DM ROMA
CONSULTING ENGINEERS

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/24/17

June 26, 2017

Nasser Rohani
550 Auburn Street
Portland, Maine 04103

Re: City of Portland Site Plan Review Standards-Level I: Minor Residential
550 Auburn Street, Portland, Maine

Dear Nasser:

As part of the City of Portland Level I: Minor Residential Site Plan review, the proposed construction of the single-family house at 550 Auburn Street in Portland is required to meet certain sections of the City of Portland Site Plan Ordinance. These sections provide standards in Transportation, Environmental Quality, Public Infrastructure and Community Safety and overall Site Design.

Section 14-526 (a) Transportation Standards

Site Access and Circulation- The proposed driveway layout is designed to provide two parking spaces and turnaround along the side of the proposed house lot outside of the front setback. This turnaround will allow for a safer approach to Auburn Street as opposed to backing into traffic. The single-family house will not generate a significant amount of traffic and, as a result, should not create any significant traffic impacts.

Vehicle Parking- The site will provide two parking spaces in the driveway.

Section 14-526 (b) Environmental Quality Standards

Preservation of Significant Natural Features- There are no known significant natural features on the site.

Landscaping and Landscape Preservation- The proposed stormwater design incorporates a proposed forested buffer which will preserve the wooded area to the rear of the property. In addition, the applicant has no plans to clear the forested area surrounding this buffer as indicated on the proposed Site Plan.

Site Landscaping- The property is required to have two street trees planted along the frontage. The species of the proposed street trees are from the City approved list.

Stormwater and Erosion Control- The stormwater from the site has been designed to drain to a Maine Department of Environmental Protection designed stone level lip spreader and then travel through a 100' forested buffer before draining onto the abutting property to the west. Collecting the channelized runoff and releasing it in sheet flow into an undisturbed forested buffer will minimize the flow onto the abutting property while providing stormwater treatment for the new development. Silt fence and riprap aprons are to be installed to provide erosion control during and after construction. The typical single-family use does not typically pose a risk of groundwater contamination. The proposed lot's sewage disposal needs will be provided by public sewer.

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Section 14-526 (c) Public Infrastructure and Community Safety Standards

Consistency with Master Plan- We are unaware of any master plans this subject parcel ma be in. The project site is tributary to the Presumpscot River and the previously combined sewer was separated in 2005 so it doesn't appear to be part of any public infrastructure plans as well.

Public Safety and Fire Prevention- The proposed house will be required to be sprinkled and there is a fire hydrant located 115'+/- from the property on Auburn Street.

Public Utilities- The utilities for the house will be provided by public water, public sewer and underground electric, telephone and cable. It is not anticipated that the single house lot will overburden the utility infrastructure within Auburn Street. The applicant and contractor will be coordinating with public utility companies prior to construction.

Section 14-526 (d) Site Design Standards

Historic Resources- There are no known historical sites or districts within the vicinity of the property.

Zoning Related Design Standards- The proposed use and character of the property is in conformance with the surrounding properties on Auburn Street.

If you have any questions or require any further information, please do not hesitate to contact us.

Sincerely,

DM Roma Consulting Engineers

Jayson R. Haskell, P.E.
Project Manager

STATE OF MAINE
JAYSON R. HASKELL
No. 13002
LICENSED PROFESSIONAL ENGINEER