DIRECTOR OF FINANCE
Treasury and Tax Collection Division
Room 102, City Building, Portland, Maine

 Pine Tree Libe. 872
Marks Printing House, Portland, Me.

Know all Men by these Presents,

3.71

That The City of Portland, a body politic and corporate, and located at Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations paid by Frank DiDonato

of Portland, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said
Frank DiDonato, his

Heirs and Assigns forever, all its right, title and interest in and to the following described real estate situated in Portland in the County of Cumberland and State of Maine and more

particularly described as, viz:

N. side Bertha St - Lot 92, Rec Pl Portland Highlands - Assessors Plan 349-H-14

Being the same premises acquired by tax deed dated February 28, 1933, recorded in Cumberland County Registry of Deeds Book 1776 Page 263, assessed to H. R. Lowd Land Co. Inc. and sold February 6, 1933 for non-payment of the 1932 tax.

Also another certain lot or parcel S side Coolidge Ave and W side August Ave Lots 139-140-141, Rec Plan Portland Highlands, Assessors Plan 347-D-9 to 11

Being the same premises acquired by tax deed dated February 28, 1933, recorded in Cumberland County Registry of Deeds Book 1776 Page 289, assessed to H. R. Lowd Land Co. Inc. and sold February 6, 1933 for non-payment of the 1932 tax.

Also another certain lot or parcel N side Coolidge St. (Ave), S side Davenport St (Ave) and W side August St (Ave) Lots 162-163-164-209-210-211 Rec Plan Portland Highlands, Assessors Plan 348-A-2 to 7

Being the same premises acquired by tax deed dated February 28, 1933, recorded in Cumberland County Registry of Deeds Book 1776 Page 269, assessed to H. R. Lowd Land Co. Inc. and sold February 6, 1933 for non-payment of the 1932 tax.

Also another certain lot or parcel N side Coolidge St. (Ave) and S side Davenport St. (Ave) Lots 166 to 168, 205 to 207, Rec Pl Portland Highlands Assessors Plan 349-G-7 to 12

Being the same premises acquired by tax deed dated February 28, 1933, recorded in Cumberland County Registry of Deeds Book 1776 Page 271, assessed to H. R. Lowd Land Co. Inc. and sold February 6, 1933 for non-payment of the 1932 tax.

Also another certain lot or parcel N side Coolidge St. (Ave) and S side Davenport St. (Ave) Lots 166 to 168, 205 to 207, Rec P1 Portland Highlands Assessors Plan 349-G-7 to 12

Being the same premises acquired by tax deed dated February 28, 1933, recorded in Cumberland County Registry of Deeds Book 1776 Page 271, assessed to H. R. Lowd Land Co. Inc. and sold February 6, 1933 for non-payment of the 1932 tax.

Also another certain lot or parcel S side Coolidge Ave and N side Bertha St and E side Oramel Ave, Lots 93-94-127-128, Rec Plan Portland Highlands Assessors Plan 349-H-1-2-15-16

Being the same premises acquired by tax deed dated February 28, 1933, recorded in Cumberland County Registry of Deeds Book 1776 Page 287, assessed to H. R. Lowd Land Co. Inc. and sold February 6, 1933 for non-payment of the 1932 tax.

Also another certain lot or parcel Coolidge Ave Lot 138, Assessors Plan 547-D-12

Being the same premises acquired by tax deed dated February 28, 1962, recorded in Cumberland County Registry of Deeds Book 2830 Page 297, assessed to Emery A. Hunton and sold February 5, 1962 for non-payment of the 1961 tax.

Bertha Street is now Skylark Road

3.72

Meaning and intending to convey the same land and building which the said grantor acquired by tax deed dated

The deed above referred to recorded in the Cumberland County Registry of Deeds in Book Page

This property was assessed to and was sold for the non-payment of the tax. It was again sold for the non-payment of the tax.

At each tax sale the City of Portland was the Purchaser.

Said premises are hereby conveyed subject to taxes thereon for the year 1971 , and said grantee assumes and agrees to pay said taxes as part of the consideration for this conveyance.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said Frank DiDonato, his

Heirs and Assigns, forever.

In Witness Whereof, the said City of Portland has caused this instrument to be executed and its corporate seal affixed by John G. DePalma - Director of Finance, thereunto duly authorized, this 21st day of September A. D. 1971 .

Signed, Sealed and Delivered

in presence of

City of Portland

Lucy M. Boylston

By John G. DePalma
Director of Finance.



State of Maine, }
Cumberland, } SS.

September 21, 19 71 .

Then personally appeared the above named John G. DePalma and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said City of Portland.

Before me,

Gayland E. Peckay
Justice of the Peace.
~~Notary Public.~~

SEP 23 1971

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Received at 1:20 P.M., and recorded in
BOOK 3192 PAGE 374 Margaret L. Keiser Deputy Register

029

CITY OF PORTLAND

Quit-Claim Deed

WITHOUT COVENANT (RELEASE)

FROM
CITY OF PORTLAND

To

Frank DiDonato

Dated, November 19, 1968

State of Maine.

ss. Registry of Deeds

Received NOV 19 1968 19


at H. M., and

recorded in Book, Page

Attest:

REGISTER.

From the Office of the
DIRECTOR OF FINANCE
Treasury and Tax Collection Division
Room 102, City Building, Portland, Maine

 Pine Tree Linc. 872
Maine Printing House, Portland, Me.

3066/353

3.76

1925

Know all Men by these Presents,

That The City of Portland, a body politic and corporate, and located at Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations paid by

Frank DiDonato

of Portland, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said

Frank DiDonato, his

Heirs and Assigns forever, all its right, title and interest in and to the following described real estate situated in Portland in the County of Cumberland and State of Maine and more particularly described as, viz:

Land S side Coolidge Ave., and N side Bertha St., Lots 89 to 91, 130 to 137 Rec. Plan Portland Highlands. Assessor's Plan 347-D-13 to 15, 349-H-4 to 8 and 11 to 13, Area 61438 sq. ft.

Said premises were assessed as Land S side Coolidge Ave. and N side Bertha St. Lots 84, 85, 89 to 91, 130 to 137, Rec. Plan Portland Highlands. Plan 347 Blk D Lot 1 to 3, - 349 Blk H Lot 13 to 15

4 to 8
11 to 13

for the year 1932 and Tax Deed was recorded in Book 1776 Page 285.

1021 73755

LOUISIANA

354

Meaning and intending to convey the same land and building which the said grantor acquired by tax ~~deed~~^{deeds} dated February 28, 1933 and February 28, 1938.

The ~~deed~~^{deeds} above referred to are recorded in the Cumberland County Registry of Deeds in Book 1776 285 2952 Page 924

This property was assessed to H. R. Lowd Land Co., Inc.

and was sold February 6, 1933 for the non-payment of the 1932 tax. It was again sold February 7, 1938 for the non-payment of the 1937 tax.

At each tax sale the City of Portland was the Purchaser.

Said premises are hereby conveyed subject to taxes thereon for the year 19 68 , and said grantee assumes and agrees to pay said taxes as part of the consideration for this conveyance.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said

Frank DiDonato, his

Heirs and Assigns, forever.

3.78

In Witness Whereof, the said City of Portland has caused this instrument to be executed and its corporate seal affixed by Deane S. Stevens, Director of Finance, thereunto duly authorized, this 19th day of November A. D. 1968 .

Signed, Sealed and Delivered in presence of

Lucy M. Boyfa

City of Portland
[Signature]
By Director of Finance



November 19, 19 68 .

State of Maine, }
Cumberland, } ss.

Then personally appeared the above named Deane S. Stevens, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said City of Portland.

Before me,

John G. DePalma
Justice of the Peace.
~~Notary Public~~

NOV 19 1968

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 12:50 PM, and recorded in

BOOK 3066 PAGE 353 Seward P. Thayer Register

353

Form A298 Quitclaim Deed

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 22nd day of September, 1993

by first party, Adrienne DiDonato
 whose post office address is 87 Skylark Rd. Portland ME, 04103

to second party, Santo DiDonato Gina Masciovecchio
 whose post office address is 87 Skylark Rd. Portland ME, 04103

WITNESSETH, That the said first party, for good consideration and for the sum of \$ 1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cumberland, State of Maine to wit:

Land S Side Bertha St. Lots 80, 81, Rec. Plan
 Portland Highlands. Portland Assessor's Plan 349,
 Block I Lots 7, 8, Area 12376 sq. ft.

Recorded
 Cumberland County
 Registry of Deeds
 09/23/93 12:45:04PM
 John B. O'Brien
 Register

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Mona L. Kelley Adrienne M. DiDonato
Santo DiDonato Adrienne M. DiDonato

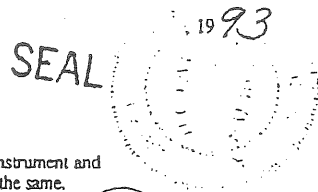
State of Maine

County of Cumberland ss.

Then personally appeared Adrienne DiDonato

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Celene O'Brien
 Notary Public
 My Commission Expires: April 5, 1998



10972 Ps 152

61010

of the month of

1993
 it
 corded
 and County
 y of Deeds
 12:43:41PM
 O'Brien
 sister

Notary Public

SEAL.....

324

Know all Men by these Presents, That

I, Frank DiDonato of Portland, County of Cumberland and State of Maine,

DiDonato

In consideration of one dollar and other valuable considerations (In all less than one hundred dollars) paid by Adrienne M. DiDonato of said Portland,

to

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Adrienne M. DiDonato, her heirs and assigns forever,

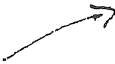
DiDonato

All my right, title, and interest in and to three (3) certain lots or parcels of land with the buildings thereon, situated on the northerly side of Bertha Street in said Portland, and being lots numbered eighty-six (86), eighty-seven (87), and eighty-eight (88) as shown on Plan of Portland Highlands recorded in Cumberland County Registry of Deeds in Plan Book 16, Page 10.

War

Also all my right, title, and interest in and to two (2) certain other lots or parcels of land situated on the northerly side of Bertha Street in said Portland and being lots numbered eighty-four (84) and eighty-five (85) as shown on said Plan of Portland Highlands.

Also all my right, title, and interest in and to two (2) certain other lots or parcels of land situated on the southerly side of said Bertha Street in said Portland and being lots numbered eighty (80) and eighty-one (81) as shown on said Plan of Portland Highlands, subject to a fifty-foot right of way held by the Portland Water District as recorded in said Registry of Deeds in Book 2166, Page 369.



Being my interest in the premises conveyed to me and said Adrienne M. DiDonato by James E. Gagan as Executor under the Last Will and Testament of Fred Porter, abstract of which is recorded in said Registry of Deeds in Book 2825, Page 154, by deed dated August 11, 1964, and recorded in said Registry of Deeds in Book 2843, Page 382; subject, however, to mortgage deed given by me and said Adrienne M. DiDonato to Pine State Savings and Loan Association dated August 11, 1964, and recorded in said Registry of Deeds in Book 2837, Page 135.

2866/324

17,4885.6
lots 84-88

To Have and to Hold the abovegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Adrienne M. DiDonato, her

heirs and assigns, to her and her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances; except as aforesaid; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs and assigns shall and will warrant and defend the same to the said Grantee her heirs and assigns forever, against the lawful claims and demands of all persons. In Witness Whereof, I, the said Frank DiDonato, husband of the grantee herein,

Witness my hand and seal this eighteenth day of November in the year of our Lord one thousand nine hundred and sixty-four.

Signed, sealed and delivered in presence of

Frank E. DiDonato

Frank E. DiDonato

State of Maine, Cumberland ss. November 18, 1964.
Personally appeared the above named Frank DiDonato

and acknowledged the foregoing instrument to be his free act and deed.

Notary Public, State of Maine
Frank E. DiDonato

STATE OF MAINE, CUMBERLAND COUNTY, SS.
Received NOV 24 1964 at 10 o'clock 45 M. and recorded
in BOOK 2866 PAGE 324 Attest *James P. Tyson* Registrar



CITY OF PORTLAND
Quit-Claim Deed

WITHOUT COVENANT (RELEASE)

WAS THIS
ever RECORDED

FROM
CITY OF PORTLAND

TO

Frank DiDonato

422750
6763310

Dated, July 27, 1983

State of Maine.

ss. Registry of Deeds


Received 19

at H., M., M., and

recorded in Book, Page

Attest: REGISTER.

From the Office of the
DIRECTOR OF FINANCE
Treasury and Tax Collection Division
Room 102, City Building, Portland, Maine

 Pine Tree Ligne, 7679
Marks Printing House, Portland, Me.

152

Know all Men by these Presents,

That The City of Portland, a body politic and corporate, and located at Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations paid by Frank DiDonato

of Portland, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Frank DiDonato and his

Heirs and Assigns forever, all its right, title and interest in and to the following described real estate situated in Portland in the County of Cumberland and State of Maine and more particularly described as, viz: Real Estate, Portland, Maine, Assessor's Plans on file in Assessor's office, City Hall,

349-I-1 To 6
Skylark Rd. - Ormamel Rd.
32250 SF

The said City of Portland hereby makes no representations or warranties of any kind as to the acceptance or improvement of any unaccepted or unimproved street or way abutting the property herein described.

Meaning and intending to convey the same land and building which the said grantor acquired by tax deed dated Feb. 28, 1933

The deed above referred to is recorded in the Cumberland County Registry of Deeds in Book 1776 Page 283

This property was assessed to H R Lowd Land Co. Inc.

and was sold 1st Monday in Feb. 1933 for the non-payment of the 1932 tax. ~~It was again sold for the non-payment of the~~

At each tax sale the City of Portland was the Purchaser.

Said premises are hereby conveyed subject to taxes thereon for the year 1933-34 and said grantee assumes and agrees to pay said taxes as part of the consideration for this conveyance.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said Frank DiDonato and his

Heirs and Assigns, forever.

3.84

In Witness Whereof, the said City of Portland has caused this instrument to be executed and its corporate seal affixed by Richard J. Ranaghan, Jr. Director of Finance, thereunto duly authorized, this 27th day of July A. D. 19 83 .

Signed, Sealed and Delivered
in presence of

Margaret A. Heary

City of Portland
[Signature]
By _____
Director of Finance.

State of Maine, }
Cumberland, } ss.

July 27, 19 83 .

Then personally appeared the above named Richard J. Ranaghan, Jr. and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said City of Portland.

Before me,

[Signature]
Justice of the Peace.
Notary Public.

JOHN C. GRIFFIN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 23, 1989



Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

February 15, 2008

Lester S. Berry, P.E.
BH2M
28 State Street
Gorham, ME 04038

Re: **Skylark Commons Subdivision (Ref 87 Skylark Road)**
Application #2004-0252; CBL#347 D001

Dear Mr. Berry,

Thank you for your letter dated January 7, 2008 and the attached revised Plans.

Staff has undertaken a review of the current proposals and associated information and has the following comments:

WETLANDS

1. **Delineation of the Wetland Area:** We note that James Logan of Albert Frick Associates delineated the wetlands again in October 2007 and broadly concurs with the comments from the independent wetland review report by S.W. Cole dated May 4, 2007.
2. **Area of Wetland Alteration:** We remain concerned regarding the extent of wetland fill in relation to building envelopes and lots. I note you are meeting with the MDEP on February 26, 2008 and thank you for advising me of the date/time of that meeting.

PUMPING STATION/SANITARY SEWERS

Two individual pressure sewer mains, one on each side of the street and located outside of the right-of-way, will be required. These lines should be private as the City would not wish to accept any maintenance responsibilities. Please see additional comments dated February 6, 2008 from the Engineering Reviewer (copy attached) referring to the need for double check valve systems for individual homes.

STORMWATER

Please see the comments of the Engineering Reviewer attached.

FIRE PREVENTION

The Fire Department has requested that you provide a plan showing the hydrant locations, spacing and main sizes.

ROAD ACCESS/CIRCULATION

1. Please see the further comments from the Engineering Reviewer (attached) regarding the alignment of the streets and associated design details.
2. I note the request for waivers in the January 2008 submission and this issue will be referred to the Planning Board Workshop. Please address the comments of the Engineering reviewers regarding the details of the proposed sidewalks and esplanades.
3. The City's policy is to require street connectivity within and between subdivisions and the original staff recommendation in the March 8, 2005 Planning Board memorandum was for Oramell Avenue to be improved as a street. I understand that the Planning Board agreed to the substitution of the trail in view of the extensive wetlands within the Oramell ROW. Now that the wetlands are no longer delineated within that paper street, staff recommends that the street should be improved as a connecting street between Skylark Road and Coolidge Avenue to create a looped roadway system. The proposed trail within the Oramell ROW between Skylark Road and the Portland Arts and Technology High School would remain as proposed to allow pedestrian connectivity and to provide a link within the Portland Trail system as you have described.
4. As I previously confirmed, the project will have traffic implications for Washington Avenue and the vicinity and therefore a significant contribution (\$10,000) to the Washington Avenue Streetscape Improvement Project is required.

LANDSCAPING AND TREESAVES:

1. The recent submission has not addressed our comments regarding the impact of the proposals on the existing vegetation. The City has required other subdivision projects to retain and preserve vegetation/wetlands/wildlife habitat through the identification of treesaves and no disturb zones and their inclusion on the Subdivision Plat. In some cases this has been supplemented by requirements for the lot owner deeds to contain the specified restrictions as they relate to that lot. In order to determine if such requirements are warranted on this site, please submit a tree survey showing significant trees (please contact the City Arborist Jeff Tarling at 874 8793 for further information and to arrange a site walk).
2. The Landscape Plan should identify trees to be saved and clarify the measures proposed to ensure tree saves will be preserved and protected. Where removal of

significant trees is unavoidable, the Landscape Plan should specify appropriate reinstatement planting. Please also clarify how the restrictions that will apply to the area indicated as "No Disturbance Zones" will be documented and enforced.

3. Please show that the two street trees per lot are feasible to plant at the locations shown on Sheet 7 in view of the proposed pressure sewer system and associated piping.

OTHER MATTERS

1. Please provide letters indicating the capacity of utilities to serve the proposed subdivision.
2. Please submit confirmation and details of the Portland Trails easement and any other easements and survey information regarding the deeds for the proposed street extensions (these should be copied to me if sent direct to Public Works or Legal Department). These should also be shown and noted on the Subdivision Plat.

A Planning Board Workshop will be scheduled once the fundamental layout issues have been resolved, including the number of lots in relation to wetlands, the type and location of the sewer system, the street connection via Oramell Avenue, and the identification of treesaves.

If you have any questions, please do not hesitate to contact me on (207) 874 8728 or at jf@portlandmaine.gov.

Sincerely



Jean Fraser
Planner

Cc Frank DiDonato Sr., applicant

Cc Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Penny Littell, Associate Corporation Counsel
Katherine Earley, PW Engineering Manager
Mike Farmer, PW Project Engineer
Jim Carmody, PW Transportation Engineer
Jeff Tarling, City Arborist
Dan Goyette, DRC
Bill Goodwin, PW
Dave Peterson, PW

Attempt 5

LESTER S. BERRY
WILLIAM A. THOMPSON

ROBERT C. LIBBY, Jr.
ANDREW S. MORRELL

April 17, 2008

Jean Fraser, Planner
City of Portland
389 Congress St.
Portland, ME 04101

RE: Skylark Commons Subdivision
Application #2004-0252, CBL #347 0001

Dear Jean:

Attached please find seven (7) full size and one (1) 11x17 sets of plans. We have revised the plans as requested plus a few other modifications discussed with the engineering department.

We have included Oramell Avenue in the project plans but would like to discuss the deleting the connection at the workshop. We will make a presentation at the meeting.

As noted at our on-site meeting with Jeff Tarling, the lots are wooded. We have enlarged an aerial photo and plotted the lots with the setbacks. We both have the same goal to preserve as many trees as possible. The owner will be selling lots to others for the construction of homes. It is not the intention of any party to clear cut the area and regrade the site. The lots can have homes built with minimal grading so it is everyone's best interest to preserve trees.

The stormwater plan and permitting process is the same with or without Oramell Avenue included. Since new impervious area is less than one acre, the project will only need a DEP permit-by-rule. As discussed with the DEP the wetlands permit can be issued as long as we attempt to minimize the impacts.

Finally, there are a number of engineering issues that were discussed with the Engineering Department and the plans have been revised accordingly. These changes can be discussed at the workshop.

Call to renews 4-18-08.

In Witness Whereof, the said City of Portland has caused this instrument to be executed and its corporate seal affixed by Richard J. Ranaghan, Jr. Director of Finance, thereunto duly authorized, this 27th day of July A. D. 19 83 .

Signed, Sealed and Delivered

in presence of

Margaret A. Geary

City of Portland
By [Signature]
Director of Finance.

State of Maine, }
Cumberland. } ss.

July 27, 19 83 .

Then personally appeared the above named Richard J. Ranaghan, Jr. and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said City of Portland.

Before me,

[Signature]
Justice of the Peace.
Notary Public.

JOHN C. GRIFFIN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 23, 1989

Know all Men by these Presents,

That The City of Portland, a body politic and corporate, and located at Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations paid by Frank DiDonato

of Portland, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Frank DiDonato and his

Heirs and Assigns forever, all its right, title and interest in and to the following described real estate situated in Portland in the County of Cumberland and State of Maine and more particularly described as, viz: Real Estate, Portland, Maine, Assessor's Plans on file in Assessor's office, City Hall,

349-I-1 To 6
Skylark Rd. - Ormamel Rd.
32250 SF

The said City of Portland hereby makes no representations or warranties of any kind as to the acceptance or improvement of any unaccepted or unimproved street or way abutting the property herein described.

321

Know all Men by these Presents, That

I, Frank DiDonato of Portland, County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations (in all less than one hundred dollars) paid by Adrienne M. DiDonato of said Portland,

DiDonato

to

DiDonato

War

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Adrienne M. DiDonato, her heirs and assigns forever,

All my right, title, and interest in and to three (3) certain lots or parcels of land with the buildings thereon, situated on the northerly side of Bertha Street in said Portland, and being lots numbered eighty-six (86), eighty-seven (87), and eighty-eight (88) as shown on Plan of Portland Highlands recorded in Cumberland County Registry of Deeds in Plan Book 16, Page 10.

Also all my right, title, and interest in and to two (2) certain other lots or parcels of land situated on the northerly side of Bertha Street in said Portland and being lots numbered eighty-four (84) and eighty-five (85) as shown on said Plan of Portland Highlands,

Also all my right, title, and interest in and to two (2) certain other lots or parcels of land situated on the southerly side of said Bertha Street in said Portland and being lots numbered eighty (80) and eighty-one (81) as shown on said Plan of Portland Highlands, subject to a fifty-foot right of way held by the Portland Water District as recorded in said Registry of Deeds in Book 2166, Page 369.

Being my interest in the premises conveyed to me and said Adrienne M. DiDonato by James E. Gagan as Executor under the Last Will and Testament of Fred Porter, abstract of which is recorded in said Registry of Deeds in Book 2825, Page 154, by deed dated August 11, 1964, and recorded in said Registry of Deeds in Book 2843, Page 382; subject, however, to mortgage deed given by me and said Adrienne M. DiDonato to Pine State Savings and Loan Association dated August 11, 1964, and recorded in said Registry of Deeds in Book 2837, Page 135.

2866/324

17,4885.6
lots 84-88

To Have and to Hold the aforesaid and bargained premises, with all the privileges and appurtenances thereof, to the said Adrienne M. DiDonato, her

heirs and assigns, to her and her heirs and assigns forever. And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances; except as aforesaid; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs and assigns shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Frank DiDonato, husband of the grantee herein,

have hereunto set my hand and seal this eighteenth day of November in the year of our Lord one thousand nine hundred and sixty-four.

Signed, sealed and Delivered in presence of

Frank E. Desautels

Frank E. Desautels



State of Maine, Cumberland County, ss. November 18, 1964.
Personally appeared the above named Frank DiDonato

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Frank E. Desautels

Notary Public,
State of Maine

STATE OF MAINE, CUMBERLAND COUNTY, SS.

Received NOV 24 1964

at 10 o'clock 45 M. and recorded

in BOOK 2866 PAGE 324

Attest *Samuel P. Taylor*

Registrar.



In Witness Whereof, the said City of Portland has caused this instrument to be executed and its corporate seal affixed by Deane S. Stevens, Director of Finance, thereunto duly authorized, this 19th day of November A. D. 1968 .

Signed, Sealed and Delivered
in presence of

Lucy M. Boyfa

City of Portland
[Signature]
By
Director of Finance



November 19, 19 68 .

State of Maine, }
Cumberland, } ss.

Then personally appeared the above named Deane S. Stevens, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said City of Portland.

Before me,

John L. DePalma
Justice of the Peace.
~~Notary Public~~

NOV 19 1968

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 12:30 PM, and recorded in

BOOK 3066 PAGE 353 Seward R. Thayer Register

353

51225

Know all Men by these Presents,

That The City of Portland, a body politic and corporate, and located at Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations paid by

Frank DiDonato

of Portland, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said

Frank DiDonato, his

Heirs and Assigns forever, all its right, title and interest in and to the following described real estate situated in Portland in the County of Cumberland and State of Maine and more particularly described as, viz:

Land S side Coolidge Ave., and N side Bertha St., Lots 89 to 91, 130 to 137 Rec. Plan Portland Highlands. Assessor's Plan 347-D-13 to 15, 349-H-4 to 8 and 11 to 13, Area 61438 sq. ft.

Said premises were assessed as Land S side Coolidge Ave. and N side Bertha St. Lots 84, 85, 89 to 91, 130 to 137, Rec. Plan Portland Highlands. Plan 347 Blk D Lot 1 to 3, - 349 Blk H Lot 13 to 15

4 to 8

11 to 13

for the year 1932 and Tax Deed was recorded in Book 1776 Page 285.

1021 73755

Lois...

In Witness Whereof, the said City of Portland has caused this instrument to be executed and its corporate seal affixed by John G. DePalma - Director of Finance, thereunto duly authorized, this 21st day of September A. D. 1971 .

Signed, Sealed and Delivered
in presence of

City of Portland

Lucy M. Boyfa

By John G. DePalma
Director of Finance.



State of Maine, }
Cumberland, } SS.

September 21, 19 71 .

Then personally appeared the above named John G. DePalma and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said City of Portland.

Before me,

Gayland E. Peckay
Justice of the Peace.
~~Notary Public.~~

SEP 23 1971

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Received at 1:20 P.M. and recorded in

BOOK 3192 PAGE 374 Margaret L. Keder Deputy Register

Also another certain lot or parcel N side Coolidge St. (Ave) and S side Davenport St. (Ave) Lots 166 to 168, 205 to 207, Rec P1 Portland Highlands Assessors Plan 349-G-7 to 12

Being the same premises acquired by tax deed dated February 28, 1933, recorded in Cumberland County Registry of Deeds Book 1776 Page 271, assessed to H. R. Lowd Land Co. Inc. and sold February 6, 1933 for non-payment of the 1932 tax.

Also another certain lot or parcel S side Coolidge Ave and N side Bertha St and E side Oramel Ave, Lots 93-94-127-128, Rec Plan Portland Highlands Assessors Plan 349-H-1-2-15-16

Being the same premises acquired by tax deed dated February 28, 1933, recorded in Cumberland County Registry of Deeds Book 1776 Page 287, assessed to H. R. Lowd Land Co. Inc. and sold February 6, 1933 for non-payment of the 1932 tax.

Also another certain lot or parcel Coolidge Ave Lot 138, Assessors Plan 547-D-12

Being the same premises acquired by tax deed dated February 28, 1962, recorded in Cumberland County Registry of Deeds Book 2830 Page 297, assessed to Emery A. Hunton and sold February 5, 1962 for non-payment of the 1961 tax.

Bertha Street is now Skylark Road

1
Apc 3

CITY OF PORTLAND

Quit-Claim Deed

WITHOUT COVENANT (RELEASE)

From
CITY OF PORTLAND
To

Frank DiDonato

Dated, September 21, 1971

State of Maine.

SEP 23 1971 Registry of Deeds


Received 19

at H., M., M., and

recorded in Book....., Page.....

Attest:
REGISTER.

From the Office of the
DIRECTOR OF FINANCE
Treasury and Tax Collection Division
Room 102, City Building, Portland, Maine

 Pine Tree Linc. 872
Marka Printing House, Portland, Me.

3192/374

Town, City, Plantation
PORTLAND

Street, Road Subdivision
SKYLARK COMMONS

Owner's Name
FRANK D'DONATO

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DARK BROWN	
10	SANDY LOAM	FRIABLE	YELLOWISH BROWN	
20			LIGHT OLIVE BROWN	FEW FAINT
30	FINE SANDY LOAM	FIRM	OLIVE	△△△ FREE WATER
50	/// BEDROCK/REFUSAL ///			

Soil Classification Profile 3	Slope A/C	Limiting Factor 20"	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--------------------------------------	------------------	----------------------------	--

DIXFIELD/TUNBRIDGE

Observation Hole TP 2 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10	SANDY LOAM	FRIABLE		△△△ FREE WATER
20	SILTY CLAY	FIRM		
50	/// REFUSAL ///			

Soil Classification Profile B	Slope E	Limiting Factor 6"	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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SWANFON

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 3 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			BLACK	
10	SANDY LOAM	FRIABLE	OLIVE	△△△ FREE WATER
20	SILTY CLAY	FIRM	OLIVE GRAY	
40	/// REFUSAL (BEDROCK) ///			

Soil Classification Profile B	Slope D	Limiting Factor 8"	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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ELMWOOD/SWANFON (SWP)

Observation Hole TP 4 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DARK BROWN	
10	SANDY LOAM	FRIABLE	STRONG BROWN	
20			LIGHT OLIVE BROWN	FEW FAINT
30		FIRM		△△△ FREE WATER
30	/// BEDROCK ///			

Soil Classification Profile 3	Slope A/C	Limiting Factor 25"	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--------------------------------------	------------------	----------------------------	--

TUNBRIDGE

Albert Frick
 Site Evaluator Signature

163/66
 SE #/CSS #

5/31/05
 Date

ADMINISTRATIVE BODY
ADDRESS – TELEPHONE NUMBER
STORMWATER MANAGEMENT WATER QUALITY POND
ANNUAL INSPECTION & MAINTENANCE LOG

FACILITY:		YEAR:	
LOCATION:		CONTRACTOR:	
FUNCTION:		INSPECTOR:	
DATE OF INSPECTION:		MAINTENANCE ACCOMPLISHED	
ITEM ID	DESCRIPTION OF CONDITIONS	DATE OF MAINTENANCE	
Vegetation			
Berms			
Riprap Perimeter			
Pond Outlet Spillway			
General Comments:			

Level Spreader

1. On-site inspection of the level spreader should be completed monthly or after a significant period of rainfall to look for any signs of channelization and immediately repaired. The structure will fail if water exits from it in channelized flow.

MAINTENANCE PLAN

The applicant intends to offer this roadway to the City of Portland once completed. The applicant will be responsible for all maintenance until (and if) the city accepts the roadway. If the roadway is accepted by the city, the city will then be responsible for all maintenance. If the roadway is not accepted by the city, the residents of the subdivision (a homeowner's association will be created) will be responsible for all required maintenance. The following is a summary of the required maintenance:

Roadways

1. On-site inspection of the roadways on an annual schedule or after a significant period of rainfall.
 - a.) All low spots of pooling water shall be regarded to direct the water to the roadside vegetated swales.
 - b.) Areas of erosions shall be repaired immediately.
 - c.) Sweeping the roadway free of sand after the winter season should be completed annually.

Stormdrain Inlet & Outlet

1. On-site inspection of the rip-rap surrounding the stormdrain inlets and outlets on a monthly schedule or after a significant period of rainfall.
 - a.) Carefully inspect to determine if high flows have caused scour beneath the rip-rap or dislodged any of the stone. If repairs are needed, they should be accomplished immediately.

Catchbasins and Drain Manholes

1. On-site inspection of the catchbasins and drain manholes on an annual schedule or after a significant period of rainfall.
 - a.) Inspect to ensure rim elevations are properly set to optimize flow entry.
 - b.) Remove built-up sedimentation or debris.



SKYLARK POSTDEVELOPMENT

Type III 24-hr 25YEAR STORM Rainfall=5.50"

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Peak Depth= 0.53' @ 12.22 hrs
Capacity at bank full= 3.86 cfs
12.0" Diameter Pipe, n= 0.012
Length= 246.0' Slope= 0.0100 '/'

Reach 104R: SD DMH5-DMH4

Inflow Area = 1.360 ac, Inflow Depth > 3.19" for 25YEAR STORM event
Inflow = 3.10 cfs @ 12.41 hrs, Volume= 0.362 af
Outflow = 3.10 cfs @ 12.42 hrs, Volume= 0.362 af, Atten= 0%, Lag= 0.5 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 10.1 fps, Min. Travel Time= 0.3 min
Avg. Velocity = 4.4 fps, Avg. Travel Time= 0.6 min

Peak Depth= 0.41' @ 12.41 hrs
Capacity at bank full= 8.63 cfs
12.0" Diameter Pipe, n= 0.012
Length= 164.0' Slope= 0.0500 '/'

Reach 105R: SD DMH4-OUTLET

Inflow Area = 2.110 ac, Inflow Depth > 3.16" for 25YEAR STORM event
Inflow = 4.76 cfs @ 12.41 hrs, Volume= 0.555 af
Outflow = 4.76 cfs @ 12.42 hrs, Volume= 0.555 af, Atten= 0%, Lag= 0.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 7.8 fps, Min. Travel Time= 0.0 min
Avg. Velocity = 3.6 fps, Avg. Travel Time= 0.1 min

Peak Depth= 0.72' @ 12.41 hrs
Capacity at bank full= 5.46 cfs
12.0" Diameter Pipe, n= 0.012
Length= 20.0' Slope= 0.0200 '/'

Reach 106R: ARTIFICIAL REACH AP1

Inflow Area = 5.830 ac, Inflow Depth > 3.32" for 25YEAR STORM event
Inflow = 14.09 cfs @ 12.29 hrs, Volume= 1.613 af
Outflow = 14.09 cfs @ 12.29 hrs, Volume= 1.613 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 200R: SD DMH2-DMH3

Inflow Area = 1.190 ac, Inflow Depth > 3.65" for 25YEAR STORM event
Inflow = 3.89 cfs @ 12.23 hrs, Volume= 0.362 af
Outflow = 3.87 cfs @ 12.24 hrs, Volume= 0.362 af, Atten= 0%, Lag= 0.7 min

SKYLARK POSTDEVELOPMENT

Type III 24-hr 25YEAR STORM Rainfall=5.50"

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Subcatchment 103S: SA103

Runoff = 2.65 cfs @ 12.22 hrs, Volume= 0.245 af, Depth> 3.50"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25YEAR STORM Rainfall=5.50"

Area (ac)	CN	Description
0.200	75	1/4 acre lots, 38% imp, HSG B
0.640	87	1/4 acre lots, 38% imp, HSG D
0.840	84	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.7	150	0.0450	0.2		Sheet Flow, LAWN Grass: Dense n= 0.240 P2= 3.00"
1.8	180	0.0550	1.6		Shallow Concentrated Flow, LAWN Short Grass Pasture Kv= 7.0 fps
16.5	330	Total			

Subcatchment 104S: SA104

Runoff = 3.10 cfs @ 12.41 hrs, Volume= 0.362 af, Depth> 3.19"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25YEAR STORM Rainfall=5.50"

Area (ac)	CN	Description
0.730	87	1/4 acre lots, 38% imp, HSG D
0.630	75	1/4 acre lots, 38% imp, HSG B
1.360	81	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
26.9	150	0.0100	0.1		Sheet Flow, LAWN Grass: Dense n= 0.240 P2= 3.00"
1.1	90	0.0400	1.4		Shallow Concentrated Flow, LAWN Short Grass Pasture Kv= 7.0 fps
1.6	200	0.0110	2.1		Shallow Concentrated Flow, ROAD Paved Kv= 20.3 fps
29.6	440	Total			

Subcatchment 105S: SA105

Runoff = 1.66 cfs @ 12.41 hrs, Volume= 0.193 af, Depth> 3.10"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25YEAR STORM Rainfall=5.50"

SKYLARK POSTDEVELOPMENT

Type III 24-hr 25YEAR STORM Rainfall=5.50"

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Subcatchment 20S: AP2-WETLANDS

Runoff = 7.22 cfs @ 12.81 hrs, Volume= 1.181 af, Depth> 2.61"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25YEAR STORM Rainfall=5.50"

Area (ac)	CN	Description
1.000	85	1/2 acre lots, 25% imp, HSG D
0.500	70	1/2 acre lots, 25% imp, HSG B
0.630	55	Woods, Good, HSG B
3.300	77	Woods, Good, HSG D
5.430	75	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.5	150	0.0100	0.1		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 3.00"
18.5	680	0.0150	0.6		Shallow Concentrated Flow, WOODS Woodland Kv= 5.0 fps
59.0	830	Total			

Subcatchment 30S: AP3 STORMDRAIN

Runoff = 5.18 cfs @ 12.26 hrs, Volume= 0.516 af, Depth> 3.80"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25YEAR STORM Rainfall=5.50"

Area (ac)	CN	Description
1.630	87	1/4 acre lots, 38% imp, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.2	150	0.0266	0.1		Sheet Flow, LAWN Grass: Dense n= 0.240 P2= 3.00"
1.1	100	0.0500	1.6		Shallow Concentrated Flow, LAWN Short Grass Pasture Kv= 7.0 fps
19.3	250	Total			

Subcatchment 100S: SA100

Runoff = 2.15 cfs @ 12.21 hrs, Volume= 0.196 af, Depth> 3.80"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25YEAR STORM Rainfall=5.50"

Area (ac)	CN	Description
0.620	87	1/4 acre lots, 38% imp, HSG D

SKYLARK POSTDEVELOPMENT*Type III 24-hr 10 YEAR STORM Rainfall=4.70"*

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Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 9.3 fps, Min. Travel Time= 0.4 min

Avg. Velocity = 3.7 fps, Avg. Travel Time= 0.9 min

Peak Depth= 0.45' @ 12.24 hrs

Capacity at bank full= 7.72 cfs

12.0" Diameter Pipe, n= 0.012

Length= 201.0' Slope= 0.0400 '/'

Reach 201R: SD DMH3-OUTLET

Inflow Area = 1.840 ac, Inflow Depth > 2.71" for 10 YEAR STORM event

Inflow = 4.52 cfs @ 12.24 hrs, Volume= 0.416 af

Outflow = 4.52 cfs @ 12.24 hrs, Volume= 0.416 af, Atten= 0%, Lag= 0.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 10.1 fps, Min. Travel Time= 0.0 min

Avg. Velocity = 4.0 fps, Avg. Travel Time= 0.1 min

Peak Depth= 0.55' @ 12.24 hrs

Capacity at bank full= 7.62 cfs

12.0" Diameter Pipe, n= 0.012

Length= 30.0' Slope= 0.0390 '/'

Subcatchment 106S: SA106

Runoff = 1.96 cfs @ 12.43 hrs, Volume= 0.234 af, Depth > 2.70"
 Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10 YEAR STORM Rainfall=4.70"

Area (ac)	CN	Description	0.420	0.330	0.750	80	Weighted Average
0.420	75	1/4 acre lots, 38% imp, HSG B	0.330	87	1/4 acre lots, 38% imp, HSG D	80	Weighted Average
<hr/>							
Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description			
26.9	150	0.0100	0.1	Sheet Flow, LAWN			
2.3	220	0.0500	1.6	Grass:Dense n=0.240 P2=3.00"			
0.5	135	0.0523	4.6	Short Grass Pasture Kv=7.0 fps			
				Shallow Concentrated Flow, ROAD			
				Paved Kv=20.3 fps			
29.7	505	Total					

Inflow Area = 0.620 ac, Inflow Depth > 3.08" for 10 YEAR STORM event
 Inflow = 1.77 cfs @ 12.21 hrs, Volume= 0.159 af
 Outflow = 1.74 cfs @ 12.24 hrs, Volume= 0.159 af, Atten=2%, Lag=1.6 min
 Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity=4.8 fps, Min. Travel Time=0.9 min
 Avg. Velocity= 1.9 fps, Avg. Travel Time= 2.2 min

Reach 100R: SD DMH1-DMH2

Area (ac)	CN	Description	0.330	0.710	1.040	83	Weighted Average
0.330	75	1/4 acre lots, 38% imp, HSG B	0.710	87	1/4 acre lots, 38% imp, HSG D	83	Weighted Average
<hr/>							
Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description			
26.9	150	0.0100	0.1	Sheet Flow, LAWN			
4.2	305	0.0300	1.2	Grass:Dense n=0.240 P2=3.00"			
				Shallow Concentrated Flow, LAWN			
				Short Grass Pasture Kv=7.0 fps			
31.1	455	Total					

SKYLARK POSTDEVELOPMENT

Type III 24-hr 10 YEAR STORM Rainfall=4.70"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.7	50	0.0050	0.1		Sheet Flow, LAWN Grass: Dense n= 0.240 P2= 3.00"
0.6	155	0.0500	4.5		Shallow Concentrated Flow, ROAD Paved Kv= 20.3 fps
15.3	205	Total			

Subcatchment 101S: SA101

Runoff = 1.43 cfs @ 12.23 hrs, Volume= 0.133 af, Depth> 2.80"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR STORM Rainfall=4.70"

Area (ac)	CN	Description
0.160	75	1/4 acre lots, 38% imp, HSG B
0.410	87	1/4 acre lots, 38% imp, HSG D
0.570	84	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.7	50	0.0050	0.1		Sheet Flow, LAWN Grass: Dense n= 0.240 P2= 3.00"
2.4	210	0.0050	1.4		Shallow Concentrated Flow, ROAD Paved Kv= 20.3 fps
17.1	260	Total			

Subcatchment 102S: SA102

Runoff = 1.40 cfs @ 12.21 hrs, Volume= 0.124 af, Depth> 2.28"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR STORM Rainfall=4.70"

Area (ac)	CN	Description
0.140	87	1/4 acre lots, 38% imp, HSG D
0.510	75	1/4 acre lots, 38% imp, HSG B
0.650	78	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.7	50	0.0050	0.1		Sheet Flow, LAWN Grass: Dense n= 0.240 P2= 3.00"
0.6	180	0.0570	4.8		Shallow Concentrated Flow, ROAD Paved Kv= 20.3 fps
15.3	230	Total			

SKYLARK POSTDEVELOPMENT

Type III 24-hr 10 YEAR STORM Rainfall=4.70"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 20S: AP2-WETLANDS

Runoff Area=5.430 ac Runoff Depth>2.00"

Flow Length=830' Tc=59.0 min CN=75 Runoff=5.54 cfs 0.907 af

Subcatchment 30S: AP3 STORMDRAIN

Runoff Area=1.630 ac Runoff Depth>3.08"

Flow Length=250' Tc=19.3 min CN=87 Runoff=4.24 cfs 0.419 af

Subcatchment 100S: SA100

Runoff Area=0.620 ac Runoff Depth>3.08"

Flow Length=205' Tc=15.3 min CN=87 Runoff=1.77 cfs 0.159 af

Subcatchment 101S: SA101

Runoff Area=0.570 ac Runoff Depth>2.80"

Flow Length=260' Tc=17.1 min CN=84 Runoff=1.43 cfs 0.133 af

Subcatchment 102S: SA102

Runoff Area=0.650 ac Runoff Depth>2.28"

Flow Length=230' Tc=15.3 min CN=78 Runoff=1.40 cfs 0.124 af

Subcatchment 103S: SA103

Runoff Area=0.840 ac Runoff Depth>2.80"

Flow Length=330' Tc=16.5 min CN=84 Runoff=2.14 cfs 0.196 af

Subcatchment 104S: SA104

Runoff Area=1.360 ac Runoff Depth>2.52"

Flow Length=440' Tc=29.6 min CN=81 Runoff=2.47 cfs 0.286 af

Subcatchment 105S: SA105

Runoff Area=0.750 ac Runoff Depth>2.44"

Flow Length=505' Tc=29.7 min CN=80 Runoff=1.31 cfs 0.152 af

Subcatchment 106S: SA106

Runoff Area=1.040 ac Runoff Depth>2.70"

Flow Length=455' Tc=31.1 min CN=83 Runoff=1.96 cfs 0.234 af

Reach 100R: SD DMH1-DMH2

Peak Depth=0.47' Max Vel=4.8 fps Inflow=1.77 cfs 0.159 af

D=12.0" n=0.012 L=246.0' S=0.0100 '/' Capacity=3.86 cfs Outflow=1.74 cfs 0.159 af

Reach 104R: SD DMH5-DMH4

Peak Depth=0.37' Max Vel=9.5 fps Inflow=2.47 cfs 0.286 af

D=12.0" n=0.012 L=164.0' S=0.0500 '/' Capacity=8.63 cfs Outflow=2.46 cfs 0.286 af

Reach 105R: SD DMH4-OUTLET

Peak Depth=0.61' Max Vel=7.5 fps Inflow=3.78 cfs 0.438 af

D=12.0" n=0.012 L=20.0' S=0.0200 '/' Capacity=5.46 cfs Outflow=3.78 cfs 0.438 af

Reach 106R: ARTIFICIAL REACH AP1

Inflow=11.27 cfs 1.284 af

Outflow=11.27 cfs 1.284 af

Reach 200R: SD DMH2-DMH3

Peak Depth=0.45' Max Vel=9.3 fps Inflow=3.16 cfs 0.292 af

D=12.0" n=0.012 L=201.0' S=0.0400 '/' Capacity=7.72 cfs Outflow=3.15 cfs 0.292 af

Reach 201R: SD DMH3-OUTLET

Peak Depth=0.55' Max Vel=10.1 fps Inflow=4.52 cfs 0.416 af

D=12.0" n=0.012 L=30.0' S=0.0390 '/' Capacity=7.62 cfs Outflow=4.52 cfs 0.416 af

Total Runoff Area = 12.890 ac Runoff Volume = 2.609 af Average Runoff Depth = 2.43"

SKYLARK POSTDEVELOPMENT

Type III 24-hr 2 YEAR STORM Rainfall=3.00"

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Peak Depth= 0.34' @ 12.22 hrs
Capacity at bank full= 3.86 cfs
12.0" Diameter Pipe, n= 0.012
Length= 246.0' Slope= 0.0100 '/'

Reach 104R: SD DMH5-DMH4

Inflow Area = 1.360 ac, Inflow Depth > 1.20" for 2 YEAR STORM event
Inflow = 1.17 cfs @ 12.43 hrs, Volume= 0.136 af
Outflow = 1.17 cfs @ 12.44 hrs, Volume= 0.136 af, Atten= 0%, Lag= 0.7 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 7.7 fps, Min. Travel Time= 0.4 min
Avg. Velocity = 3.7 fps, Avg. Travel Time= 0.7 min

Peak Depth= 0.25' @ 12.43 hrs
Capacity at bank full= 8.63 cfs
12.0" Diameter Pipe, n= 0.012
Length= 164.0' Slope= 0.0500 '/'

Reach 105R: SD DMH4-OUTLET

Inflow Area = 2.110 ac, Inflow Depth > 1.18" for 2 YEAR STORM event
Inflow = 1.78 cfs @ 12.44 hrs, Volume= 0.207 af
Outflow = 1.78 cfs @ 12.44 hrs, Volume= 0.207 af, Atten= 0%, Lag= 0.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.2 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 3.0 fps, Avg. Travel Time= 0.1 min

Peak Depth= 0.39' @ 12.44 hrs
Capacity at bank full= 5.46 cfs
12.0" Diameter Pipe, n= 0.012
Length= 20.0' Slope= 0.0200 '/'

Reach 106R: ARTIFICIAL REACH AP1

Inflow Area = 5.830 ac, Inflow Depth > 1.29" for 2 YEAR STORM event
Inflow = 5.52 cfs @ 12.31 hrs, Volume= 0.627 af
Outflow = 5.52 cfs @ 12.31 hrs, Volume= 0.627 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 200R: SD DMH2-DMH3

Inflow Area = 1.190 ac, Inflow Depth > 1.51" for 2 YEAR STORM event
Inflow = 1.65 cfs @ 12.24 hrs, Volume= 0.150 af
Outflow = 1.64 cfs @ 12.26 hrs, Volume= 0.150 af, Atten= 1%, Lag= 0.8 min

SKYLARK POSTDEVELOPMENT

Type III 24-hr 2 YEAR STORM Rainfall=3.00"

Prepared by {enter your company name here}

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1/3/2008

Subcatchment 103S: SA103

Runoff = 1.08 cfs @ 12.23 hrs, Volume= 0.098 af, Depth> 1.40"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR STORM Rainfall=3.00"

Area (ac)	CN	Description
0.200	75	1/4 acre lots, 38% imp, HSG B
0.640	87	1/4 acre lots, 38% imp, HSG D
0.840	84	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.7	150	0.0450	0.2		Sheet Flow, LAWN Grass: Dense n= 0.240 P2= 3.00"
1.8	180	0.0550	1.6		Shallow Concentrated Flow, LAWN Short Grass Pasture Kv= 7.0 fps
16.5	330	Total			

Subcatchment 104S: SA104

Runoff = 1.17 cfs @ 12.43 hrs, Volume= 0.136 af, Depth> 1.20"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR STORM Rainfall=3.00"

Area (ac)	CN	Description
0.730	87	1/4 acre lots, 38% imp, HSG D
0.630	75	1/4 acre lots, 38% imp, HSG B
1.360	81	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
26.9	150	0.0100	0.1		Sheet Flow, LAWN Grass: Dense n= 0.240 P2= 3.00"
1.1	90	0.0400	1.4		Shallow Concentrated Flow, LAWN Short Grass Pasture Kv= 7.0 fps
1.6	200	0.0110	2.1		Shallow Concentrated Flow, ROAD Paved Kv= 20.3 fps
29.6	440	Total			

Subcatchment 105S: SA105

Runoff = 0.61 cfs @ 12.43 hrs, Volume= 0.071 af, Depth> 1.14"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR STORM Rainfall=3.00"

SKYLARK POSTDEVELOPMENT

Type III 24-hr 2 YEAR STORM Rainfall=3.00"

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Subcatchment 20S: AP2-WETLANDS

Runoff = 2.27 cfs @ 12.86 hrs, Volume= 0.386 af, Depth> 0.85"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR STORM Rainfall=3.00"

Area (ac)	CN	Description
1.000	85	1/2 acre lots, 25% imp, HSG D
0.500	70	1/2 acre lots, 25% imp, HSG B
0.630	55	Woods, Good, HSG B
3.300	77	Woods, Good, HSG D
5.430	75	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.5	150	0.0100	0.1		Sheet Flow, WOODS
					Woods: Light underbrush n= 0.400 P2= 3.00"
18.5	680	0.0150	0.6		Shallow Concentrated Flow, WOODS
					Woodland Kv= 5.0 fps
59.0	830	Total			

Subcatchment 30S: AP3 STORMDRAIN

Runoff = 2.27 cfs @ 12.27 hrs, Volume= 0.220 af, Depth> 1.62"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR STORM Rainfall=3.00"

Area (ac)	CN	Description
1.630	87	1/4 acre lots, 38% imp, HSG D

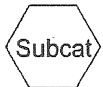
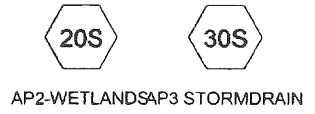
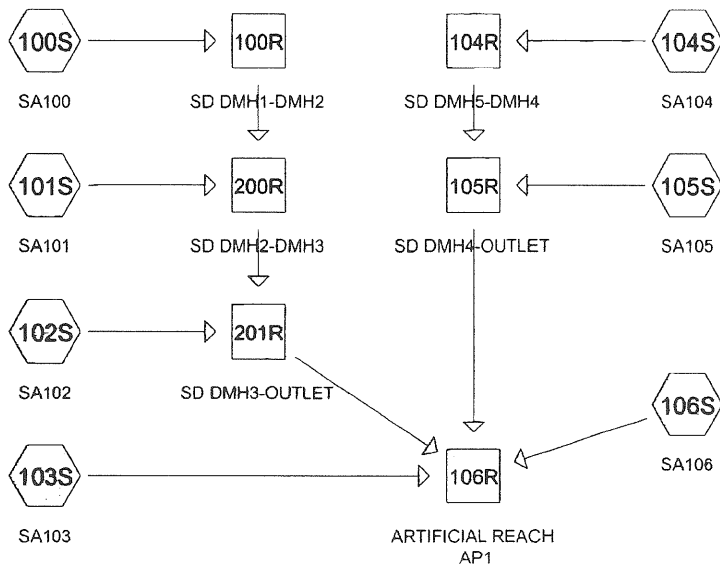
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.2	150	0.0266	0.1		Sheet Flow, LAWN
					Grass: Dense n= 0.240 P2= 3.00"
1.1	100	0.0500	1.6		Shallow Concentrated Flow, LAWN
					Short Grass Pasture Kv= 7.0 fps
19.3	250	Total			

Subcatchment 100S: SA100

Runoff = 0.95 cfs @ 12.21 hrs, Volume= 0.084 af, Depth> 1.62"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR STORM Rainfall=3.00"

Area (ac)	CN	Description
0.620	87	1/4 acre lots, 38% imp, HSG D



Drainage Diagram for SKYLARK POSTDEVELOPMENT
 Prepared by {enter your company name here} 1/3/2008
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SKYLARK PREDEVELOPMENT

Type III 24-hr 25YEAR STORM Rainfall=5.50"

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Subcatchment 3S: AP3-STORMDRAIN

Runoff = 5.10 cfs @ 12.36 hrs, Volume= 0.574 af, Depth> 3.59"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type III 24-hr 25YEAR STORM Rainfall=5.50"

Area (ac)	CN	Description
0.480	77	Woods, Good, HSG D
1.440	87	1/4 acre lots, 38% imp, HSG D
1.920	85	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.7	140	0.0300	0.1		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 3.00"
1.8	150	0.0400	1.4		Shallow Concentrated Flow, LAWN Short Grass Pasture Kv= 7.0 fps
26.5	290	Total			

SKYLARK PREDEVELOPMENT

Type III 24-hr 25YEAR STORM Rainfall=5.50"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: AP1-ORAMELL

Runoff Area=4.760 ac Runoff Depth>1.95"

Flow Length=690' Tc=50.6 min CN=67 Runoff=5.08 cfs 0.773 af

Subcatchment 2S: AP2-WETLAND

Runoff Area=5.960 ac Runoff Depth>2.52"

Flow Length=830' Tc=59.0 min CN=74 Runoff=7.66 cfs 1.252 af

Subcatchment 3S: AP3-STORMDRAIN

Runoff Area=1.920 ac Runoff Depth>3.59"

Flow Length=290' Tc=26.5 min CN=85 Runoff=5.10 cfs 0.574 af

Total Runoff Area = 12.640 ac Runoff Volume = 2.599 af Average Runoff Depth = 2.47"

SKYLARK PREDEVELOPMENT

Type III 24-hr 10 YEAR STORM Rainfall=4.70"

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Subcatchment 1S: AP1-ORAMELL

Runoff = 3.67 cfs @ 12.74 hrs, Volume= 0.567 af, Depth> 1.43"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR STORM Rainfall=4.70"

Area (ac)	CN	Description
2.510	77	Woods, Good, HSG D
2.140	55	Woods, Good, HSG B
0.060	91	Gravel roads, HSG D
0.050	85	Gravel roads, HSG B
4.760	67	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.5	150	0.0100	0.1		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 3.00"
1.2	100	0.0400	1.4		Shallow Concentrated Flow, LAWN Short Grass Pasture Kv= 7.0 fps
8.9	440	0.0270	0.8		Shallow Concentrated Flow, WOODS Woodland Kv= 5.0 fps
50.6	690	Total			

Subcatchment 2S: AP2-WETLAND

Runoff = 5.84 cfs @ 12.82 hrs, Volume= 0.957 af, Depth> 1.93"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR STORM Rainfall=4.70"

Area (ac)	CN	Description
0.630	55	Woods, Good, HSG B
0.500	70	1/2 acre lots, 25% imp, HSG B
4.730	77	Woods, Good, HSG D
0.100	91	Gravel roads, HSG D
5.960	74	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.5	150	0.0100	0.1		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 3.00"
18.5	680	0.0150	0.6		Shallow Concentrated Flow, WOODS Woodland Kv= 5.0 fps
59.0	830	Total			

SKYLARK PREDEVELOPMENT

Type III 24-hr 2 YEAR STORM Rainfall=3.00"

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Subcatchment 3S: AP3-STORMDRAIN

Runoff = 2.13 cfs @ 12.37 hrs, Volume= 0.235 af, Depth> 1.47"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR STORM Rainfall=3.00"

Area (ac)	CN	Description
0.480	77	Woods, Good, HSG D
1.440	87	1/4 acre lots, 38% imp, HSG D
1.920	85	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.7	140	0.0300	0.1		Sheet Flow, WOODS Woods: Light underbrush n= 0.400 P2= 3.00"
1.8	150	0.0400	1.4		Shallow Concentrated Flow, LAWN Short Grass Pasture Kv= 7.0 fps
26.5	290	Total			

SKYLARK PREDEVELOPMENT

Type III 24-hr 2 YEAR STORM Rainfall=3.00"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: AP1-ORAMELL

Runoff Area=4.760 ac Runoff Depth>0.51"

Flow Length=690' Tc=50.6 min CN=67 Runoff=1.14 cfs 0.201 af

Subcatchment 2S: AP2-WETLAND

Runoff Area=5.960 ac Runoff Depth>0.80"

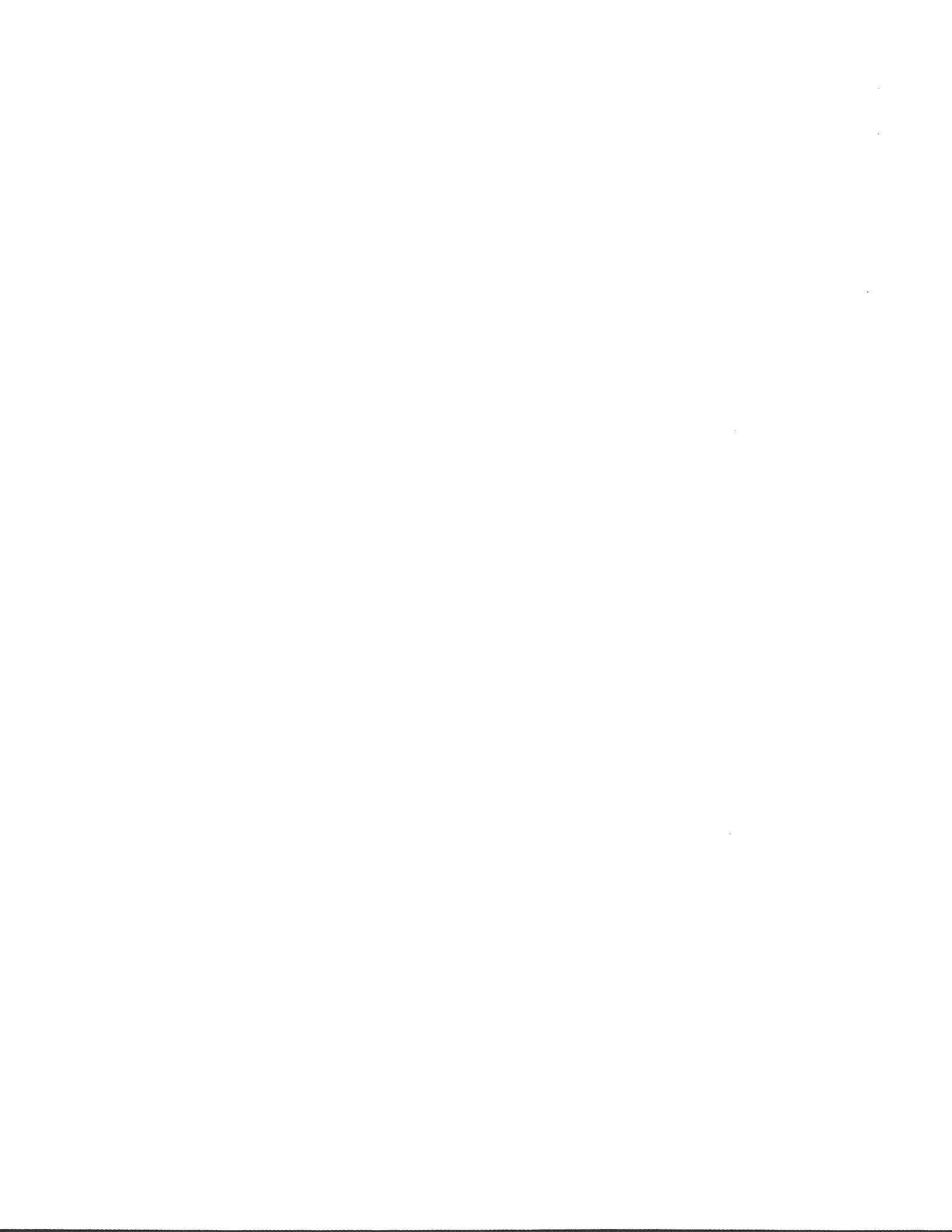
Flow Length=830' Tc=59.0 min CN=74 Runoff=2.33 cfs 0.400 af

Subcatchment 3S: AP3-STORMDRAIN

Runoff Area=1.920 ac Runoff Depth>1.47"

Flow Length=290' Tc=26.5 min CN=85 Runoff=2.13 cfs 0.235 af

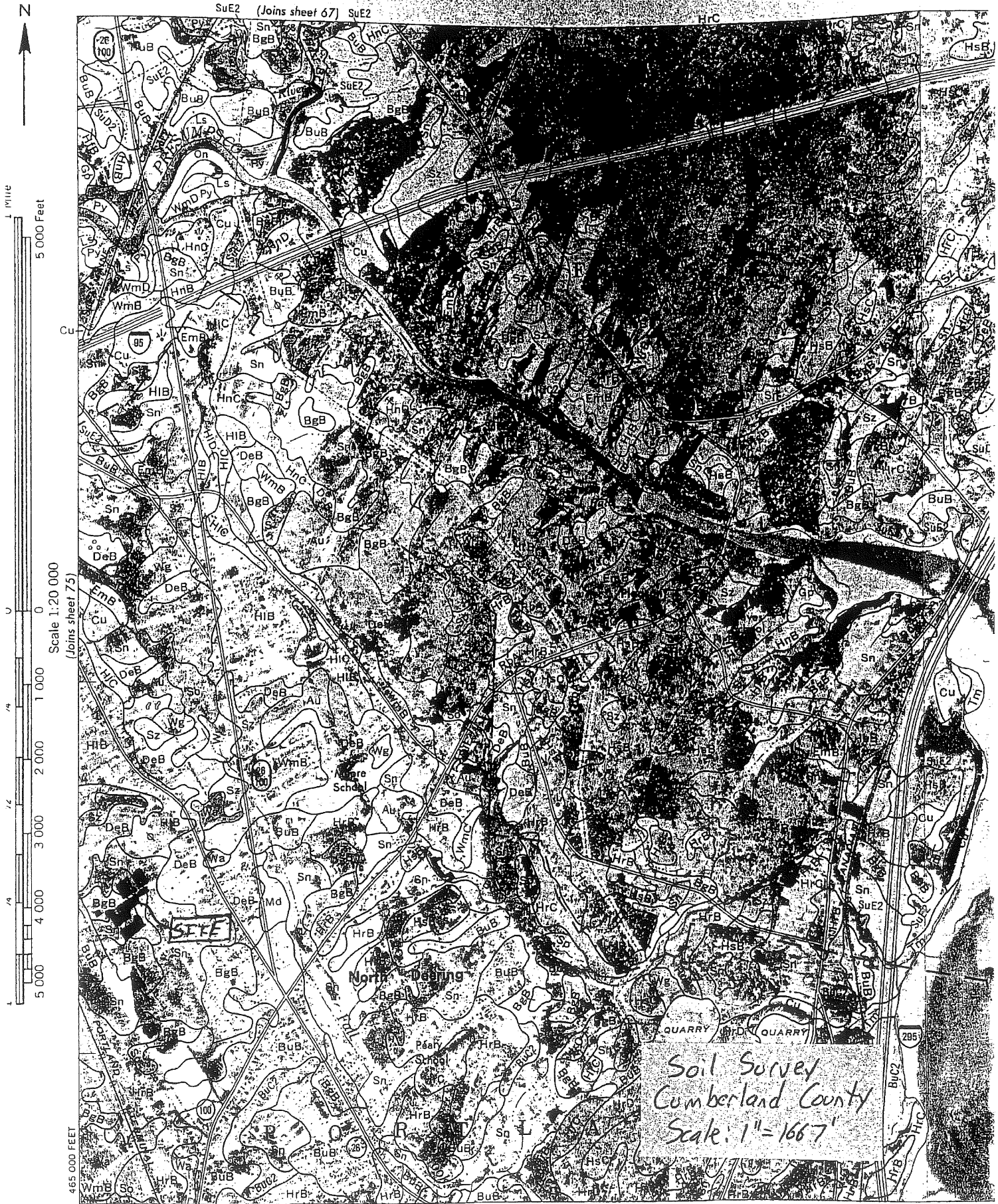
Total Runoff Area = 12.640 ac Runoff Volume = 0.836 af Average Runoff Depth = 0.79"





SuE2 (Joins sheet 67) SuE2

HrC



Scale 1:20 000
(Joins sheet 75)

465 000 FEET

313 000 FEET

(Joins sheet 82)

HrB

Soil Survey
Cumberland County
Scale: 1" = 1667'

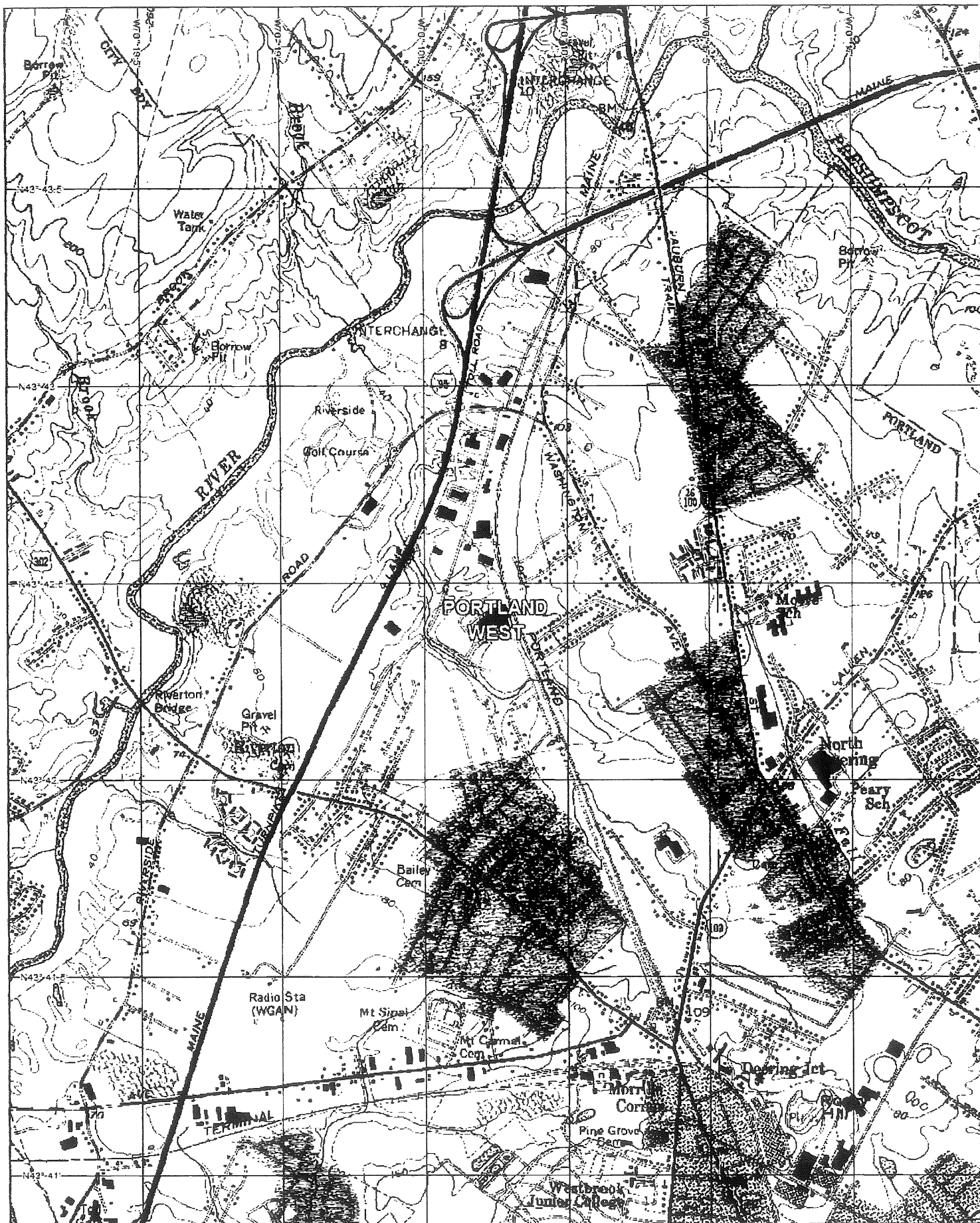


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Basic Standards

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Post-development Condition

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Appendix C – Post-development Condition

Appendix D – Maintenance Plan

Appendix E – Test Pit Results

Appendix F – Permit-by-Rule Application

Appendix G – Right, Title and Interest



- The drain manhole detail indicates grout in the joints, two rows of mastic should be used. A 24" cover with a drill hole is required, not 26".
- Inverts are shown as fiberglass. They should be brick. If fiberglass is desired, a non-slip surface will be required.
- The trench patch detail should indicate that the pavement is cut back 12".
- The light pole detail indicates a 5" pole. The City standard is 4".
- The sidewalk width is shown as both 4' and 5', in addition esplanades are shown as both 4' and 6'.
- The typical pipe trench detail should indicated 12" of crushed stone above the pipe not select backfill.

DRG
203848.

- *The trench patch detail should indicate that the pavement is cut back 12”.*

Response:

Detail revised.

- *The light pole detail indicates a 5” pole. The City standard is 4”.*

Response:

Detail revised.

- *The sidewalk width is shown as both 4’ and 5’, in addition esplanades are shown as both 4’ and 6’.*

Response:

Detail revised.

- *The typical pipe trench detail should indicate 12” of crushed stone above the pipe not select backfill.*

Response:

Detail revised.



monuments that conform to the City's standards. I suggest that the project designers contact the Engineering Division of the DPW to find out where the monuments will be required.

11. The basis of bearings on the subdivision plan is stated as magnetic north in 2003. This should be changed to State Plane Coordinate System Grid North.
12. The elevation benchmark listed on the plans is not recognized as a reliable benchmark. This benchmark should be checked against a recognized benchmark and elevations on the plan should be adjusted accordingly, if necessary.
13. A note should be added in the Skylark Road profile stating that the force main is to have a positive slope all the way from the pump station to the discharge.
14. The force main discharge manhole detail should be changed so that it shows that the force main has to discharge into the manhole channel below the shelf, not above it. The reference to a fiberglass invert channel and shelf should be deleted from this detail. The force main discharge end should be ductile iron, with a 22 ½ elbow turned up and a 45 elbow turned down. The elbows should be connected with flanged or restrained mechanical joints. The transition from ductile iron to PVC should be outside the manhole.
15. The Skylark Road profile indicates the force main is to be 4" diameter. The pump station detail indicates a 3" force main. Which is it?
16. The City previously told the project designer that the pumps should be grinder pumps, like our Ashmont Street pump station. The pump specification on sheet 9 and the specified discharge of 210 gpm indicate a solids handling pump, not a grinder pump. The specification should be changed to require grinder pumps with a minimum pumping capacity of 77 gpm. This flow rate essentially means that a 3 inch force main is adequate in size.
17. Sheet 9 should state that a complete shop drawing package for the pump station must be submitted to the City for review and approval before the pump station is ordered. This submittal should include a drawing showing the system head curves plotted on the pump performance curves, with the operating point marked for the pump model selected.
18. Sheet 9 indicates that the discharge riser from each pump is to be 2-inch ductile iron pipe. I think 3-inch pipe is needed here. The designer should check this detail. Is 2-inch ductile iron pipe available?
19. I think the force main needs thrust blocks at all angle points. A thrust block detail should be added to the plans.
20. The pump station system should provide 24 hours of emergency storage capacity.
21. The type of pipe coupling to be used to join the ductile iron force main to the PVC force main should be specified.
22. Item 8 on sheet 9 indicates that float switches are to be used for liquid level control. These are unacceptable. The latest model Milltronics Hydroranger control system should be specified for this purpose.
23. Item 5 on sheet 9 calls for a galvanized steel control panel enclosure. This should be stainless steel.
24. The detailed specifications for the control panel should be based on the Ashmont Street pump station. The letter from Stultz Electric dated February 18, 1997 describes these details. I think this letter was provided to the designers.
25. The pump station should have a waterproof coating.
26. Can 7 feet of headroom be provided in the valve chamber?
27. In the pump station, the pumps and the electrical system should be explosion proof.
28. The width of the flat area at the bottom of the pump station wet well should be no bigger than necessary, about 3 times the diameter of a pump.

Other: Sewer System

Lots 1, 3, 5, 6, 7, 8 and 9 will be connected with gravity sewer lines. Lots 10 (on Coolidge) and 11, 12, 13, 14, 15, 16, & 17 (on Skylark) will be on a pressure sewer.

Previously, in a conversation with Mike Farmer, he indicated that the pressure sewer should be in an easement outside the public right of way. We can do that but it did not seem like a good approach. On both Coolidge and Skylark, there are additional lots and undeveloped land that could be connected. It does not seem like good planning to isolate any future development with a private system. We would be happy to meet with the staff to discuss options.

March 27, 2007 Memo from Michael Farmer

1. *The sanitary sewer manhole detail, drain manhole detail, and catch basin detail do not conform to City standards. They should be changed.*

Response:
Details revised.

2. *The "Gutter Grade Transition at Curb @ Catch Basin" detail shows a square catch basin frame and cover. The street plans also show square catch basin symbols. These street plans also show square catch basin symbols. These symbols should be changed, since we do not allow square catch basin frames and covers.*

Response:
Round CB frames and grates proposed.

3. *The pipe trench detail does not conform to the City standard.*

Response:
Trench detail revised.

4. *The driveway and sidewalk construction detail shows 8-foot granite curb tipdowns. We typically use 7-foot tipdowns (or 6-foot tipdowns in some cases). This detail should be changed.*

Response:
Tipdown changed to 7'.

5. *The dimensions on the driveway and sidewalk construction detail do not match the road cross section. The sidewalk and esplanade dimension on the road cross section should be used.*

Response:
Detail revised.

6. *The City's granite curb detail should be used instead of the applicant's "Vertical Granite Curb Detail".*

Response:
Detail revised.

7. *The typical road section detail says the underdrain should be a maximum of 42" below the gutter. This should be changed to a minimum of 42" below gutter.*

Response:
Detail revised.

March 21, 2007 Memo from Dan Goyette

Stormwater Comments

- *The project has proposed grading to limit the disturbance of wetlands. To insure that the grading plan is followed, extensive flagging and control measures will be required during construction.*

Response:

Layout revised and we are proposing filling most of the wetland.

General Civil Comments

- *The driveway on Lot 4 needs to be a minimum of 35 feet from the property line.*

Response:

Driveway moved to other end of lot.

- *The driveways on lots 15 and 16 need to be spaced a minimum of 20 feet apart.*

Response:

Driveway relocated.

December __, 2007

Linda Kokemüller
Maine DEP
312 Canco Road
Portland, ME 04101

RE: NRPA Application
Skylark Commons
Portland, ME



- monuments that conform to the City's standards. I suggest that the project designers contact the Engineering Division of the DPW to find out where the monuments will be required.
11. The basis of bearings on the subdivision plan is stated as magnetic north in 2003. This should be changed to State Plane Coordinate System Grid North.
 12. The elevation benchmark listed on the plans is not recognized as a reliable benchmark. This benchmark should be checked against a recognized benchmark and elevations on the plan should be adjusted accordingly, if necessary.
 13. A note should be added in the Skylark Road profile stating that the force main is to have a positive slope all the way from the pump station to the discharge.
 14. The force main discharge manhole detail should be changed so that it shows that the force main has to discharge into the manhole channel below the shelf, not above it. The reference to a fiberglass invert channel and shelf should be deleted from this detail. The force main discharge end should be ductile iron, with a 22 ½ elbow turned up and a 45 elbow turned down. The elbows should be connected with flanged or restrained mechanical joints. The transition from ductile iron to PVC should be outside the manhole.
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 26. Can 7 feet of headroom be provided in the valve chamber?
 27. In the pump station, the pumps and the electrical system should be explosion proof.
 28. The width of the flat area at the bottom of the pump station wet well should be no bigger than necessary, about 3 times the diameter of a pump.



The limits of Skylark Road and Hennessey Drive accepted and portions of the streets that will be offered to the city for acceptance will be shown on the plans. Suggested deed descriptions for the portions of the streets that will be offered to the city will be submitted. Who will be offering these portions, will still need to be determined. Ownership in fee of these paper streets is not known at this time.

Bill Clark and I determined where monuments need to be placed. They will be shown on the subdivision plan and utilities plan. A granite street monument detail provided by the Engineering Department will be added to the plans.

The basis of bearings for the project are now based on Maine State Coordinates System West Zone (NAD 1983) using City of Portland Points T125-46-1962 and T125-46-1960.

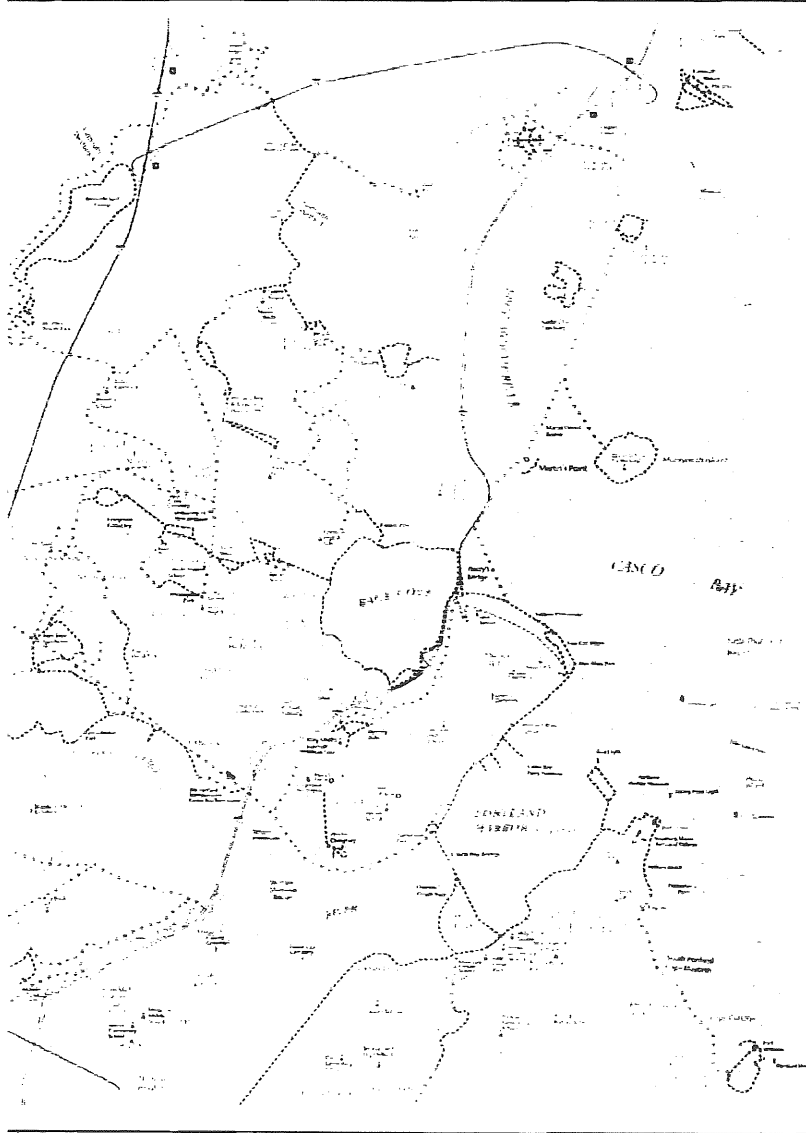
The elevation bench mark shown on the plans was checked against two reliable bench marks provided by the Engineering Department on Allen Avenue and was found to be reliable.

Plans will be submitted shortly and any additional questions/comments will be answered.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert C. Libby, Jr.", written in a cursive style.

Robert C. Libby, Jr.
PLS #2190





Davenport Avenue

Corlidge Avenue

Edgewood Drive

Skylark Road



© 2007 Tele Atlas
Image © 2007 Maine Office of GIS

©2007 Google

Pointer 43°42'09.92" N 70°17'45.38" W elev 99 ft

Streaming [|||||] 100%

Eye alt 1529 ft

stormwater management.

In no event shall the waiver have the effect of creating potentially hazardous vehicle and pedestrian conflict or nullifying the intent and purpose and policies of the land development plan relating to transportation and pedestrian infrastructure and the regulations of this article.

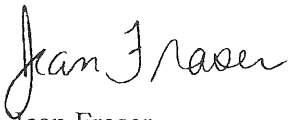
At its discretion, the planning authority may refer any petition for a waiver from the curb and sidewalk requirement to the planning board for decision.

7. **OTHER MATTERS**

- a **Draft Subdivision Plat:** Please submit a draft Subdivision Plat as set out in the City's Ordinance Section 14-495 and 14-496.
- b **Neighborhood Meeting:** Given the time since the previous Neighborhood Meeting I suggest another Meeting be arranged once a Workshop has taken place.

If you have any questions, please do not hesitate to contact me on (207) 874 8728 or at jf@portlandmaine.gov.

Sincerely



Jean Fraser
Planner

Cc Frank DiDonato Sr., applicant

Cc Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Penny Littell, Associate Corporation Counsel
Katherine Earley, PW Engineering Manager
Mike Farmer, PW Project Engineer
Jim Carmody, PW Transportation Engineer
Dan Goyette, DRC
Bill Goodwin, PW
Dave Peterson, PW

Please note that the impacts must also reflect the requirement for parking areas for 2 cars per house as required in the City's Ordinance, which also need to meet setback requirements. The City's Zoning Administrator can advise further on this issue. While this would normally be reviewed at the stage when individual houses are reviewed, the feasibility of meeting the requirements without further impacting the wetlands needs to be illustrated as part of the Subdivision review.

2. PUMPING STATION/SANITARY SEWERS

The City's Public Works Department has undertaken a further review of the proposals and consider that the earlier discussions overlooked a number of relevant factors and new information and that the Pumping Station should be located outside of the Oramell Avenue Right of Way within a 40 foot by 40 foot easement with driveway access. This view is outlined in the attached comments dated March 27, 2007 from Public Works (Mike Farmer) which is attached to this letter, along with detailed comments regarding the engineering design.

The Pumping Station might be located within the Oramell Avenue ROW if the City were to formally vacate that street. This is a complex process and in this case unlikely to be approved by the City Council because of the privately owned land nearby that may require access in the future. If you wish to consider this possibility I suggest you contact the City's Legal Department to clarify the procedural and legal issues involved. If the street were vacated, a pedestrian access easement would be required for the pedestrian paths.

3. STORMWATER

Please address the comments outlined by the Engineering Reviewer Dan Goyette of Woodard & Curran dated February 14th and March 21st, 2007; both are attached to this letter. Please also provide evidence that the proposals have been reviewed and approved by the MDEP.

4. FIRE PREVENTION

The Fire Department notes that the hydrant has been relocated to the Skylark Road /Pennell Avenue as requested, but that the revised plan does not include hydrant information for Coolidge Avenue where a hydrant is also required.

5. ROAD ACCESS/CIRCULATION

- a Please see the further comments from Public Works (memo of March 27, 2007 as attached) regarding the alignment of the streets and associated design details.
- b Please address the comments of the DRC (Dan Goyette) in Memos of February 14 and March 21, 2007) regarding the location of driveways and inconsistencies of sidewalk and esplanade widths. The esplanades should be 6 feet wide and the sidewalks 5 feet wide.



Response:

The existing neighborhood has no sidewalks so we would like to provide one sidewalk but keep the same neighborhood visual appearance.

- d. *The pedestrian trail along Oramell Avenue has been proposed as a substitution for reconstruction of Oramell Drive as a connecting road. I understand that this was considered acceptable in the discussions at the March 8, 2005 Planning Board Workshop but the proposal may be reconsidered at a future Planning Board meeting. The proposal as submitted requires further discussion to:*

- *ensure that it avoids the wetland areas and any conflicts with the pumping station access and other utilities;*
- *design it to be more informal in nature;*
- *determine the nature of the surface dressing;*
- *ensure that it is 6 feet in width; and*
- *ensure that it links into other pedestrian routes and paths.*

Response:

The Oramell Avenue pedestrian path has been redesigned as a 6' stone dust path that avoids the wetlands and fits more naturally with the terrain.

- e. *I understand the applicant has agreed to the provision of easements/on-site improvements/contribution to facilitate the continuity of the Portland Trails across the subdivision and link it into the network of trails/open spaces to the west and south. A further meeting with Portland Trails will be required to confirm the desired routes and connections and the financial contribution involved as well as the design/location of the Oramell Avenue path as mentioned above.*

Response:

The applicant has agreed to an on-site easement with Portland Trails. The details are currently being developed.

- f. *The vicinity plan submitted in response to our March 14, 2006 letter does not show the detailed trail links with the existing paths to the south (Portland Arts and Technical High School and Washington Commons) and how they will be located across this site to connect to Washington Avenue. Please submit a more detailed plan (ideally based on an aerial photograph) which shows the location of specific routes and how these will relate and connect to your proposals including the sidewalks and Portland Water District Easement.*

Response:

See attached Portland Trails mapping.

The pumping Station might be located within the Oramell Avenue ROW if the City to formally vacate that street. This is a complex process and in this case unlikely to be approved by the City Council because of the privately owned land nearby that may require access in the future. If you wish to consider this possibility I suggest you contact the City's Legal Department to clarify the procedural and legal issues involved. If the street were vacated, a pedestrian access easement would be required for the pedestrian paths.

Response:

We have discussed the pump station with Mike Farmer and a full-size pump station does not make any sense for the applicant or the City of Portland. We are proposing a pressure sewer system.

3. *Stormwater*

Please address the comments outlined by the Engineering Reviewer Dan Goyette of Woodard & Curran dated February 14th and March 21st, 2007; both are attached to this letter. Please also provide evidence that the proposals have been reviewed and approved by the MDEP.

Response:

See response to Dan Goyette letter.

4. *Fire Prevention*

The Fire Department notes that the hydrant has been relocated to the Skylark Road/Pennell Avenue as requested, but that the revised plan does not include hydrant information for Coolidge Avenue where a hydrant is also required.

Response:

The Coolidge Avenue hydrant was added at Sta. 2+25.

5. *Road Access/Circulation*

a. *Please see the further comments from Public Works (memo of March 27, 2007 as attached) regarding the alignment of the streets and associated design details.*

Response:

See response to Public Works Memo of March 27, 2007

b. *Please address the comments of the DRC (Dan Goyette) in Memos of February 14 and March 21, 2007) regarding the location of driveways and inconsistencies of sidewalk and esplanade widths. The esplanades should be 6 feet wide and the sidewalks 5 feet wide.*

Response:

See response to Dan Goyette Memo of February 14, 2007.

c. *In note 18 you indicate that waivers are requested. The waiver request in relation to one sidewalk on each street needs to refer to the criteria for such waivers as set out in Ordinance Section 14-506(b)*





07-0270
May 4, 2007

5.0 CLOSURE

We appreciate the opportunity to assist you with this project. Please contact us if you needed additional assistance.

Very Truly Yours,

S. W. COLE ENGINEERING, INC.

A handwritten signature in black ink, reading "Charles H. Lyman". The signature is fluid and cursive, with a prominent initial "C" and a long, sweeping tail.

Charles H. Lyman, Wetland Scientist

P:\2006\06-503.1W -W&C - Kennebunkport, ME - Peer Review-Cottages at Fishing Pole Lane - CHL\Reports and Letters\06-0503.1 Kennebunkport WL Peer Review Report.2.doc

The plan indicated five delineated wetlands. Wetland A is located to the north of Coolidge Avenue on Lot 1, Lot 2 and Lot 3. Wetlands B, C, and D are located to the south of Coolidge Avenue on Lot 4 and Lot 5, Lot 6 and Lot 7, and Lot 8, respectively. Wetland E is located to the west of the proposed development within the proposed Oramell Avenue right of way.

2.2 Field Review

We conducted a site walk on April 26, 2007 to observe the delineated wetlands on site. In attendance for the site walk were Dan Goyette (Woodard & Curran), Frank DiDonato (Property Owner), Andrew Morrell (BH2M), Mark Hampton (Wetland Delineator), and Jean Fraser (City of Portland Planner). We reviewed the soils, vegetation, and hydrology in the five delineated wetlands.

3.0 WETLAND REGULATIONS

The following is a summary of federal and state wetland regulations as they may pertain to this project.

3.1 Federal

The U. S. Army Corps of Engineers (Corps) regulates the discharge of dredged or fill material into waters of the United States through Section 404 of the Clean Water Act, and is generally the federal permitting agency for projects involving wetland impacts. It is mandatory that any wetlands potentially subject to regulation under Section 404 be identified and delineated using the Corps of Engineers Wetlands Delineation Manual, 1987 (with revisions¹). The 1987 Manual uses a three parameter approach for identifying and delineating wetlands, namely, the presence of hydric soils², the presence of greater than 50% hydrophytic vegetation³, and the presence of at least one primary or two secondary hydrology indicators¹.

¹ Corps of Engineers Wetlands Delineation Manual, Wetlands Research Program Technical Report Y-87-1 (on-line edition), Environmental Laboratory, 92 pg.

² The current resource used in Maine is the New England Interstate Water Pollution Control Commission. Field Indicators for Identifying Hydric Soils in New England, Version 3, 2004.

³ The current resource used in Maine is the U.S. Fish and Wildlife Service's The National List of Plant Species that Occur in Wetlands: 1988 National Summary (with revisions – on-line edition), Region 1, Northeast, 1988.



- a. Based on the site walk and associated report, we remain of the view that Lot 1 is not suitable as a house lot. If it remains a house lot, the City will request evidence of the MDEP approval to wetlands alterations prior to the Planning Board Hearing; and
- b. The findings in relation to the house lots on the south side of Coolidge Avenue suggest that the potential locations for house construction need to be reconsidered in relation to the areas of upland and need to reflect an accurate assessment of wetland impacts after grading and site improvements, such as lawns and driveways; and
- c. We continue to suggest that you redesign the walkway in Oramell Avenue to be more "winding", so that it can avoid wetland areas and be more informal (as discussed in greater detail in my April letter).

Items 2 to 7 of my letter of April 3, 2007 letter still stand as review comments with associated requests for additional information.

Please be advised that the requested material must be submitted within 120 days in order to continue the review of this project. Applicants are required to submit any additional requested information within one hundred twenty (120) days after the date of the request. Failure to submit such information within one hundred twenty (120) days of the date of the request "shall cause the application to expire and be deemed null and void." (see Code of Ordinances Section 14-525).

If you have any questions, please do not hesitate to contact me on (207) 874 8728 or at jf@portlandmaine.gov.

Sincerely

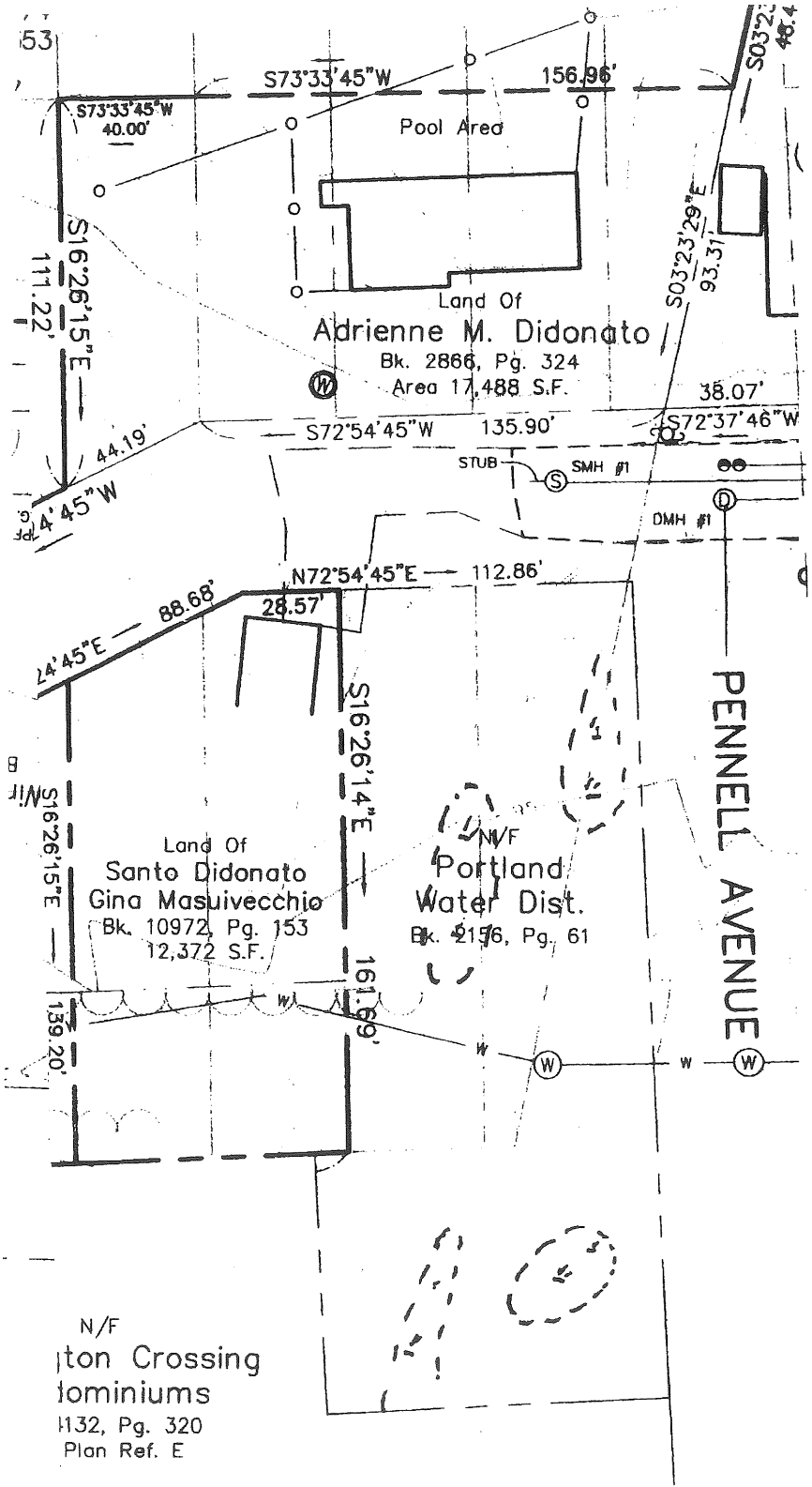


Jean Fraser
Planner

Enclosure: Report from S W Cole Engineering Inc "Peer Review of Wetland Delineation, Proposed Skylark Commons" May 2007

Cc Frank DiDonato Sr., applicant

Cc Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Penny Littell, Associate Corporation Counsel
Katherine Earley, PW Engineering Manager
Mike Farmer, PW Project Engineer
Jim Carmody, PW Transportation Engineer
Dan Goyette, DRC



NAM
I. FUE
&
LLY
SILLI S

UNCLASIFIED
- 28 FT STREET, PLS.
- ORAMELL AVE CONSTRUCTION
- DEP



Memorandum
Department of Planning and Development
Planning Division

To: Chair Lowry and Members of the Portland Planning Board
From: Ethan Boxer-Macomber, Planner
Date: March 1, 2005
Re: March 8, 2005 Workshop Regarding
Proposed Skylark Commons Subdivision – Vicinity of 87 Skylark Street

I. Project Summary

Applicant: Frank Didonato
87 Skylark Road
Portland, ME 04103

Site Location: Vacant land along undeveloped portions of Skylark Road and Coolidge and Oramell Avenues

CBL#s: As per subdivision plan (attached)

Zoning: R3

Land Area: 4.96-Acres

Development Proposal: A 16 Lot Single-Family Residential Subdivision in conformance with R3 Standards and Development of Associated Platted Streets

28 FT = STORM PERMIT.
ABLE TO REVIEW
UNDER DELEGATED
AUTHORITY IN CONJUNCTION
W/ SUB DIV REVIEW

Lowry:

PUMP STATION (SEWER)
PUBLIC OR
PRIVATE.
→ FRESH THIS
OUT ---
OKAY TO HAVE
PUBLIC INFRASTRUCTURE
LIKE THIS... ??

RUTH TOWN 27-SKYLARK
• TRAFFIC WATER AVE →
SKYLARK.
• SIZE OF HOUSES TO
GO ON LOTS

BOB PECK 47 SKYLARK
ERHO'S COVENANT'S CONCERNS
INCREASED SPEED of
SKYLARK
POST HEMMIS
TABLES.
- SUPPORTS OPEN SPACE/
TRAILS TO
EMERGENT
IMPACTS ON
NEIGHBORHOOD.

II. Background and Description

The applicant has right, title, and interest to the subject land, which abuts and surrounds his current residence at 87 Skylark Road. The site is characterized by deciduous wooded lots with patches of wetlands. An intermittent stream runs near the site to the East across City owned land. The configuration of the proposed 16 single-family residential house lots was governed by the dimensional standards of the R3 zone and also reflects the applicant's efforts at minimizing wetland impacts.

The applicant proposes to provide access to the proposed lots by way of platted City streets. The applicant proposes to extend Skylark Road and Coolidge Avenue and to provide "hammer-head" turn-arounds at the ends of each.

A planned but, as of yet, un-constructed recreational trail runs just to the south of the subject site. This trail, planned by Portland Trails, once constructed, will provide a critical missing link in the greater North Deering trail system.

To the east of the subject site are at least 12 additional acres of wooded, undeveloped land which are tax acquired properties, controlled by the City of Portland. This land, bound to the east by the railroad right of way, features the above-mentioned intermittent stream and associated wetlands.

III. Public Outreach

Upon receipt of the subject application staff noticed all property owners within 500 feet of the site and placed a legal notice in the *Portland Press Herald* Newspaper. The March 8, 2005 workshop was noticed in the same manner. To date, staff has received only one public communication, issued by the District 5 City Councilor, Jim Cohen (Attachment D).

IV. Subdivision Review

§14-497 (1) - Water and Air Pollution

The proposed project would provide full City sewer and stormwater services and is not expected to have any adverse impacts on air or water quality.

§14-497 (2, 3) - Water

The applicant has not yet submitted a letter of water capacity from the Portland Water District.

§14-497 (4) - Soil Erosion

The City's consulting civil engineer has requested that the applicant submit an erosion control plan in conformance with Best Management Practices.

§14-497 (5) - Traffic

The city traffic engineer has reviewed the proposed project. 16 residential units, in and of themselves, do not warrant a traffic study. However, existing problems with cut-through traffic in the area (via Skylark and Hennessy), combined with general ongoing traffic safety concerns on Washington Avenue extension, may lead to a staff recommendation that the applicant contribute to planned area traffic improvements where the project may otherwise exacerbate these problems. Staff will continue to work with the City's traffic engineer and the applicant to resolve this matter.

In keeping with goals and policies of the Comprehensive Plan regarding street interconnectivity, City staff and the City engineer recommend that the applicant enhance the road construction plan to include the length of Oramell Avenue between Coolidge Avenue and Skylark Road.

§14-497 (6,7) – Sanitary, Stormwater, Sewage

The proposed sanitary and stormwater disposal systems are under review by the City's consulting civil engineer and the City Engineer. Provided the applicant constructs the proposed street extensions to City standards, no adverse impacts are anticipated.

§14-497 (8) – Scenic Beauty

The proposed project will not have undue adverse effects on the Scenic or natural beauty of the area.

§14-497 (9) - Comprehensive Plan

Staff finds the project may be consistent with the goals and policies of the Comprehensive Plan provided the following issues are adequately addressed:

- As mentioned above, staff recommends that Oramell Avenue be constructed between Coolidge Avenue and Skylark Road in conformance with Comp Plan policies regarding interconnectivity of streets.
- Likewise, staff recommends that this project should in some way contribute to the establishment of missing links in the greater North Deering trail system either by providing on-site easement(s) and improvements or by contributing to existing trails planned by the City of Portland and Portland Trails. Staff will present the Board with various options at the March 8, 2005 Planning Board workshop. The Planning Board has required applicant cooperation in trail establishment in recent cases citing Comprehensive plan policies as well as §14-498(i) of the subdivision ordinance.
- Existing traffic problems in the area should not be exacerbated by the proposed project whether by avoidance, mitigation, or some combination of the two.

§14-497 (10) - Financial and Technical Capability

The applicant has not yet presented a letter of financial capability from a financial institution.

The applicant has contracted the services of BH2M, Inc. engineers and Mark Hampton, Wetland Biologist in the development of the proposed plans. The applicant's prior experience in land development is unknown.

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 87 Skylark Avenue		Zone: R3
Total Square Footage of Proposed Structure: N/A		Square Footage of Lot: 216.058 s.f.± (4.96 acres)
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# See plans (Sheet 1)		Property owner's mailing address: Frank DiDonato, Sr. 87 Skylark Road Portland, ME 04101
Telephone #: (207) 797-3098		
Consultant/Agent, mailing address, phone # & contact person: Berry Huff McDonald Milligan, Inc. 28 State Street Gorham, ME 04038 207-839-2771 Andy Morrell		Applicant's name, mailing address, telephone #/Fax#/Pager#: Same as owner (above)
Project name: Skylark Commons		
<p>Proposed Development (check all that apply)</p> <p> <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input checked="" type="checkbox"/> Subdivision (\$500.00) + amount of lots <u>16</u> (\$25.00 per lot) \$ <u>900.00</u> <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____ </p> <p>Major Development (more than 10,000 sq. ft.)</p> <p> <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee) <input checked="" type="checkbox"/> Minor-Minor Site Plan Review (single families) (\$300.00) </p> <p>Minor Site Plan Review</p> <p> <input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee) </p> <p>Plan Amendments</p> <p> <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00) </p>		
- Please see next page -		

AI

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Frank DiDonato, Sr.
87 Skylark Avenue
Portland, ME 04101

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11)
you may also visit the web site: ci.portland.me.us chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:

Frank DiDonato

Date: 12/3/04

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

A2



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

1616
January 28, 2005

Mr. Andrew Morrell
BH2M
28 State Street
Gorham, ME 04038

Re: Wetland Delineation, 5+ acre DiDonato parcel, Coolidge Avenue, Portland, ME

Dear Andrew,

I completed a delineation of wetlands on a 5+ acre parcel located off Coolidge Avenue, Portland, Maine. The property is made-up of a number of parcels owned by the DiDonato family. The wetland delineation was conducted in accordance with the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual. This manual requires the presence of three parameters for a wetland to be present, wetland hydrology, hydrophytic vegetation, and hydric soils.

The wetlands I found on the parcel were flagged with yellow flagging. The flagging was labeled in an alphanumeric sequence. The flags were located using GPS backpack equipment with an accuracy of +/- 3.0 feet. The wetland boundary shown on the subdivision plan for Skylark Commons dated 12/04 for Frank DiDonato, Sr. accurately depicts the location of the wetlands I located in the field. The wetlands found onsite are forested and wet meadow wetlands. The wetlands to the north of Coolidge Avenue are associated with a stream and as such would be considered wetlands of special significance as defined by the Maine Department of Environmental Protection. The other wetlands found on the parcel are forested wetlands which generally occur in closed drainage pockets.

If you have any questions or require additional information, please contact me.

Sincerely,

Mark J. Hampton C.S.S., L.S.E.
Certified Soil Scientist #216
Licensed Site Evaluator #263

B



04P252

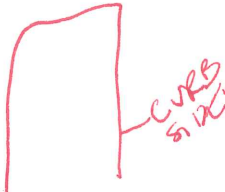
RED PENS = NOTES FROM 3/16 ENGINEERS SUMMIT
ANDY MORRELL / JIM SEYMOUR (ETC)

TO: Ethan Macomber-Boxer – Planner
FROM: Greg Boulette – Development Review Coordinator, Sebago Technics, Inc.
RE: Skylark Commons Subdivision – Skylark Road, Portland, ME
DATE: February 9, 2005

Sebago Technics has reviewed the Skylark Commons Subdivision plan submittal for Frank Didonato Sr. from BH2M, Inc dated December 4, 2004. After reviewing this submittal, we have the following concerns:

1. Stormwater Management

A. An overall lot grading plan to address the drainage across each yard or towards the street or rear with the use of ditches or pipes is required due to the small lot sizes and sight constraints. It would be useful on lots of this confined nature to have a final lot grading design as a base and then if minor revisions due to homeowner's requests occur during the building permit phase of development at least the DRC has a beginning point of reference. *ALSO SHOW F.F.E W/ 15-20 REVEAL (IN A TABLE)*



B. There is some concern with the filling of wetlands for a buildable area within lots 1, 4 and 8. Lots 5, 6 and 7 are also marginal. *SHOW DEP PERMIT - CONSIDER ALTS TO AVOID. - PIN & PLAT PROTECTION ZONE N. OF*

C. The pond construction will require excavation of approximately 6.5 feet. What are the soil conditions like in the area? Will ledge blasting be required? What is the groundwater table and impacts to the area and/or outfall areas? Will there be adequate separation between the pond bottom and ledge? Please submit test pit data to confirm these conditions. *POUND ON LOT 14 & OWNED BY ? OWNER/ASSOCIATION. NIX POND? PRESERVE 14 AS NATURAL FILTER - SEND SOME THING TO CITY WETLAND. DIST W/ LIP SPREADER / NOT CHANNELIZED.*

D. Who will be responsible for the maintenance of the detention basin? Will there be a Homeowners Association? *ANDY TO WORK W/ P.U. TO DETERMINE BEST SCALE FOR PUMP STATION*

E. The outlet control structure should be relocated outside of the City Right-of-Way.

F. The proposed drainage system within the roadway is not acceptable as designed if the roadway is to be accepted by the City. For the City to accept the roads there needs to be drainage manholes at the center of the proposed road that will be used for connectivity between the basins.

Road Access/Circulation

ERIC - DON'T LET ROAD LIMIT TIME LIMIT TO EXPEND.
PUT LOT 1 IN PRESERVATION IN SWAP FOR NEW HOUSE LOT #14.
DRAW SOME THING OVER LOT 1 WETLAND AND GIVE CITY A DRAINAGE STATEMENT

CI

- A. It appears that it would be in the best interest of the City if the hammerhead turnaround for Skylark Road were extended to be located inside the City Right-of-Way on Oramell Avenue. We also suggest that a "T" turn around be used in this location.
- B. It is our experience that although the Ordinance requires 24 feet of pavement the City would prefer to have 28 feet of pavement to allow for parking on one side of the street.
- C. We have concerns with the street connectivity as shown. This will be discussed in more detail with staff and determined if connectivity and street improvements offsite may be warranted. If required more engineered drawings may be necessary for pedestrian, drainage, or vehicular access upgrades.

3. Grading/Erosion Control

- A. Typical erosion control measures should be shown on the plans and should be included for the individual lot construction.
- B. The pond construction will require a plan to deal with dewatering during construction, and general guidelines as how to construct in groundwater conditions
- C. If significant blasting will be required for some lots and road how and when will this be proposed and is there geotechnical information available to review? A report shall discuss a plan for blasting, filling, road sub-base conditions, and developing the base grading of the site prior to issuance of building permits.
2? - LOT 84 - LOT STUDY DONE RE-DRAWN ->
- D. A detention basin maintenance plan shall be submitted for review and possibly included on the plans or as a separate document attached to the homeowners agreements.
GRINT
- E. What will the excavated material from the site be used for? Will it be hauled off site, or used on the lots? Please include typical details for lot filling with specifications for the fill type and placement.
ANSWY
JIM SAYS - SOILS STUDY & PLAN TO SHOW HOW FILL TO BE SOUND
- F. The City requires silt sacks to be utilized in the basins during construction.

4. Utility Installation/Location

- A. Foundation drains are to be connected to a storm Drain main. Public Works will likely require an extension of the storm drain to collect groundwater from foundation services. The road underdrain is usually for road base drainage only. We will review options with the design and Public Works.
- B. Standard capacity letters from the Sewer Division and Portland Water District are required

FULL BASEMENTS PUMPS

C2

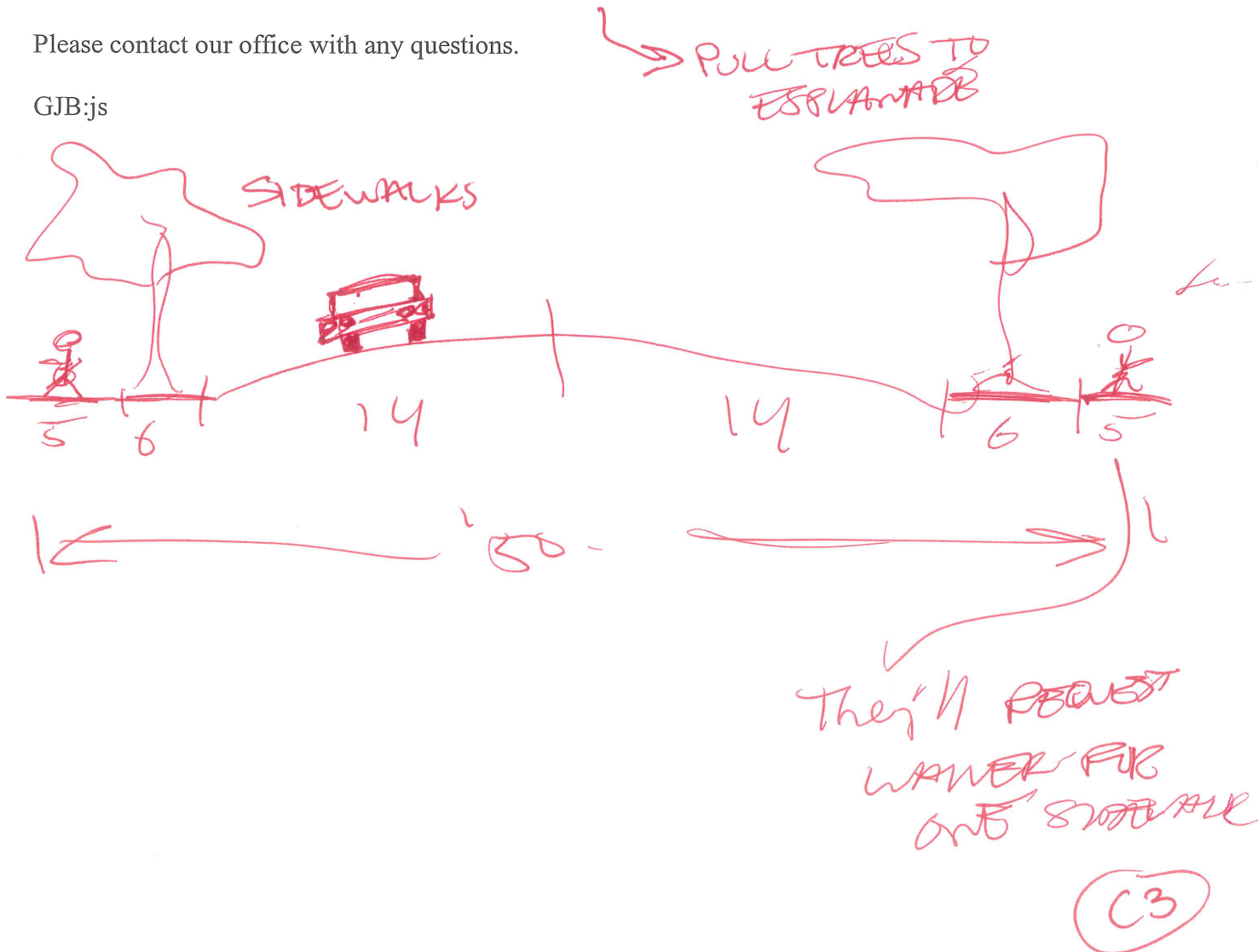
- C. Under drains should be shown in the profile views of the roadways.
↳ BOTH SIDES OF STREET.
- D. Although more wetland will be disturbed, the utility crossing on lots 10 and 11 should be moved into the City Right-of-Way or Oramell Avenue. This will negate the need for a 20-foot utility easement on these lots.

5. General

- A. This subdivision will be challenged with drainage issues and connectivity issues with the abutting City street networks, however we feel that several of these issues can be resolved in the design phases prior to a public/final hearing.
- B. A final subdivision plan will need to be generated showing standard survey notes, City notes/requirements per zoning and subdivision standards, and typical planning board signature and recording blocks. Also the final plan shall be sealed and signed by a State of Maine Licensed Surveyor.
WORK W/ BILL CENTRE ON MAIN STATE STANDARD,
- B. A landscaping and lighting plan shall be submitted for City Review. Please remember that each unit requires two street trees.

Please contact our office with any questions.

GJB:js



§14-497 (11) – Water Bodies and Wetlands

The subject site is located in close proximity to an intermittent stream. On site wetlands may be associated with this stream, which would significantly raise their ecological significance and the importance of avoiding alteration. Staff will request more information from the applicant on this matter.

Although an effort has been made to keep wetland alteration under the threshold for NRPA / DEP review, staff finds that the project, as presented, will require DEP review and has requested that the applicant apply for appropriate DEP permits (likely to be Tier I Wetland Fill Permit).

§14-497 (12) – Groundwater Quality

If wetland alteration is minimized and appropriate erosion controls are implemented, the project is not expected to have adverse effects on groundwater quality.

§14-497 (13) – Flood Plain

Staff has consulted current FEMA maps and has concluded that the subject site is not located in or near an identified floodplain.

§14-497 (14) – Wetland Mapping

Wetland delineations have been conducted and mapped on the proposed plans. Again, further information may be required related to the quality of those wetlands and their relationship to the nearby intermittent stream.

§14-497 (15) – Rivers, Streams, or Brooks

A nearby intermittent stream has not been presented on the applicants plans.

V. Summary of Significant Issues

1. Street Connectivity

Staff recommends that Oramell Avenue be constructed between Skylark Road and Coolidge Avenue. The development of this link may be limited by wetlands which exist along Oramell. A formal bike/pedestrian trail may prove to be a preferred alternative. This issue will require further study.

2. Recreation Trail

Staff recommends that the applicant should contribute to the establishment of missing trail links in the greater North Deering trail network either on-site or on abutting properties.

3. City Street Design

Staff recommends that the applicant continue to work with City Engineer and the Planning Division on final street design.

From: James Carmody
To: Errico, Thomas; Fraser, Jean
Date: 5/13/2008 2:59:06 PM
Subject: Re: Fwd: Stevens (*author meant Skylark*) Commons proposal

*will need
formal final
memo for hearing*

Jean:

Discussed this with Tom Errico at our Dev Rev meeting today. I agree with a contribution of \$10,000. But it will all go towards traffic calming on Skylark between Washington and Hennessey. If anything is left over we will apply towards Washington.

James P. Carmody, P.E.
City Transportation Engineer
City of Portland
207-874-8894
JPC@portlandmaine.gov

>>> Jean Fraser 05/13 1:54 PM >>>

FYI- in the past the contribution was always described as being for Washington Ave- is there a program of traffic calming work proposed in Skylark too? If so, then \$10,000 seems an appropriate contribution with \$5000 towards Skylark and \$5000 towards Washington Ave.

>>> "Bob Peck" <bobcpeck@gmail.com> 5/12/2008 4:37:17 PM >>>

Dear Planning Division,

I am unable to attend the 5/13 hearing on the proposed development of additional housing at the end of Skylark Rd. so please accept this written input.

I am the homeowner at 44 Skylark Rd. and I have two children under nine, one of whom is developmentally delayed. I have been in contact with Jim Carmody about traffic concerns on our road. We circulated a petition to neighbors last fall requesting traffic calming measures comparable to those installed on the adjoining Hennessy block and submitted this to the City. At present, cars use our road as a shortcut to Washington Ext. and routinely drive well in excess of the posted 25 mph speed limit.

The additional traffic that would result from the proposed development would only exacerbate this danger to our children. My disabled child is at additional risk from fast drivers whose speed further reduces the margin of safety, and there are a number of other children adjacent to us, including another Autistic child. As a commuter thoroughway, the current traffic on Skylark is already heavier than that from neighborhood residents alone.

The proposed development would further increase traffic. Signs have proven entirely ineffective in reducing speeds. The Stevens Commons developers and the City of Portland must address and provide resources for traffic calming, i.e. speed tables, on Skylark Rd.

Thank you for considering these concerns.

Sincerely,

Robert C. Peck
44 Skylark Rd
Portland, ME 04103
878-2788

From: "Errico, Thomas A" <TERRICO@wilbursmith.com>
To: "Jean Fraser" <JF@portlandmaine.gov>
Date: 5/12/2008 9:46:22 AM
Subject: RE: Response #2Re: Skylark Commons Subdivision

\$10,000 was identified according to project contributions as part of the Washington Avenue Streetscape project. Because the level of improvements on Skylark Avenue is likely to be less, a \$5000 contribution amount was estimated. Let me talk to Jim. We may want it to be \$10,000, because there may not be many other projects that will impact Skylark Avenue.

Thomas A. Errico, P.E.
Senior Transportation Engineer
Wilbur Smith Associates
59 Middle Street
Portland, Maine 04101
w: 207.871.1785 f: 207.871.5825
TErrico@WilburSmith.com
www.WilburSmith.com

-----Original Message-----

From: Jean Fraser [mailto:JF@portlandmaine.gov]
Sent: Friday, May 09, 2008 10:35 AM
To: Errico, Thomas A
Subject: Response #2Re: Skylark Commons Subdivision

Tom- I decided not to include your e-mail in the PB Memo (its only a Workshop this Tuesday) and stated in the text of the Memo "up to \$10,000"- I don't know where the \$10,000 came from but it was in previous documentation and letters to them so I thought it better to check on this before finalizing a figure. Presumably this figure should relate to the number of lots???. Jean

>>> "Errico, Thomas A" <TERRICO@wilbursmith.com> 5/7/2008 9:31:10 AM
>>>
Jean -

The City is in the process of conducting a traffic calming study for the Skylark Road area (based upon a resident request), and accordingly, I would suggest that the project contribute \$5,000.00 towards future traffic calming improvements identified by the City Study.

If you have any questions or comments, please contact me.

Best regards,

Thomas A. Errico, P.E.

Senior Transportation Engineer

Wilbur Smith Associates

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Portland, Maine 04101

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