



A C O R N

ENGINEERING, INC.

City of Portland
Attn: Barbara Barhydt,
389 Congress St
Portland, Maine 04101

March 7th, 2016

Subject: Level I Site Alteration and Minor Residential Applications
Redevelopment of Taft Avenue – Portland, Maine

Dear Barbara Barhydt,

On behalf of Francis Drake, we are pleased to submit the accompanying package of submission materials related to the proposed site alteration and single family development on the end of Taft Ave. The submission package is intended to meet the City's Submission Requirements as outlined in the Level I Application Procedures for Level 1 – Site Alteration and Level 1 – Minor Residential Development Review Applications; a summary of the attachments is provided in the appendices. It is proposed that the area undergoing site alteration, referred to in the plan set as 'Lot 1', be regraded to accommodate a garden and replanted trees within the front setback; there are no proposed structures for this Lot. The adjacent lot, referred to as 'Lot 2', is proposed to be regraded and developed into a single family, 1.5 story raised ranch to include two infiltration detention basins for stormwater mitigation.

The proposed project site is located within the Portland Gardens Subdivision, directly bordering the Sunset Heights Subdivision. Due to the extenuating circumstances regarding subdivision law and "validation by omission", the plan proposes to only use Taft Ave as an access point for the driveway and all utilities for the single family unit. There are no existing or proposed easements on the site; Mr. Drake owns the abutting property to the southwest and all remaining sides are buffered by the paper streets Taft Avenue, Bower Street, and Porter Street.

Per the concerns addressed in the city reviewers meeting with Francis Drake on August 12th, 2015 as stated in the September 11th correspondence with Mary-Anne Martell, Acorn has focused on the following revisions to the original plan set:

1. Landscaping and Landscape Preservation:

- a. Lot 1 – Due to more than 70% removal of trees 16" DBH or greater within the property setbacks (21% of existing trees remain), it is proposed that, at minimum, four trees are to be replanted in the front property setbacks.
- b. Lot 2 – Site assessment and review of the R-3 zoning setbacks have determined that enough trees remain to satisfy the 30% requirement as defined by Chapter 14, Landscape Preservation. The existing trees within the front, northeast side, and rear setbacks are proposed to remain and be protected during construction. Also per Chapter 14 requirement, two street trees are proposed within the City Right of Way on Taft Ave to the front of the lot.



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2. Water Quality, Stormwater Management, and Erosion Control:

- a. Lot 1 – The lot is proposed to be graded as such to direct half of total sheet flow to the proposed infiltration detention pond to the front of the site and the other half to the abutting natural buffer at the rear of the property along the City’s paper road, Porter Avenue.
- b. Lot 2 – The lot is proposed to be graded as to loft the home three feet above the existing grade. The majority of sheet flow from the site is to be redirected into two infiltration detention basins located to the front and rear of the property. Flow from the side yard and portions of roof runoff will be directed into the front basin. The majority of site sheet flow is to be detained in elongated basin, wrapping the rear of the property with a berm preventing flow from impacted abutter properties and site wetlands; the detained runoff will then be directed to the south of the site and slowly infiltrate into the abutting natural buffer. All remaining roof and driveway runoff is to be directed into the northernmost corner of the property to another, existing natural buffer. A summary of the redirected flow is provided in greater detail in the Civil Plan Set.

3. Wetland Delineation and Mitigation:

- a. Lot 1 – As identified by the existing conditions survey, there are no wetlands within this area to be disturbed.
- b. Lot 2 – The proposed regrading of the site will have limited impact on the wetlands as identified by the existing conditions plan (as attached). Approximately 1,630 square feet of wetlands will be disturbed and therefore will not require additional permitting as defined by the MaineDEP and US Army Core of Engineers. The wetland impact is a reduction from prior plans.

On behalf of Francis Drake, we look forward to your review of this project. Please find one (1) hard copy of the application materials including one copy of 11”x17” plan set and a CD containing PDF files for all submitted materials. If you have any questions regarding these materials or the completeness of the application materials, please contact us within the next five (5) days.

Sincerely,



William H. Savage, P.E.
Principal Engineer
Acorn Engineering, Inc.



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Submission Package Appendices:

A. Level I – Site Alteration Application

Note: All materials directly required for the Site Alteration Application are being submitted to the Planning Division only.

- a. Application Form
- b. Right, Title, and Interest
- c. Financial Capacity Letter

B. Level I – Minor Residential Application

Note: All materials directly required for the Minor Residential Application are being submitted to the Building Inspections Division only.

- a. Application Form
- b. Right, Title, and Interest
- c. Fire Safety Summary
- d. Construction Drawing Set

C. Civil Site Plan Set

- a. Existing Conditions Survey
- b. Site, Utilities, and Landscape Restoration Plan
- c. Grading, Drainage, and Erosion & Sedimentation Control Plan
- d. Details Sheets
 - i. Site Plan Details
 - ii. Utility Details
 - iii. Drainage Details
 - iv. Erosion & Sedimentation Control Notes and Details

