WHIPPLE-CALLENDER ARCHITECTS

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/31/14

October 24, 2014

City of Portland Planning Office
c/o: Barbara B.
389 Congress Street
Portland, Maine 04101

RE: Shop at 828 Riverside St., Portland Me.

Site Development Narrative

The existing site is occupied by a single family home with a one car garage and a shed. The site is covered with a lawn and maple trees line its perimeter. To the north of the site is a single story structure occupied by Ed's Car Care. To the west is a single family home and to the south is View Street, an unpaved road. Between the south site boundary and View Street is a drainage basin for a 15" culvert under View Street and discharging into a wooded area to the south of View Street.

The proposed development of the site for a 4,534 s.f. woodworking shop will entail demolition of the existing garage but the existing home and shed will remain. A new parking area for 6 vehicles will be constructed using the existing curb cut . The new building will have a pitched roof at its tall section and low pitched roof over the shop. Roof drainage will be discharged at the east drip edge to a crushed stone drip strip. From the strip, water will be directed via swale to a large raingarden at the south boundary.

Only trees at the NW corner of the site will be removed and only as they conflict with construction. Erosion fence will be installed at the construction perimeter. Disturbed areas of the site will be planted as lawn. New trees will be planted between the shop and existing house as a visual barrier. A fence will be installed to screen vision to Ed's Car Care. No other fences are being considered for the site.

Typical security lighting will not be used. Three wall mounted cutoff fixtures with reduced output will light the walkway from the driveway to the office door.

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