

142-H-2

2013-169

116 Walton Street

Site Alteration

Whipple Callender Arch.

on Spreadsheet



WHIPPLE-CALLENDER ARCHITECTS

TRANSMITTAL

DATE: July 30, 2013

TO: The City of Portland
Planning Department
c/o Shukria Wiar
386 Congress Street
Portland Maine 04101

RE: 116 Walton St.

WE ARE SENDING YOU THE FOLLOWING ITEMS:

<input checked="" type="checkbox"/> PRINTS	SHOP DRAWINGS	<input type="checkbox"/> AS REQUESTED
<input checked="" type="checkbox"/> LETTER	SAMPLE	<input checked="" type="checkbox"/> FOR YOUR RECORDS
<input checked="" type="checkbox"/> SPECIFICATIONS	ON LOAN	<input checked="" type="checkbox"/> FOR REVIEW/COMMENT
ORIGINALS	FOR SUBMISSION	APPROVED AS NOTED
OTHERS	FOR BIDS USE	CONTRACT

NO. COPIES	DATE	DESCRIPTION
1	7.30.13	Level 1 response
1	7.30.13	Revised site plan
1	7.30.13	Light fixture sheets x 4

REMARKS/MESSAGE:

Hi Shukria-

Please call with any questions-

Joe Delaney

COPIES TO: file

FROM: Joe Delaney



WHIPPLE-CALLENDER ARCHITECTS

6.1.13

City of Portland Planning Dept
c/o Shukria Wiar
389 Congress Street
Portland, Maine 04101

RE: 116 Walton St., Portland Me.

Dear Shukria-

Response for Level 1 site plan submission – project Application ID: 2013-169

Shukria Wiar/ Planning on 7/26/13

1. Please confirm the existing driveway width will stay the same width. **The driveway curb cut will remain the same width.**
2. Will there be any new exterior lighting being proposed ? If so please show location and photometrics on the site plan. **Please refer to attached plan and product info.**

Chris Pirone/ Fire on 7/26/13

1. Fire Department issues and concerns will be dealt with in the building permit process.

David Margolis Pineo/ Engineering DPS on 7/25/13

1. The submitted survey plan needs to be stamped. **Please refer to attached revised survey.**

Tom Errico/ Traffic on 7/25/13

1. I have reviewed the project details and find it acceptable. This assumes there are no changes to the driveway curb opening. **There will be no changes to the existing curb cut/ driveway opening.**

Marge Schmuckal/ Zoning on 7/25/13

1. Under Inspections Services, there is a permit to change the use of this property from a two family to a single family handicap dwelling unit. The new additions and use meet the underlying R-5 zone requirements. The project under site plan concerns new pavement for parking and new site drainage. The pavement for parking is meeting the R-5 zone requirements. **Agreed.**

Jeff Tarling/ City Arborist on 7/26/13

1. Why is the tree in the rear of the property being taken down ? **The tree is close to planned construction and will be difficult to protect. We will maintain the tree and see if we can work around it. The site plan has been revised as of 7.30.13. The tree notes reflect on site discussions with Jeff. We would like to clear trees very close to the house immediately.**

David Senus/ Civil Engineering on 7/26/13-

1. Basic Standard- Provide detail to address erosion and sediment control practices in accordance with Appendix A,B & C of Maine DEP Chapter 500. **Refer to attached detail.**
2. General Standard- Note location of BMP , drainage features, and or grading- provide detail.. **Please refer to attached site plan with noted elevations and topography. We are simply routing surface flow to the rear of the site.**



WHIPPLE-CALLENDER ARCHITECTS

3. Flooding Standard- Waived from meeting the Flooding Standard. Recommend swales be designed to avoid runoff to neighboring property. **Refer to site plan for swale layout directing flow away from Ms. Goodridge.**
4. Include post development stormwater inspection and maintenance plan for BMP's in accordance with Maine DEP chapter 500 and Ch. 32 of Portland's Ordinances. **See below**

Site Narrative-

The site is relatively flat with an overall elevational difference of 2'9" +/- with the low point at the back boundary. The soils in the area are composed of clay over ledge with a shallow organic layer on top. With poor storm water infiltration we are counting on surface flow and swales to distance drainage from our building. We also aim to create a larger, more level lawn area that can be used recreationally.

We will excavate at the sides and the rear boundary to sculpt drainage swales. Erosion control measures will be employed at the sides and rear boundary lines. We are not proposing any grade or planting alterations beyond our site boundary. The swale next to Ms. Goodridge's lot will capture our site and driveway drainage and be an improvement on the current grading. The swale next to Mr. Vacca's lot will capture his site/ driveway drainage as it moves to our lot and take it to the rear boundary. With the new driveway we are increasing impervious area by approximately 1,229 s.f.,

The project will have three interior sumps. One will be located in the main house, one in the new addition and one in the carriage house. The existing carriage house basement slab is the lowest point on site. The slab will be demolished and the floor raised with crushed stone 18" +/- before installation of a new slab and vapor barrier. This should help a chronic basement water issue. The ¾ h.p. submersible sump pumps will be interlinked and discharge at the rear wall of the carriage house where surface flow will carry it to the rear lot line.

The intent is for the site to be grass. The lawn will be maintained and surface flow will remain unimpeded through maintenance.

END



FIXTURE TYPE: _____

WALL / CEILING MOUNT
1, 2 or 3 PLC 13/18/26
1 or 2 PLT 32/42

VANDAL RESISTANT
FLUORESCENT

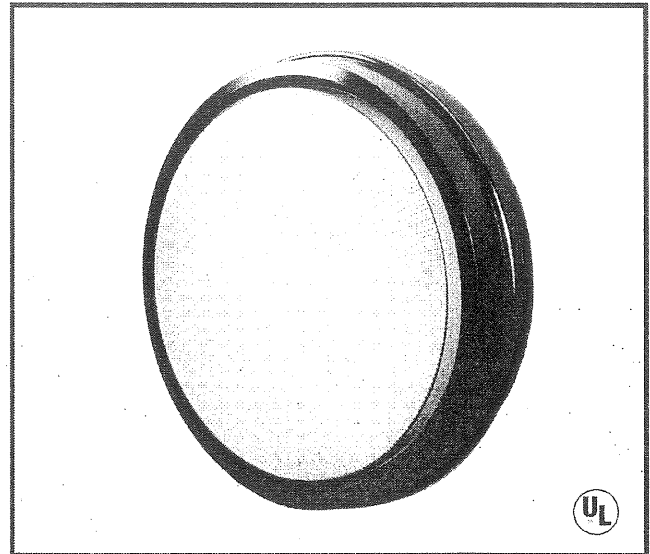
ARV 13 HO

SPECIFICATIONS

- Housing** One piece injection molded UV stabilized polycarbonate mechanically interlocked to baseplate and sealed against moisture and contaminants with two high temperature silicone O-rings. Color is molded through entire part for scratch resistant finish. Locked in place with one concealed tamper resistant set screw.
- Lower Housing** Pressure die cast marine grade aluminum. Chemically primed and finished with electrostatically applied polyester powder coat.
- Lens** One piece injection molded UV stabilized prismatic polycarbonate with minimum 1/8" wall thickness. Available in clear or opal and secured to baseplate by housing and silicone O-rings.
- Reflector** Die formed heavy gauge specular aluminum, shaped for maximum efficiency.
- Baseplate** Pressure die cast marine grade aluminum. Chemically primed and finished with electrostatically applied polyester powder coat.
- Socket** High temperature thermo plastic, precision snap locked to specular reflector bracket for easy interchangeability.
- Ballast** Electronic microprocessor controlled high-frequency class P high power factor ballast. Ballast shall have less than 10% total harmonic distortion.
- Gasket** Closed cell die cut neoprene gasket provided between fixture baseplate and mounting surface.
- UL Listing** Wet location, 595, C.UL.

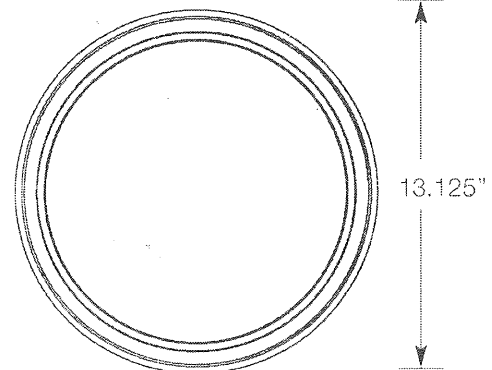
OPTIONS

- EMB** Emergency battery pack. Will operate for a minimum of 90 minutes. Self contained within fixture.
- KO** Add (4) i.p.t. holes in housing.
- PC** Button type photoelectric switch.
- GLR** Fuse and fuse holder.

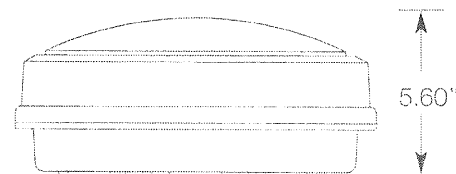


OVERALL DIMENSIONS:

Front View



Side View



Patent Pending

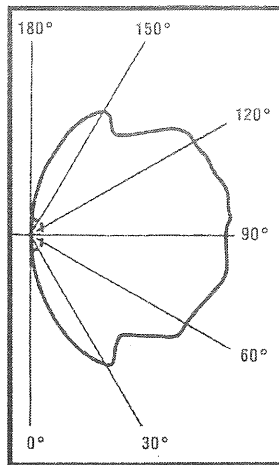


www.luminairelighting.com

7 Olsen Avenue ■ P.O. Box 2104 ■ Edison, New Jersey 08818 ■ Telephone (732) 549-0056 ■ FAX (732) 549-9737

PHOTOMETRIC DATA

CANDLEPOWER DISTRIBUTION CURVE



----- 0° Plane
 _____ 90° Plane

MODEL ARV13 - 2PLC26 - Clear
 LFL #04150

Cast aluminum housing, formed specular aluminum reflector, clear polycarbonate prismatic lens.

Lamps: Two PHILIPS PLC 26W/35/4P rated 1800 lumens each.

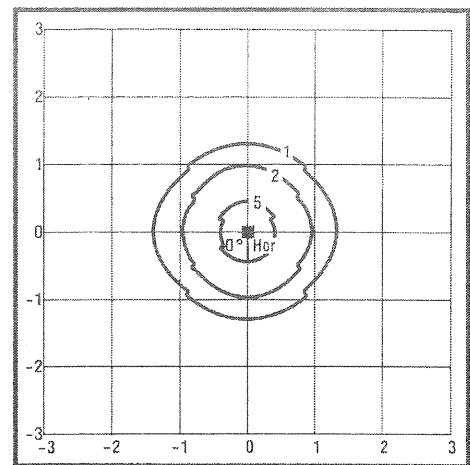
Mounting: Wall

ZONAL LUMEN SUMMARY

Zone	Lumens	% Lamp	% Fixt
0-30	67	1.9	4.3
0-40	140	3.9	9.0
0-60	340	9.4	22.0
0-90	774	21.5	50.0
90-120	441	12.3	28.5
90-130	554	15.4	35.8
90-150	711	19.7	45.9
90-180	775	21.5	50.0
0-180	1549	43.0	100.0

Total efficiency: 43%
CIE type: General diffuse

FOOTCANDLE DISTRIBUTION PATTERN



Mounting Height	Multiplying Factor
5'	2.56
6'	1.78
7'	1.31
8'	1.00
9'	0.79
10'	0.64

ORDERING INFORMATION

EXAMPLE: ARV 13 HO - 2PLC26 - 120V - OP - BRZ - GLR

ARV 13 HO - - - - - -

Series

Lamps (Included)

1 PLC13	1 PLT32
2 PLC13	2 PLT32
3 PLC13	1 PLT42
1 PLC18	2 PLT42
2 PLC18	
3 PLC18	
1 PLC26	
2 PLC26	
3 PLC26	

Volts

120
277

Lens

CP-Clear
 Prismatic
 OP-Opal

Colors

WHT-White
 BLK-Black
 BRZ-Bronze
 GRY-Grey

Options

EMB-Emergency battery pack
 KO - Add (4) i.p.t. holes
 in housing.
 PC-Photoelectric switch
 GLR-Fuse and fuse holder

Catalog No.:	
Fixture Type:	Voltage:
Job Name:	
Approved By:	

NOTES:

For complete photometric test reports and custom colors or finishes, please contact your local representative.

Availability and specifications subject to change without notice.

Luminaire
 Lighting Corporation

www.luminairelighting.com

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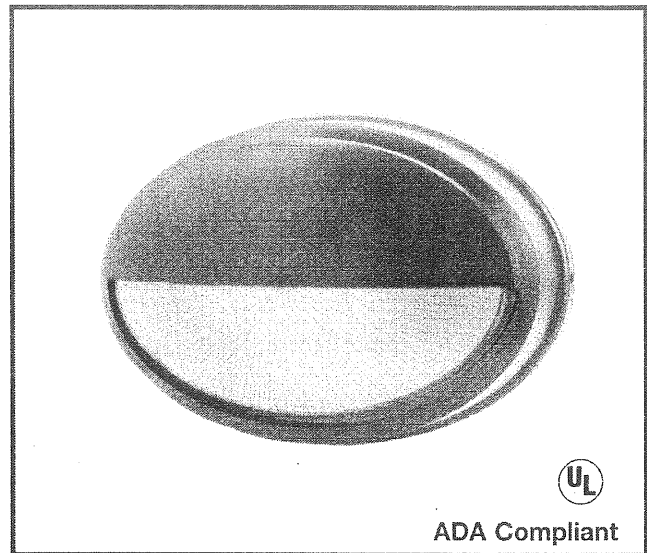
FL ARV 13 HO 3M 2/04

SPECIFICATIONS

- Housing** One piece injection molded UV stabilized polycarbonate secured to baseplate with (2) stainless steel TORX® head screws and sealed against moisture and contaminants with two high temperature silicone O-rings. Color is molded through entire part for scratch resistant finish.
- Lens** One piece injection molded UV stabilized prismatic polycarbonate with minimum 1/8" wall thickness. Available in clear or opal and secured to baseplate by housing and silicone O-rings.
- Reflector** Die formed heavy gauge specular aluminum, shaped for maximum efficiency.
- Baseplate** Pressure die cast marine grade aluminum. Chemically primed and finished with electrostatically applied polyester powder coat.
- Socket** High temperature thermo plastic, precision snap locked to specular reflector bracket for easy interchangeability.
- Ballast** Electronic microprocessor controlled high-frequency class P high power factor ballast. Ballast shall have less than 10% total harmonic distortion.
- Gasket** Closed cell die cut neoprene gasket provided between fixture baseplate and mounting surface.
- UL Listing** Wet location, 595.

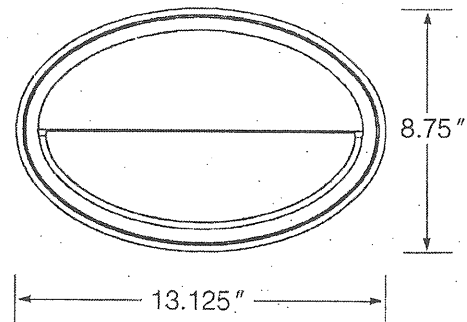
OPTIONS

- EMB** Emergency battery pack. Will operate one lamp for a minimum of 90 minutes. Self contained within fixture. CAB is required and included.
- CAB** Cast aluminum backbox. Provided with (5) 1/2" i.p.t. holes for conduit entry and 4 threaded plugs. Chemically primed and finished with electrostatically applied polyester powder coat.
- PC** Button type photoelectric switch. Requires CAB option.
- GLR** Fuse and fuse holder.

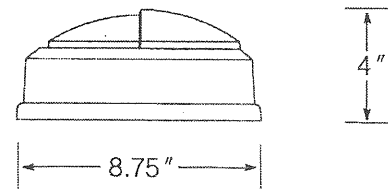


OVERALL DIMENSIONS:

Front View



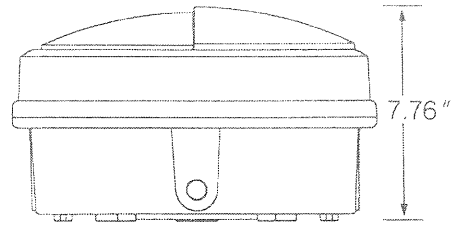
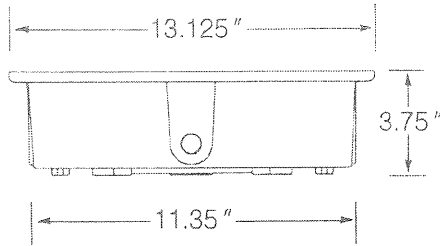
Side View



Patent Pending

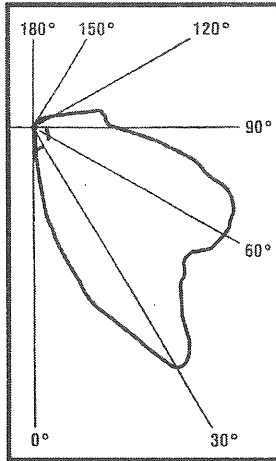
CAB - BACKBOX OVERALL DIMENSIONS:

Side View



PHOTOMETRIC DATA

CANDLEPOWER DISTRIBUTION CURVE



----- 0° Plane
 _____ 90° Plane

MODEL YOYH13 - 1PLC26
 LTL #04418

Cast aluminum housing, formed specular aluminum reflector, clear polycarbonate prismatic lens.

Lamp: One Sylvania CF26DD/E/835 rated at 1800 lumens.

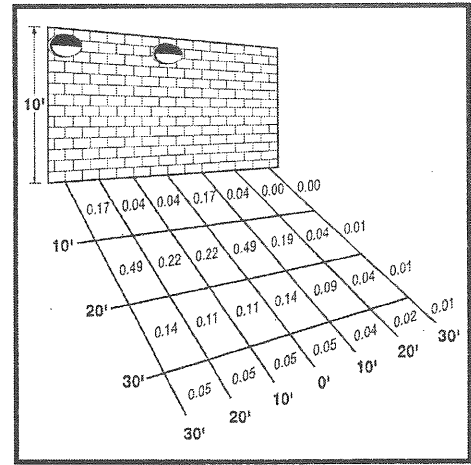
Mounting: Wall

ZONAL LUMEN SUMMARY

Zone	Lumens	% Lamp	% Fixt
0-30	38	2.1	13.4
0-40	77	4.3	27.0
0-60	160	8.9	56.1
0-90	261	14.5	91.3
90-120	24	1.3	8.3
90-130	25	1.4	8.7
90-150	25	1.4	8.7
90-180	25	1.4	8.7
0-180	285	15.9	100.0

Total efficiency: 15.9%
CIE type: Direct

FOOTCANDLE DISTRIBUTION PATTERN



Mounting Height	Multiplying Factor
5'	4.00
6'	2.78
7'	2.04
8'	1.56
9'	1.23
10'	1.00

ORDERING INFORMATION

EXAMPLE: YOYH 13 - 1PLC13 - 120V - CP - BLK - GLR

YOYH 13 - - - - - -

Series	Lamps (Included)	Volts	Lens	Colors	Options
1 PLC13	1 PLC13	120	CP-Clear	WHT-White	EMB-Emergency battery pack (requires CAB)
2 PLC13	2 PLC13	277	Prismatic	BLK-Black	CAB-Cast aluminum backbox
1 PLC18	1 PLC18		OP-Opal	BRZ - Bronze	PC-Photoelectric switch (requires CAB)
2 PLC18	2 PLC18			GRY- Grey	GLR-Fuse and fuse holder
1 PLC26	1 PLC26				
2 PLC26	2 PLC26				
1 PLT32	1 PLT32				
1 PLT42	1 PLT42				

Catalog No.:	
Fixture Type:	Voltage:
Job Name:	
Approved By:	

NOTES:
 For complete photometric test reports and custom colors or finishes, please contact your local representative. Availability and specifications subject to change without notice.



Memorandum
Department of Planning and Urban Development
Planning Division



To: Phil DiPierro- Development Review Coordinator
Assessor's Office
Marge Schmuckal- Zoning Administrator
Rhonda Zazzara, Public Services
Bill Clark- Public Services

From: Shukria Wiar, Planner

Date: September 9, 2013
RE: Level I Site Alteration Review
CBL: 142 H002 001
App #: 2013-169
Project Address: 116 Walton Street

The attached are the final approved plans for renovation of the single family home with a new 200 sq. ft. ground floor addition, new driveway and site drainage work at 116 Walton Street, approved August 2, 2013.

If you have any questions, please contact me.

Thanks.

City of Portland
Development Review Application
Planning Division Transmittal Form

Application Number: 2013-169 **Application Date:** 07/08/2013
CBL: 142 H002001 **Application Type:** Level I Site Alteration

Project Name: Bld. Addition, Driveway and Site Drainage
Address: 116 WALTON ST
Project Description: Renovation of a single family home with a new 200 s.f. ground floor addition, new driveway and site drainage work.
Zoning: R5

Other Required Reviews:		
<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

Distribution List:

Planner	<i>Shukria Wia</i> Philip DiPierro	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
Civil Engineer	David Senus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 7/16/2013

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE FOR FEES

Application No: 2013-169	Applicant: SSB Holdings, LLC.
Project Name: Bld. Addition, Driveway and Site D	Location: 116 WALTON ST
CBL: 142 H002001	Development Type: Level I Site Alteration
Invoice Date: 07/09/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$200.00		\$200.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge		
Level I Site Alteration	1	\$200.00		
		\$200.00		
		Total Current Fees:	+	\$200.00
		Total Current Payments:	-	\$200.00
		Amount Due Now:		\$0.00

CC PMF

CBL 142 H002001
Bill to: Whipple - Callender Architects
 John Whipple/Joe Delaney
 PORTLAND, ME 04101

Application No: 2013169
Invoice Date: 07/09/2013
Invoice No: 41745
Total Amt Due: \$0.00
Payment Amount: \$200.00

Make checks payable to the *City of Portland*, ATTN: Jennifer Yeaton, 4th Floor, 389 Congress Street, Portland, ME 0410

PROJECT NAME: 116 WALTON ST.

PROPOSED DEVELOPMENT ADDRESS:
116 WALTON ST. PORTLAND ME. 04103

PROJECT DESCRIPTION:
RENOVATION OF SINGLE FAMILY HOME WITH NEW 200 S.F.
GROUND FLR. ADDITION, NEW DRIVEWAY AND SITE DRAINAGE WORK

CHART/BLOCK/LOT: 142-H-2

CONTACT INFORMATION:		Applicant's Contact for electronic plans	
		Name: <u>JOE DELANEY</u> e-mail: <u>Joe@whipplecallender.com</u> work #: <u>207.775.2696 X101</u>	
Applicant – must be owner, Lessee or Buyer	Applicant Contact Information		
Name: <u>JUSTIN BARRETT</u> Business Name, if applicable: <u>SSB HOLDINGS LLC</u> Address: <u>P.O. BOX 1729 FRYEBURG ME</u> City/State : _____ Zip Code: _____	Work # <u>603-536-5500</u> Home# <u>NA</u> Cell # <u>603-630-2520</u> Fax# <u>603-536-1241</u> e-mail: <u>Justinbarrett@theplymouthhouse.com</u>		
Owner – (if different from Applicant)	Owner Contact Information		
Name: _____ Address: <u>SEE ABOVE</u> City/State : _____ Zip Code: _____	Work # _____ Home# <u>SEE APPLICANT</u> Cell # _____ Fax# _____ e-mail: _____		
Agent/ Representative	Agent/Representative Contact information		
Name: <u>WHIPPLE CALENDER ARCHITECTS</u> <u>c/o JOE DELANEY</u> Address: <u>P.O. BOX 1279</u> City/State : <u>PORTLAND</u> Zip Code: <u>04101</u>	Work # _____ Cell # <u>SEE ABOVE</u> e-mail: _____		
Billing Information	Billing Information		
Name: <u>SEE AGENT</u> Address: _____ City/State : _____ Zip Code: _____	Work # _____ Cell # _____ Fax# _____ e-mail: _____		



taxed ok
(me)

Engineer Name: REFER TO AGENT/ ARCHITECT Address: City/State : Zip Code:	Engineer Contact Information Work # Cell # Fax# e-mail:
Surveyor Name: JIM NADDEAU Address: 918 BRIGHTON AVE City/State : PORTLAND ME Zip Code 04103	Surveyor Contact Information Work # 878.7870 Cell # NA Fax# 878-7871 e-mail: jim.nadeau@land-surveys.com

APPLICATION FEES:

Check all reviews that apply. Payment may be made by Check or Cash addressed to the City of Portland.

Level I Site Alteration Site Plan ___ Application Fee (\$200.00) The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review is assessed separately.	Fees Paid (office use) ___
Performance Guarantee: A performance guarantee is required to cover all public and private site improvements.	Required
Inspection Fee: An inspection fee of 2% of the performance guarantee is due prior to the release of permits	2% of the performance guarantee

Application Check List

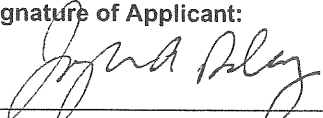
Refer to the application checklist for a detailed list of submittal requirements.

All site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521).

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 Planning Authority and Code Enforcement'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.

This application is for a Site Plan review only, a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant: 	Date: 4/29/13
--	------------------

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	15,525	sq. ft.
Proposed Total Disturbed Area of the Site		sq. ft.
IMPERVIOUS SURFACE AREA		
• Proposed Total Paved Area	1,700	sq. ft.
• Existing Total Impervious Area	3,458	sq. ft.
• Proposed Total Impervious Area	4,797	sq. ft.
• Proposed Impervious Net Change	+ 1,339	sq. ft.
PARKING SPACES		
• Existing Number of Parking Spaces	2 STACKED / REMOVED	
• Proposed Number of Parking Spaces	3 ABREAST	
TOTAL Number of Parking Spaces	(3)	

General Submittal Requirements – Level I Site Alteration

Applicant Checklist	Planner Checklist	Number of Paper Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Completed application form.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written description of project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Evidence of right, title and interest.
<input type="checkbox"/>	<input type="checkbox"/>	1	Copies of required state and/or federal permits. NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of proposed project's compliance with applicable zoning requirements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written description of existing and proposed easements or other burdens. NA
<input type="checkbox"/>	<input type="checkbox"/>	1	Written requests for waivers from individual site plan and/or technical standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Evidence of financial and technical capacity.

Site Plans and Boundary Survey Requirements – Level I Site Alteration

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
<input type="checkbox"/>	<input type="checkbox"/>	1	Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.
<input type="checkbox"/>	<input type="checkbox"/>	1	Site Plan including the following:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone) <i>SURVEY</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, utility connections, roadway improvements).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Identification of and proposed protection measures for any significant natural features on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code.
<input type="checkbox"/> <i>NA</i>	<input type="checkbox"/>		▪ Details of proposed pier rehabilitation (Shoreland areas only). <i>NA</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed stormwater management and erosion controls.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Total area and limits of proposed land disturbance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing vegetation to be preserved and proposed site landscaping.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed easements or public or private rights of way.

Site Plan Standards for Review of Level I: Site Alteration

Level I: Site alteration plans shall only be subject to the following site plan standards, as applicable, as contained in section 14-526:

- (a) Transportation standards:
 - 1. Impact on surrounding street systems,
 - 2. Access and circulation, and
 - 4. Parking
- (b) Environmental quality standards
 - 1. Preservation of significant natural features,
 - 2. Landscaping and landscape preservation, and
 - 3. Water quality, stormwater management and erosion control.
- (c) Public infrastructure and community safety standards.
 - 1. Consistency with city master plans.
- (d) Site design standards
 - 5. Historic resources,
 - 6. Exterior lighting,
 - 8. Signage and wayfinding, and
 - 9. Zoning related design standards.

Except as provided in article III, or to conditions imposed under section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.



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
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
- 7. Hydrant locations