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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director
November 5, 2004

Mr. James Wolf
Diversified Properties Inc.
PO Box 10127
Portland, ME 04104

Dear Mr. Wolf:

RE: Application for Roadway Extension, Beverly Street
(ID #2004-0200) (CBL 335C074)

Thank you for your application to extend Beverly Street. Upon review, the City has the following comments:

1. Survey/Lot lines: Please provide a chronology of the history of the Hurtubise-Bill property.
 - a. On your survey, it is noted that you are conveying only one parcel to this abutter. Are you actually conveying two parcels? If not, the 2nd parcel (B) would not be allowed (non-conforming).
 - b. The City's tax maps do not reflect this survey as an existing condition. Lastly, parcel B appears to have already been conveyed to the Hurtubise-Bill, as they are using this new property line with their active building permit to install a new garage. This would make the City's assessing records twice removed from the actual parcel layout. Please elaborate.
 - c. Parcel A is also different from the City's assessor's maps and varies from the recently subdivided Beverly Street (phase I). Please elaborate on the new lot line along the Gikas' Property. Also, please provide correspondence that pertains to this transfer/realignment.
 - d. The parcel labeled 'remaining land of Diversified Properties': Is this a new lot/lot line on the easterly side line or is this contiguous with the other parcels that are labeled 'n/f Diversified Properties, Inc.'?
2. a. Curb cuts/driveway aprons/roadway layout:
 - i. Please reduce the apron/flared entrances to 20 feet for all three driveways.
 - ii. The existing driveway cut on the Hurtubise lot must be closed off as a result of the second curb cut. Please note on the plan, and add curbing/etc. as required.
 - iii. The intersection of Beverly, Beverly Ext., and Saugus Streets will have to be redesigned in order to meet City standards. Public Works, Engineering, and Traffic have sketched an approvable sketch, which is enclosed.

- iv. As a result of item iii, the Gikas' curb cut will need to be realigned for better positioning.
- v. The Saugus Street stop bar and sign will be moved as a result of item iii.
- b. Utilities:
 - i. A sewer capacity letter will need to be obtained from the City's Wastewater Division.
 - ii. Two Catch basins will need to be added at the end of Beverly Street Extension. It is recommended that the curb lines be shifted so that one catch basin can be set 'online' with the 36" RCP pipe. This can be done as a 'doghouse manhole' with a standard catch basin frame and cover (no sump).
 - iii. As a result of item ii, the pavement grade should be tipped back towards the catch basins and the riprap terraces can be deleted.
 - iv. A City of Portland light pole and base is required for new roadways. It should be located at 120 foot spacing from the nearest/existing light pole. Please remove 'attach light fixture to utility pole' note.
 - v. Please show any proposed underground Power/Cable/Telephone lines and transformer pads.
- c. Turnaround:
 - i. The proposed grades indicate a 40% sideslope. There are concerns about the stability of this sideslope as well as being able to maintain the toe of slope at the wetland boundary. Also, the area at the end of the turnaround will be filled. This material may be difficult to 'bind' to the existing sideslope. Please state what type of soil will be used and if any special compaction practices are warranted.
 - ii. Also, more detail is needed with regard to the rip-rap slope protection detail.
 - iii. The rip-rap sideslope should continue beyond the end of the turnaround.

Please re-submit 4 copies of the revised plans to my attention.

Feel free to call me at 874-8632 if you have any questions or comments.

Sincerely,



Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager
Penny Littell, Associate Corporation Counsel
Richard Blackburn, Assessors Office
Eric Labelle, City Engineer
— Marge Schmuckal, Zoning Administrator
James Seymour, Sebago Technics, Inc.

