

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

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Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

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Economic Development

July 19, 2004

Christopher Ballard, Inc.
7 Terra Way
Falmouth, ME 04105

436
438

RE: Yale Street Subdivision; Amended Site Plan Application

Dear Mr. Ballard,

This letter is to confirm the revision to the approved plan of the Yale Court project located on Yale Street. The approved revisions include the revised grading plan to address drainage and the installation of daylight foundations. The revision has been approved with the following condition generated by the City's engineering review consultant:

To further assist new home construction and prevent damage from flooded or saturated basements, we suggest that any home that is built with a finish floor within 2 feet of the "calculate or agreed" 100 yr flood elevation be equipped with provisions for a sump pump to drain the basement and foundation. Based on that idea, we suggest that lots 5,6,7,8, and 9 be constructed with means of pumping groundwater away from the home foundation, if additional lots do not have provisions for positive gravity foundation drains via pipe to either a storm drain or by daylight, that they be required to install a sump pump provision.

The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact Jay Reynolds at 874-8632.

Sincerely,

A handwritten signature in black ink, appearing to read "Alexander Jaegerman", with a long horizontal flourish extending to the right.

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Approval Letter File