

119-B-2
115 Longfellow St.
Duplex
Gary Smith

on Spreadsheet



CITY OF PORTLAND

May 21, 2001

Mr. Gary P. Smith
44 Whispering Pine Drive
South Portland, ME 04106

RE: 115 Longfellow Street
(CBL#119-B-002)

Dear Mr. Smith:

On May 18, 2001 the Portland Planning Authority granted minor site plan approval with no conditions for the construction of a residential duplex at 115 Longfellow Street.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

**Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT**

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 6-12-01

Name of Project: LongFellow St Duplex

Address/Location: LongFellow St

Developer: Gary Smith

Form of Performance Guarantee: CASH Escrow /with Portland

Type of Development: Subdivision NA Site Plan (Major/Minor) Minor

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road				NA		
Granite Curbing				NA		
Sidewalks				NA		
Esplanades				NA		
Monuments				NA		
Street Lighting				NA		
Street Opening Repairs				NA		
Other				NA		
2. EARTH WORK						
Cut				NA		
Fill				NA		
3. SANITARY SEWER						
Manholes				NA		
Piping				NA		
Connections				NA		
Main Line Piping				NA		
House Sewer Service Piping				NA		
Pump Stations				NA		
Other				NA		
4. WATER MAINS				NA		
5. STORM DRAINAGE						
Manholes				NA		
Catchbasins				NA		
Piping				NA		
Detention Basin				NA		
Stormwater Quality Units				NA		
Other				NA		

6. SITE LIGHTING	_____	_____	_____	NA	_____	_____
7. EROSION CONTROL	_____	_____	_____	_____	_____	_____
Silt Fence	_____	_____	_____	200'	1" per Ft	200.00
Check Dams	_____	_____	_____	4	75"	300.00
Ripe Inlet/Outlet Protection	_____	_____	_____	1	30"	30.00
Level Lip Spreader	_____	_____	_____	NA	_____	_____
Slope Stabilization	_____	_____	_____	3000 sq'	_____	30.00
Geotextile	_____	_____	_____	NA	_____	_____
Hay Bale Barriers	_____	_____	_____	NA	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	NA	_____	_____
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	NA	_____	_____
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	19 plant	100 Each	1900.00
10. MISCELLANEOUS	_____	_____	_____	NA	_____	_____
TOTAL:	_____	_____	_____	_____	_____	2500.00
GRAND TOTAL:	_____	_____	_____	_____	_____	2500.00

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	_____	* 300.00
<u>or</u>			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	_____
	(name)	(name)	

PLANTING SCHEDULE

	<u>SYMBOL</u>	<u>BOTANICAL/COMMON NAME</u>	<u>SIZE/COMMENTS</u>
(2)	FP	FRAXINUS PENNSYLVANICA 'SUMMIT'/GREEN ASH	2½"-3" CAL.
(1)	AA	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE'/SHADBUSH	4'-5' CLUMP
(2)	RW	RHODODENDRON 'WINDBEAM'/RHODODENDRON	2
(1)	RA	RHODODENDRON 'AGLO'/RHODODENDRON	12"-15"
(2)	PS	PINUS STROBUS/WHITE PINE	5'-6'



CITY OF PORTLAND

May 1, 2001

Mr. Gary P. Smith
44 Whispering Pine Drive
South Portland, ME 04106

— cell # 776-3627

RE: 115 Longfellow Street
(CBL#119-B-002)

Dear Mr. Smith:

The Planning Department has received your application for the construction of a residential duplex at 115 Longfellow Street. After review of the submitted plans and materials, the following comments have been generated:

1. The City of Portland's Technical and Design Standards and Guidelines require two trees per residential unit. This is usually accomplished through the placement of two trees in the front of the building and two in the rear. In addition, the required caliber for the species proposed (Green Ash) is 2.5"-3" as opposed to the listed 2".
2. Standards require two windows per elevation, per floor where the floor plan will accommodate such placement. Additional windows to be located in the second floor bedrooms are required.
3. The proposed grading plan shows slopes in excess of the maximum permitted slope of 3:1. An alternative grading plan needs to be provided.
4. Lt. Gaylen McDougall of the Portland Fire Department will verify the location of a fire hydrant within 500' of the proposed structure.
5. Public Works and Zoning Administration are currently reviewing the proposed street extension. Public Works has given preliminary approval to the general makeup of the proposed extension. Further comments will be available on May 3rd.

If you have any questions, please do not hesitate to contact me at 756-8083.

Sincerely,

✓ Jonathan Spence
Planner

CC: Sarah Hopkins, Development Review Services Manager

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From: Anthony Lombardo
To: Jonathan Spence; Marge Schmuckal; Penny Littell
Date: Wed, May 2, 2001 2:06 PM
Subject: Re: Longfellow

I can't attend this meeting, but I can offer some comments related to the "proposal":

1. Applicant should pave the extension to within 5 feet of railroad right of way.
2. The proposed finish road grade should be lowered by 2 feet to match into existing grade. This will limit unnecessary grading at the end of the street and minimize grade adjacent to the road and to the south.
3. A snow-plow turnaround should be created at the end of the road, almost directly across from the proposed driveway on the southerly side of the road. We feel that it can be built entirely within the right of way. Its dimensions should be twenty feet wide and should extend from the edge of the road to within 5 feet of the street right of way.
4. Sidewalk should extend to the edge of the snow plow turnaround. Curb should extend to the edge of the turnaround as well.

If you have any questions related to these comments please contact me.

>>> Jonathan Spence 05/02 11:36 AM >>>

I am attempting to arrange a 3:00 meeting today, Wednesday to discuss conflicts between the zoning ordinance and technical standards relating to the proposed extension of Longfellow Street. Please respond if you can or can not attend. The meeting will be on the 4th floor.

thank you

jonathan

Gary P. Smith

44 Whispering Pines Dr. ~ South Portland, ME 04106
Phone 207-883-1513 ~ Fax 207-883-3668

April 10, 2001

TO: City of Portland Site Review Staff

Dear Sir or Madam,

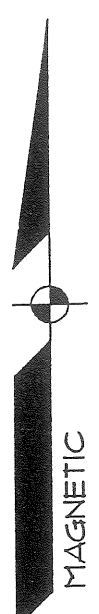
Please accept the following application for Gary P. Smith, 44 Whispering Pines Drive, South Portland, ME 04106 to build a 2 story wood framed residential duplex at 115 Longfellow St. West, Portland, ME 04103. Enclosed are the plans and specifications as requested per your application. There is a 17" x 11" copy of site plan also enclosed a set of 32" x 48" plans with landscaping, details and road profiles, ect. Any questions can be directed to Gary P. Smith 207-883-1513

Sincerely,



Gary P. Smith

N



N\F
PETER R. DASCANIO
BK 2787 PG 152

N\F
CATHERINE E. FOLEY
BK 11850 PG 312

N\F
AURAM M. HAINS

UGE#T#C

12" SD
L=35
S=0.02

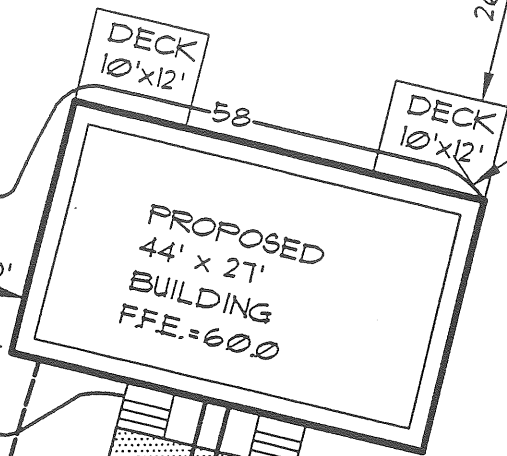
INV. IN=
54.0

INV. OUT
= 53.3

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



STONE CHECK DAM

INSTALL NEW RECLAIMED METAL OR WOOD GUARDRAIL

STONE CHECK DAM

RIP RAP (TYP.)

GENERAL NOTES

1. THE RECORD OWNER OF THE PROPERTY IS GARY P. SMITH, BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN DEED BOOK 1441 PAGE 311.
2. THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX ASSESSORS MAP # 119 BLOCK B, LOT 2.
3. THIS PROPERTY IS LOCATED IN THE RESIDENTIAL DISTRICT (R-5) THE SPACE & BULK REQUIREMENTS ARE AS FOLLOWS:

MINIMUM LOT SIZE	-----	6,000 SF.
MINIMUM LOT AREA PER DWELLING UNIT	-----	3,000 SF.
MINIMUM STREET FRONTAGE	-----	50 FT.
MINIMUM FRONT YARD	-----	20 FT.
MINIMUM REAR YARD	-----	20 FT.
MINIMUM SIDE YARD-2 STORY	-----	12 FT.
MINIMUM LOT WIDTH	-----	60 FT. (DUPLEX)
MAXIMUM STRUCTURE HEIGHT	-----	35 FT.
MAXIMUM LOT COVERAGE	-----	40% LOT AREA
4. PLAN REFERENCES:
 - A. CITY OF PORTLAND TAX MAPS 119 AND 124.
5. THIS PLAN IS BASED ON A STANDARD BOUNDARY SURVEY PERFORMED IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE, CATEGORY I CONDITION II, WITH THE FOLLOWING EXCEPTIONS:
 - A. THE SURVEYORS REPORT IS LIMITED TO THE NOTES ON THIS PLAN.
 - B. NO NEW DESCRIPTION WAS PREPARED AT THE ISSUANCE OF THIS PLAN.
6. THE AREA OF THE LOCUS PARCEL IS 9,468 SQUARE FEET OR 0.22 ACRES.
7. ALL BEARINGS DISPLAYED ARE MAGNETIC FEB. 2001.
8. VERTICAL DATUM USED, CITY OF PORTLAND SANITARY PLANS DATED 1928. PROJECT BENCHMARK IS THE TOP AT A GRANITE ROW MONUMENT LOCATED ON THE SOUTHEAST CORNER OF ST. GEORGE STREET & LONGFELLOW ST. TOP OF GRANITE MONUMENT/ BENCHMARK = ELEV. 61.09'



Sebago Technics
Engineering & Planning for the Future
One Chobot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

MINOR SITE PLAN
OF THE:
LONGFELLOW STREET DUPLEX RESIDENCE
LONGFELLOW STREET
PORTLAND, MAINE
FOR RECORD OWNER:
GARY P. SMITH
44 WHISPERING PINES
SOUTH PORTLAND, MAINE 04106

DESIGN BY:	DPH
DRAWN BY:	KAP
CHECKED BY:	DPH
DATE:	4/6/01
SCALE:	1" = 20'
FIELD BK:	637
PROJ. NO:	00486
DRAWING:	00486LOT
SHEET 1 OF 1	