comments Submitted

Inspections Division
Date: 05/01/14

To: Marge Schmuckal; Dan Goyette; David Margolis-Pineo; Tom Errico; Keith Gautreau; Jeff Tarling

From: Jean Fraser

Date: **August 19, 2009**

Additional information submitted for the following project:

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AUG 19 2009
RECEIVED

8/19/09

Application ID #: **2008-0064**

Project Name: **2 units added to grandfathered existing unit (not subdivision)**

Project Address: **38 Morse Street**

COMMENTS PLEASE: **Aug 26, 2009**

The applicant has submitted the attached Site Plan and Details Plan in response to our comments (sent in review letter) below; please review with these in mind:

1. Parking: The zoning requirement for this proposal is 6 spaces and your plan shows 7 spaces, which is excessive in this residential area. Please omit the parking space nearest to the street.

2. Drainage: The storm water lines should be tied together on the property and connect to the proposed catch basin. An 8" pvc line should be installed from the catch basin into the street. The outlet pipe should be fitted with a 4" orifice plate inside of the catch basin. The 8" outlet pipe should be laid at a slope of .01.

   The sanitary sewer lines from the two new units should be tied together at the property line with one connection into the street sewer line. Please have the Engineer stamp the plans and cross-reference the engineering details to the Site Plan; it would also be helpful if the plans were dated so they can be referenced in correspondence.

3. Landscaping: The locations, sizes and species of all planting should be shown on the Site Plan or in a separate Landscape Plan. Two street trees along the street frontage and two foundation plantings are required FOR EACH UNIT along with trees/shrubs/fencing to meet the City's Site Plan Ordinance (14-526 (15) which includes the following requirements:

   > "3. Open space on the site for all two-family, special needs independent living unit, bed and breakfast and multiple-family development shall be integrated into the development site. Such open space in a special needs independent living unit or a multiple-family development shall be designed to complement and enhance the building form and development proposed on the site. Open space functions may include but are not limited to buffers and screening from streets and neighboring properties, yard space for residents, play areas, and planting strips along the perimeter of proposed buildings;
   > 5. The scale and surface area of parking, driveways and paved areas are arranged and landscaped to properly screen vehicles from adjacent properties and streets;"

   As discussed, please contact Jeff Tarling (City Arborist) if you would like further detailed guidance in developing the landscaping proposals.

4. Driveway: The driveway access width, parking aisle and parking space dimensions do not meet City standards. The Traffic Engineering Reviewer supports waivers for the aisle width and the parking space dimensions, but requires the driveway width to be increased to 16 feet (currently 9 feet).

5. Capacity letters have not yet been received; these need to be obtained and submitted from the Portland Water District and the City's Wastewater Division to assure available capacity for water and sewer services to the two new units.

6. Future condominiums: We understand from you that all three units (one existing and the two subject of this application) will remain in the same ownership and management. In the event that these units are sold off as condominiums, please note that the conversion would need to meet the City's Ordinance (copy attached) and condominium documents would also need to be submitted.

7. We have not yet received a letter from a bank or other financial institution which confirms – with reference to the specific development shown on the submitted plans - that you have the financial capability to undertake and complete the development (see 14-525 (c) (9)). If the project is intended to be phased, please note the proposed phasing and demonstrate that the first unit will meet site plan requirements independently and allow for the second unit to be added in. If the phasing meets review standards, the financial capability letter may relate to the first phase of the project.