

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

20000087

I. D. Number

North Star Enterprises, Inc.

Applicant

5200 Summit Ridge Drive, Reno, NV 89523

Applicant's Mailing Address

Sebago Technics, Inc.

Consultant/Agent

856-0277 856-2206

Applicant or Agent Daytime Telephone, Fax

5/10/00

Application Date

Stuart Street/ Lots 6 & 21

Project Name/Description

Stuart St, Portland, ME. 04103

Address of Proposed Site

337-C-006 & 337-C-021

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify)

20,480sf

3.45

R3

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots 2
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other **14 units**

Fees Paid: Site Plan **\$500.00** Subdivision **\$350.00** Engineer Review Date: **5/10/00**

Inspections Approval Status:

Reviewer _____

- Approved
- Approved w/Conditions see attached
- Denied
- Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issued _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached)
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____ date _____ signature _____

Stuart St. Lots 6 + 21 (Meadow) streets



Sebago Technics
Engineering & Planning for the Future

April 28, 2000
99172

Planning Board
City of Portland
389 Congress Street
Portland, ME 04101

Preliminary Submission of Homes at Meadow Woods

Dear Members of the Board:

On behalf of North Star Enterprises Inc., I am pleased to submit the preliminary plans of Homes at Meadow Woods, a 14 unit condominium project. The property is located on Stuart Street, east of Forest Avenue on Tax Map # 337, Lot # 6 and 21. The entire parcel is located on approximately 3.45 acres and is situated in the Residential 3 District (R-3 Zone). North Star Enterprises, Inc. is proposing a 14 unit development pursuant to PRUD requirements and in accordance with the enclosed net residential land calculations.

The applicant respectfully requests placement on the next available workshop agenda with the Planning Board to discuss the merits of this project. The enclosed plans propose seven buildings containing fourteen three-bedroom units with attached garages and relative site improvements.

The following are the written statements requested in Section 14-525 of the Ordinance:

- 14-525 (c)(1) We are proposing to construct 14 condominium units in a total of seven buildings, together with the driveway and utilities for these units.
- 14-525 (c)(2) Twelve of the units will be a cape style home with an attached one car garage. These units are approximately 28 x 40 with a 16 x 20 garage. Units 1 and 2 are the same cape style home with two car garages being 24 x 20. Elevation views and possible interior layouts of the units are attached with this submission.
- 14-525 (c)(3) There are no existing easements on the property. We are proposing easements for electrical, telephone, and cable lines, as well as the eight inch water main and fire hydrant.

- 14-525 (c)(4) Solid waste disposal will utilize the dumpster in the center of the development. A private waste hauler will be hired to haul and monitor frequency needed for pickup of dumpster waste.
- 14-525 (c)(5) I have spoken with the utilities and quantity was not a problem. Written statements for utility quantities will be forthcoming for the next submission.
- 14-525 (c)(6) See the attached stormwater management report.
- 14-525 (c)(7) The construction sequence is listed on the erosion and sediment control plan in note d.
- 14-525 (c)(8) A Maine Department of Environmental Protection Stormwater Permit is required for quantity. We are requesting that the City of Portland use their review authority and complete this permit review.
- 14-525 (c)(9) A letter of financial capacity will be forwarded to the Board as soon as possible. The construction estimates are being completed utilizing these drawings to allow an accurate financial capacity letter.
- 14-525 (c)(10) North Star Enterprises, Inc. (the applicant) currently owns the property. A copy of the warranty deed recorded in the Cumberland County Registry of Deeds in Deed Book 14416, Page 156 has been included in this submission.
- 14-525 (c)(11) No unusual natural area, wildlife and fisheries habitats, or archaeological sites are located on or near this project site.
- 14-525 (c)(12) Upon acceptance of this project, a CADD.DXF electronic copy of the drawings will be provided to the City.
- 14-525 (c)(13) This residential development will utilize the City's recycling programs for their recyclable waste.

We utilized the Institute of Traffic Engineering, Trip Generation Manual, 6th Edition to calculate the following rates:

Daily: Trip Generation Rate is 5.86 / dwelling unit (50% in / 50% out)
14 units x 5.86 = 82 trips (41 in / 41 out)

AM Peak: Trip Generation Rate is .44 trips/unit/hour (17% in / 83% out)
14 units x .44 = 7 trips (1 in / 6 out)

PM Peak: Trip Generation Rate is .54 trips/unit/hour (67% in / 33% out)
14 units x .54 = 8 trips (6 in / 2 out)

Upon your review of this letter and application package, please call with any questions or comments.

We look forward to meeting with the Board and staff to discuss this project in more detail.
Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in cursive script that reads "Matthew W. Ek".

Matthew W. Ek, PLS
Project Manager

MWE:mwe/jc
Enc.

cc: North Star Enterprises, Inc.

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

North Star Enterprises, Inc.

April 26, 2000

Applicant
5200 Summit Ridge Drive #422

Application Date
Homes at Meadowwoods

Applicant's Mailing Address
Reno, Nevada 89523

Project Name/Description
Stuart Street, Portland

Consultant/Agent
Sebago Technics, Inc.

Address Of Proposed Site
Map 337 Block C Lots 6 & 21

Applicant/Agent Daytime telephone and FAX

Assessor's Reference, Chart#, Block, Lot#

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other(Specify) _____

20,480 sq. ft./14 units

3.45

R-3

Proposed Building Square Footage and /or # of Units

Acreage of Site

Zoning

You must Include the following with you application:

- 1) **A Copy of Your Deed or Purchase and Sale Agreement**
- 2) **7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.**

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record 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 an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>Matthew W. Ek (AGENT)</u>	Date: <u>4-26-00</u>
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Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.



Sierra

Converting Corporation

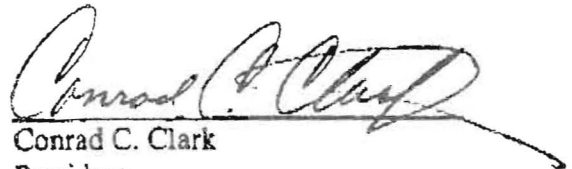
I, Conrad C. Clark, President of North Star Enterprises, Inc. hereby authorize Sebago Technics, Inc. to be my duly authorized agent in the submission and approval process for the condominium project formerly referred to as Homes at Meadow Woods located on Stuart Street in Portland, Maine.

Said agent has authorization to represent North Star Enterprises, Inc. before the City Planning Staff, Planning Board, and any other approval agency that may be required.

Dated:

April 26, 2000

By:



Conrad C. Clark
President
North Star Enterprises, Inc.

BK 4416PG156

92261

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WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that we, LAWRENCE E. BRYDON and ARLINE B. BRYDON, of Windham, County of Cumberland and State of Maine, for consideration paid, grants to NORTH STAR ENTERPRISES, INC., a Maine corporation with a mailing address of 5200 Summit Ridge Drive, #422, Reno, NV 59523, with WARRANTY COVENANTS, the land in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated in said Portland on the northeasterly side of Forest Avenue, bounded and described as follows:

MAINE REAL ESTATE TAX PAID

Beginning at an iron on the northeasterly side of said Forest Avenue at the northwesterly corner of land conveyed by Elbridge G. Bailey to one Mitchell by deed recorded in Cumberland County Registry of Deeds in Book 1239, Page 212; thence running N 63° 57' E by said Mitchell land passing through an iron pipe at two hundred fifty-five and thirty-six hundredths (255.36) feet a distance of three hundred forty-six and five tenths (346.5) feet to an iron; thence running S 37° 48½' E eighty-five (85) feet to an iron; thence running N 65° 6¼' E two hundred nine and fifty-eight hundredths (209.58) feet to an iron located one hundred (100) feet at right angles northwesterly from the northwesterly side of Newton Street; thence running N 5° 37' E five hundred fifty-two and seventy-five hundredths (552.75) feet to an iron and land formerly of Myron Bailey; thence running by said Myron Bailey land S 45° W passing through an iron at six hundred eighty and twenty-five hundredths (680.25) feet a distance of nine hundred thirty-two and twenty-three hundredths (932.23) feet to an iron on the northeasterly side of Forest Avenue; thence running S 37° 48½' E by said Forest Avenue eighty and nine tenths (80.9) feet to the point of beginning.

Except so much of the above-described parcel as was conveyed by the Grantors herein to Harrison Butterworth by deed dated June 27, 1991, and recorded in the Cumberland County Registry of Deeds in Book 9616, Page 56.

Also, a certain lot or parcel of land situated in said Portland on the southeasterly side of Stuart Street, bounded and described as follows:

Beginning at a point on said southeasterly side of Stuart Street three hundred forty-five and forty-eight hundredths (345.48) feet northeasterly by Stuart Street from the northeasterly side of Forest Avenue; thence southeasterly at right angles to Stuart Street eighty-four (84) feet, more or less, to the parcel of land above described; thence by said aforesaid land northeasterly at right angles

LOCUS

11/16/96

BK 14416 PG 157

0

fifty (50) feet to a point; thence northwesterly at right angles eighty-four (84) feet, more or less, to Stuart Street; thence southwesterly by Stuart Street fifty (50) feet to the point of beginning.

Being a portion of the premises conveyed to the Grantors herein by Bessie A. Dennett by Warranty Deed dated July 1, 1966, and recorded in the Cumberland County Registry of Deeds in Book 2963, Page 362.

WITNESS my hand and seal this ⁷⁴14 day of December, 1998.

WITNESS:
Walter E. Walker

Lawrence E. Brydon
Lawrence A. Brydon

to talk

Arline B. Brydon
Arline B. Brydon

STATE OF MAINE
County of Cumberland, ss.

December 14, 1998

Then personally appeared the above named LAWRENCE A. BRYDON and ARLINE B. BRYDON and acknowledged the foregoing instrument to be their free act and deed.

Before me,
Walter E. Walker
Attorney at Law/Notary Public
Print Name: Walter E. Walker

RECEIVED
RECORDS & CLERK OF DEEDS
1998 DEC 23 AM 11:33
CUMBERLAND COUNTY
John B. O'Brien

STORMWATER RUNOFF EVALUATION

**Homes at Meadow Woods
Stuart Street
Portland, Maine**

prepared for

**North Star Enterprises Inc.
5200 Summit Ridge Drive # 422
Reno, Nevada 89523**

April 2000

Narrative describing existing surface drainage on the site and a storm water management plan indicating measures which will be taken to control surface water runoff.

The housing project is located just off outer Forest Avenue and is encompassed by the following streets. Stuart Street to the West, Forest Avenue to the South, Newton Street to the East, and Harmony Road to the North. The property in question abuts the back lots of all properties located with frontage on these streets. The area of the parcel is approximately 3.4 acres and mostly vegetated with young saplings and good cover. A soils investigation was conducted and the soils type was determined to be a scantic series with a D classification. Land with an approximate area of 3.64 acres abutting three sides of the site contribute runoff to the parcel. The soils type were assumed to be a scantic series also for the purpose of runoff calculations.

To help with increasing detention times of flow from the abutting properties, which helps reduce the peak flows to the outlet of the site, the drainage is collected along a perimeter drainage swale which is naturally produced as a result of grading away from each building location. This will enhance the drainage from the abutting properties and will drain any low areas that might have resulted when those properties were developed.

Drainage leaving the site flows over abutting properties to the ditch line of Harmony Road and is collected in the Lynn Street drainage system through an existing culvert.

APPROACH:

The following outline discusses the approach taken in calculating the runoff of the site.

(1) Pre Development Conditions:

- (a) The off site area and the project site were combined as one drainage shed using runoff curve numbers appropriate to each area. The off-site area is taken as developed residential area. The project area is undeveloped wooded area with good cover.
- (b) The time of concentration was calculated as one drainage shed with type D soils.

(2) Post Development Conditions:

- (a) The off site condition is assumed to remain the same. The runoff from the South is split into two directions SA-7 and SA-8 around the development and is collected at the detention pond at the north of along with the abutting properties to the East and West. The majority of the project site drains to the North as SA-9 and is combined with SA-7 and SA-8 for the total flow to the detention pond.

Because the time of concentrations of SA-7 and SA-8 are kept reasonably close to that of the pre-development conditions the peak flow from SA-9 reaches the pond before the peak from these two areas. This has the affect of reducing the peak flow to the pond and therefore keeping the increase between the pre and post-development peak flows to a minimum.

Suspended Solids removal is attained by using the wet pond method which according the literature should provide a removal rate of 55 %. The standard for this type of development is 40% removal.

SUMMARY

The study point is located at the most northerly point of the site where the existing runoff now departs from the site. There is a defined swale at this location as the drainage leaves the site.

Pre-Development Conditions

The pre-two year, ten year and twenty five year peak flows were calculated to be 6.74 cfs., 13.8 cfs. and 17.23 cfs. respectively. The area of drainage for the proposed development is 3.39 acres and that of the contributing area is 3.65 acres for a total drainage area of 7.04 acres. The time of concentration for the pre developed condition is calculated at approximately 26 minutes. The CN value was calculated as 82 which was derived from combining the CN value of 87 for the existing developed areas and a CN value of 77 for the wooded area of the proposed development. Refer to the pre-condition drawing 1 of 2 for additional information.

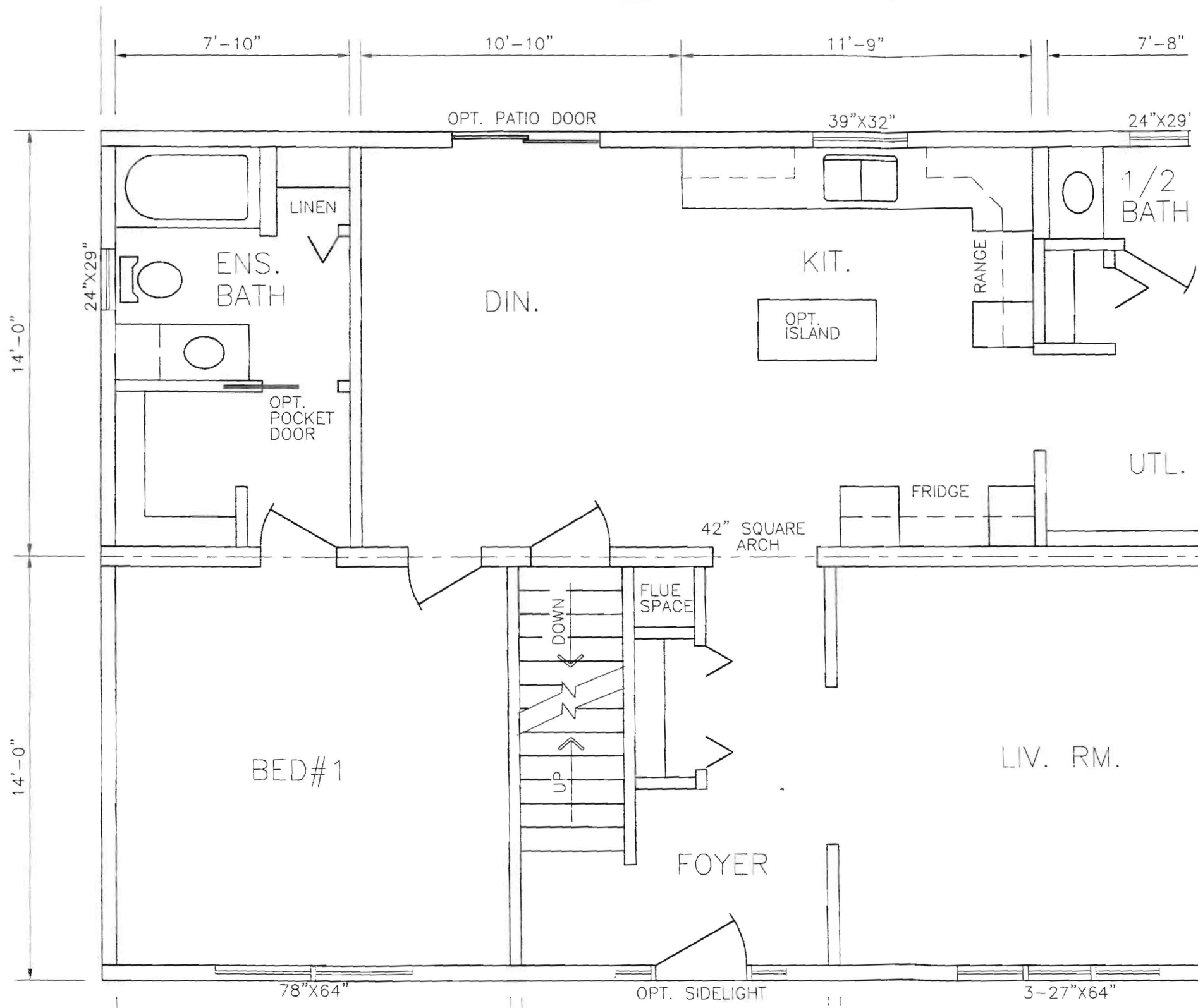
Post-Development Conditions

The post-two year, ten year, and twenty-five year peak flows were calculated to be 8.6 cfs., 16.2cfs. and 19.8 cfs. respectively. The area of drainage was calculated as being the same as that of the pre-development conditions of 7.04 acres with the contributing area of the surrounding properties remained the same. Three sub-areas were calculated as follows. SA-7 with approximately 3.27 acres, SA-8 with approximately 2.34 acres and SA-9 with approximately 1.43 acres. For a total of 7.04 acres. The time of concentration of the above areas are 24.9, 22.0 and 10 minutes respectively. The CN value for SA-7 was calculated as 86, that for SA-8 was calculated as 86 and that for SA-9 as 90. Refer to the post-condition drawing 2 of 2 for additional information.

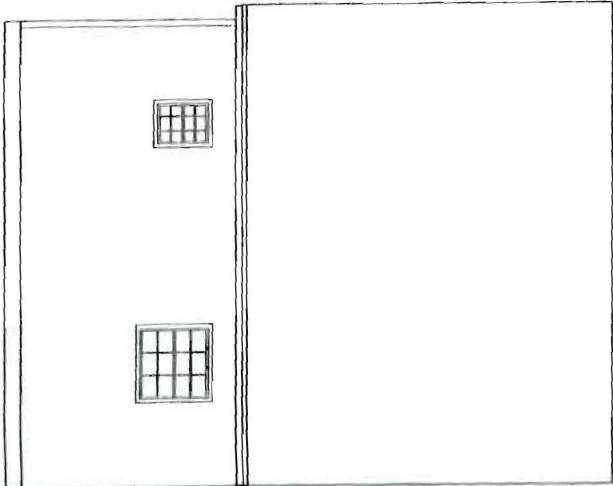
Flow Control Device

The flow control device was designed to allow the peak pre-condition flows to pass through and to retain those peak flows above the pre-condition flows for the two and twenty five year storms. There was no stage added to the device for the 10 year storm as the difference in pond elevations and volume of flow between the 10 and twenty five year storms are not appreciably different making the third stage undesirable. Refer to page 51 of the calculations. The device was designed to pass the 25 year storm as was the emergency spill way located next to the control structure.

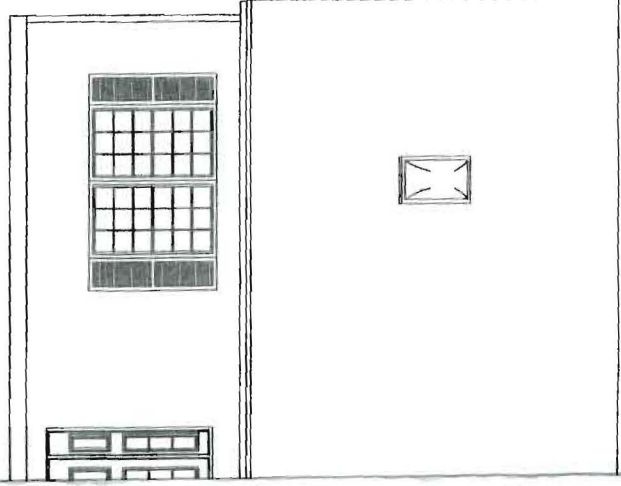
Prepared by:
Roy Spugnardi, PE 2936

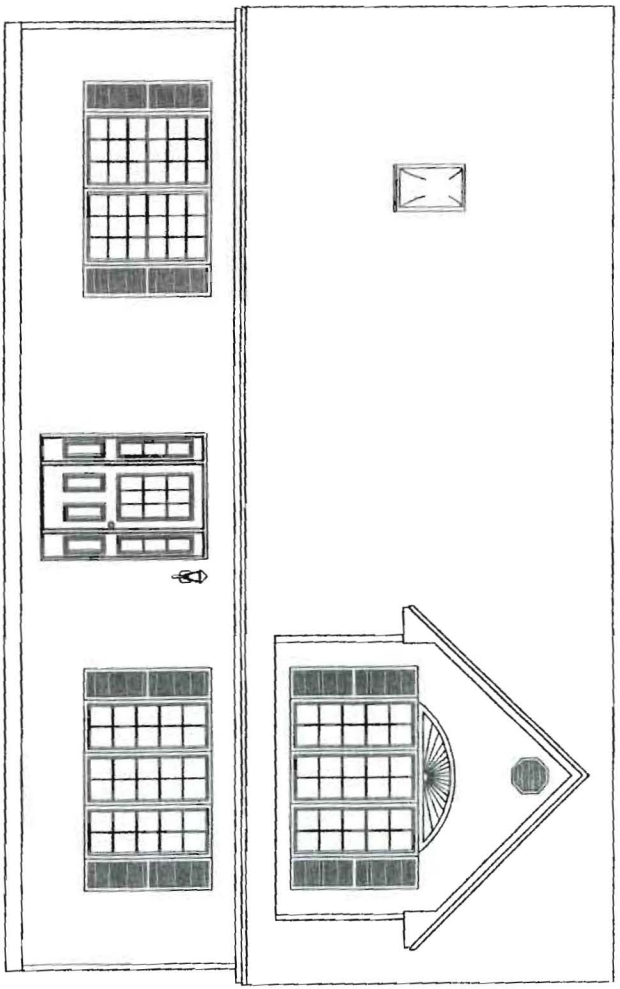


REAR E

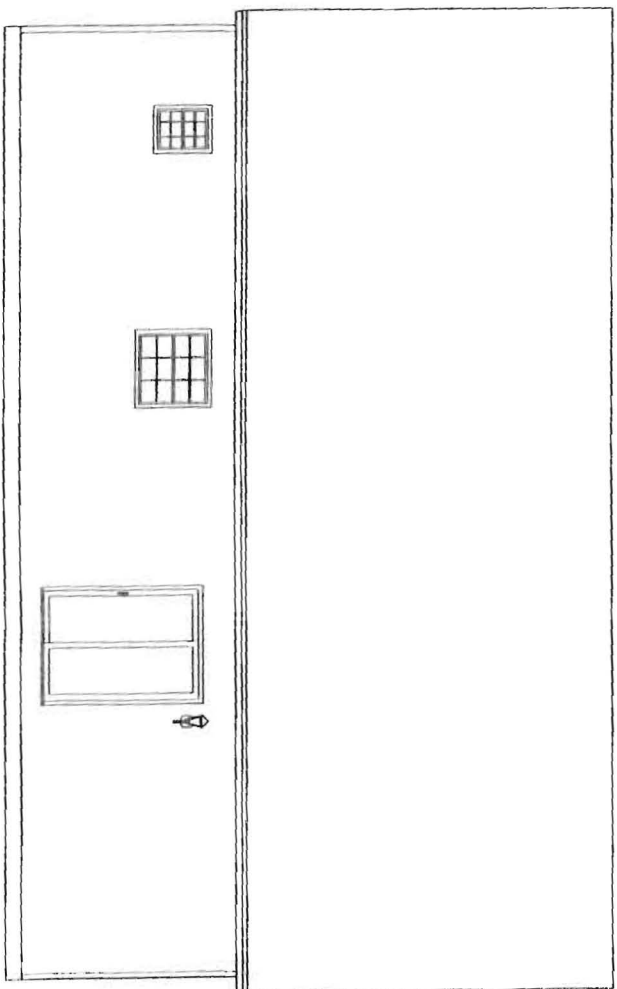


FRONT

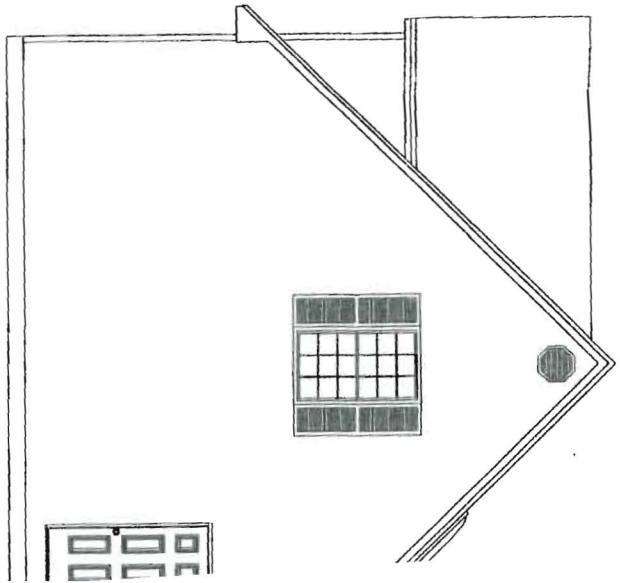




FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

