SEBAGO TECHNICS

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/18/16

June 16, 2016
16115

Mr. Philip DiPierro, Development Review Coordinator
Planning & Urban Development Department
City of Portland
389 Congress St.
Portland, Maine 04101

12 Lambert Street Review Comment Response

Phil,

Thank you for your review comments dated June 10, 2016 regarding project ID: 2016-01159 for the DiPietro Single Family at 12 Lambert Street. I have added my responses to your comments in **bold green** below.

Survey Requirements:
1. Please submit a revised clear and legible survey that meets the following survey standards for a Level I Minor Residential site plan application:

- *Please revise the survey and add the marked up changes suggested by Bill Clark in the attached survey.* **Done**
- *Please add the state plane coordinates to the survey.* **Done**
- *Property Corners: Location and descriptions of all property corners set or found, proposed to be set, and all granite survey monuments set. Where no property markers exist, the City of Portland requires that the property markers be installed, and that a licensed surveyor set and confirm the proposed building comer locations on site, prior to the issuance of a building permit.* **Building layout and rebar property markers to be set upon approval of the site plan application.**
- *Street Status: The Status of the street shall be shown; IE Accepted City Street, Continued Paper Street, Discontinued City Street, Vacated Paper Street, or new Proposed Street as per the project submission.* **Done, Accepted City Street**

Site Plan Requirements:

1. Please submit a revised site plan that includes the following information:

- *Please add the ground floor areas to the site plan.* **Done**
- *Please add the soil type to the site plan.* **Done**
- *Please revise the grading plan so that it is clear that neighboring properties are not negatively impacted by stormwater surface drainage, i.e., adding drip edge around the foundation, constructing an infiltration strip to capture driveway runoff, berming and*

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swaling, etc. **We have altered the drainage design to emphasize protection to the neighboring properties by lowering the rim elevation of the drywell and adding spot grades along with additional contouring to depict a berm along the property line with a swale between the proposed home and the property line which will direct flow to the dry well. We have also added Note #7 to the Grading/Utility Plan (Sheet 2) which reinforces the intent of the drainage design.**

- *Please add to the site plan, the required 2 street trees along the street frontage, meeting the City's minimum arboricultural standards.* **Done**
- *Please add to the site plan, the location, area, and limits of the proposed site disturbance.* **Done**
- *Your proposed driveway entry/exit is located in an area that experiences high traffic volumes, probable queueing issues, and possible hazardous maneuvers into and out of the site. Given the fact that your driveway is located less than 35 feet from the intersection of Lambert and Auburn Streets, the City's Traffic Engineer has asked that you add site distances to the site plan, from your driveway at the location of the right-of-way, to aid the review of this project. The site distances should include information on distances for entry onto Lambert Street, and information on distances relating to the outgoing traffic on Auburn Street.* **Done. The driveway is an existing feature installed by the city during Lambert Street reconstruction a few years ago. It is located as far from the intersection as possible actually using an easement from the abutting property to gain extra distance and is an existing condition. The sight distance northwesterly along Lambert Street is over 1,100 feet. The sight distance southeasterly onto Auburn Street is approximately 188 feet. There is a clear view of the entire Lambert Street/Auburn Street intersection from the driveway.**

We believe that this letter and the attached revised plans address all of your review comments. Please, contact me if you have any questions or require additional information regarding our plans.

Sincerely,

SEBAGO TECHNICS, INC.

Matthew W. Ek

Matthew W. Ek, PLS
Director of Survey/GIS Advancement

MWE