



Planning & Urban Development Department

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Jeffrey Levine, Director

Planning Division

Stuart O'Brien, Director

SEPTEMBER 15, 2016

Stephen Tesh
88 Irving Street
Portland, Maine 04103

RE: Review Comments for Single Family Site Plan

Project Name: McDonald Two Family
Project ID: 2016-02072
Project Address: 84 Irving Street **CBL:** 137-A-001001

Planner: Philip DiPierro

Dear Mr. Tesh:

Thank you for submitting your site plan application for a single family residence at 84 Irving Street.

This proposal is being reviewed as a single family site plan for Planning Authority review subject to the following applicable Land Use Code provisions:

- Site Plan Ordinance, Article V

The following additional information must be submitted in order for the approval process to move forward.

Survey Requirements:

1. Please submit a clear and legible revised survey that meets the following survey standards for a Level I Minor Residential site plan application:
 - Name and address of the property owner, the applicant, and name of the proposed development, with references to the Deed Book and Page at the Cumberland County Registry of Deeds.

SEE NEW
SITE SURVEY

FOUNDATION PINS INSTALLED SEPT. 23 2016

SEE NEW SITE SURVEY

- Property Corners: Location and descriptions of all property corners set or found, proposed to be set, and all granite survey monuments set. Where no property markers exist, the City of Portland requires that the property markers be installed, and that a licensed surveyor set and confirm the proposed building corner locations on site, prior to the issuance of a building permit.

Additional information on Survey requirements can be found in the City's Technical Manual, or by contacting Bill Clark in the Engineering Division of the Public Services Department.

Site Plan Requirements:

1. Please submit a revised site plan that includes the following information:

- SEE NOTE 1 → • Please show the existing and proposed paved driveway areas.
- SEE NOTE 2+3+5 ← • Please add the locations of all proposed utilities from the street to the structure, including the electrical service, to the site plan.
- SEE NOTE 6 ← • Please add the NRCS soil type to the site plan.
- SEE NEW SITE SURVEY ↗ • Please revise the grading plan so that it is clear that neighboring properties are not negatively impacted by stormwater surface drainage, ie. adding drip edge around the foundation, berming and swaling so that stormwater is directed to the front of the site towards the street, etc.
- SEE NEW SITE SURVEY ↗ • Please add to the site plan, the required erosion control measures ie. silt fence or erosion control mix (erosion control plan) in the appropriate areas.
- SEE NEW SITE SURVEY ← • Please add to the site plan, the location, area, and limits of the proposed site disturbance.
- SEE NOTE 4 ← • Please show on the site plan where the foundation drain will outlet.

Design Review Requirements:

- Please be advised that this project is being reviewed against the design standards set forth for a Multiplex and Small Residential Lot Development Located in the R-5 Zone. Comments will be forwarded under separate cover when they are available.

Zoning Review Requirements:

- PLEASE SEE THE PAGE OF 3 SKETCH DRAWINGS AS PROPOSED BY CHRIS STACEY ↗ • I have spoken with Zoning Specialist Chris Stacey regarding her review for compliance with the city's zoning ordinance. She identified a concern with the design of the new building. Based on photos of the now-demolished building, it appears that the previous attached rear barn/garage was a 1.5-story structure. The plans for new building show this portion will be reconstructed as a 2.5-story structure. When rebuilding a non-conforming structure in the same location, expansions like this are not allowed. The plans must be revised to

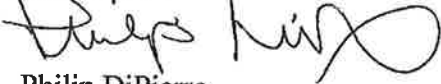
show that the rear garage will be rebuilt to the same dimensions, including height, as the old garage. If you have questions about this, please contact Chris directly at 207-874-8695 or orcstacey@portlandmaine.gov

Additional Submittals Required:

1. The Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Please submit the revised final plans in the appropriate acceptable format to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. If you have any questions, feel free to contact me at 874-8632 or by email at **pd@portlandmaine.gov**.

Sincerely,



Philip DiPierro
Development Review Coordinator

Map Unit Legend (84 Irving Street, Portland, ME 04103)

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB	Buxton silt loam, 3 to 8 percent slopes	0.1	99.8%
HsB	Hollis very rocky fine sandy loam, 3 to 8 percent slopes	0.0	0.2%
Totals for Area of Interest		0.1	100.0%

Map Unit Descriptions (84 Irving Street, Portland, ME 04103)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic