SEBAGO TECHNICS

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/27/16

March 23, 2016
15095

Barbara Barhydt, Development Review Services Manager
City of Portland Planning Division
389 Congress Street
Portland, ME 04101-3509

Level I Site Plan Application
Jimino Property, 1637 Washington Avenue

Dear Barbara:

On behalf of Michael Jimino, we are pleased to submit the enclosed plans, Level I Site Plan Application and supplementary information for the proposed single family residence located at 1637 Washington Avenue. The property is identified as Lot 3 on the City of Portland Block A, Tax Map 373. The site is located within the R3 Zoning District which allows a minimum lot size of 6,500 square feet on the approximately 104,028 square foot parcel. The applicant is proposing a single family residence with infrastructure that could support further site development, should the property be subdivided in the future.

Existing Conditions:
The existing 2.39 acre wooded parcel of land has 54 feet of frontage on Washington Avenue. The site is accessed off of Washington Avenue via a 50 foot right of way that extends northeast for around 170 feet between existing residences before the site opens up into a wooded area. The abutters include two single family homes along Washington Avenue to the southwest, a wooded lot to the southeast and northwest and an apartment complex to the northeast. Topography gradually descends from Washington Avenue at an approximate slope of 2% down the northeast property line. Stormwater drainage is concentrated towards the middle of the site with ridge lines positioned along the northwest and southern property boundaries. Stormwater drainage collects at a low point at the eastern property corner before exiting the site.

Proposed Development:
The proposed development consists a 12 foot wide by 280 foot long bituminous roadway that leads to a 3,020 square foot single family home, a 34 foot by 50 foot parking area, a garage and a pool with a patio area. The roadway will be constructed to Minor Local Street standards including a 15-inch subbase course, a 3-inch base course, 2-inches of base pavement and 1.5-inches of finish pavement. The crowned roadway will maintain two foot gravel shoulders with 3:1 vegetated sideslopes extending down to the drainage ditch.

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The proposed single family home will include a NFPA 13D residential life safety s
as required per City Code (NFPA 101 2009 ed.).

Easements:
There are no existing easements associated with the project. A 40-foot wide u
will be transferred to the Portland Water District for ownership and maintenance of the public watermain.

Utilities:
The site is currently undeveloped and there are no utilities on site. The site will be serviced by new underground water, sewer and electric services extending from Washington Avenue along the roadway to the proposed residence. The owner would like to install utilities such that they could support further site development, should the property be subdivided in the future.

Water:
The proposed 8-inch watermain will extend from the existing watermain in Washington Avenue to the ROW where a 6-inch stub will be installed for a future fire hydrant and thereafter reduced from 8-inch to 4-inch to service the site. Two water services are proposed for the home; a 1-inch diameter domestic service and a 1.5-inch diameter fire service to support the NFPA 13D sprinkler system. The 4-inch watermain will terminate at a two inch blowoff installed five feet past the roadway pavement.

Sewer:
A new 8-inch diameter sewermain is proposed to connect to the existing 15-inch vitrified clay sewer main in Washington Avenue. A new sewer manhole is anticipated at the connection into the Washington Avenue main along with approximately 240-feet of 8-inch diameter sewer main to a second manhole located within the private roadway. A 4-inch diameter sewer lateral will connect from the house to the 8-inch sewermain.

Electric:
Overhead utilities are proposed to connect from the existing CMP pole to a new pole at the site entrance. The site will be serviced by underground utilities that include a 3-inch cable conduit, a 2-inch telephone conduit and two 2-inch electrical conduits extending 160 feet to a transformer.

Footing Drain:
The structure footing drain will extend from the southeast corner of the garage via a 6-inch pipe and daylight in the undisturbed wooded area.

Stormwater:
Stormwater drainage from the northwest along Washington Avenue is intercepted via the proposed roadway ditch and routed northeast, parallel to the roadway, before crossing under the driveway and lawn area through a 15-inch culvert and outletting in the same directing as existing drainage flows.

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Architectural:
The architectural plans for the proposed building are included within the plan s the elevations and floor plans of the single family home. The building will be tw front entrance foyer, three car garage, asphalt shingle roofs and vinyl siding. A p proposed in the back yard.

We are hopeful that the enclosed submission, along with the $400.00 application fee, provides the required information to allow the review process to proceed. Upon your review of this submission, however, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

Shawn M. Frank, P.E.
Senior Project Manager

SMF: LLG

cc: Michael Jimino, Owner