



# PORTLAND MAINE

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**Planning & Urban Development Department**

Jeff Levine, AICP, Director

**Planning Division**

Alexander Jaegerman, FAICP, Director

December 11, 2012

David Kane  
K2 Landscaping  
P.O. Box 1044  
Scarborough, Maine 04070-1044

Project Name: Boulder Wall and Patio Project

Project ID: 2012-649

Address: 29 Alice Court

CBL: 386A B 014

Applicant: David Kane

Planner: Philip DiPierro

Dear Mr. Kane,

On December 12, 2012, the Planning Authority approved with conditions a Level I: Site Alteration site plan for the Boulder Wall and Patio project located at 29 Alice Court. The decision is based upon the application as submitted by David Kane, and plans prepared by Land Plans, Inc. & K2 Landscape, dated 8/9/2012, revised on 12/10/2012 (attachment 1). The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

**SITE PLAN REVIEW**

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following condition(s) of approval:

1. The applicant must comply with the City's Basic Standards for Erosion and Sediment Control, ie., installation of silt fence or erosion control mix down gradient of disturbed areas, catch basin protection, dust control, sweeping and cleaning of sidewalks and Alice Court.
2. The installation of the proposed infiltration trench will be constructed based on the attached detail (attachment 2).

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

**STANDARD CONDITIONS OF APPROVAL**

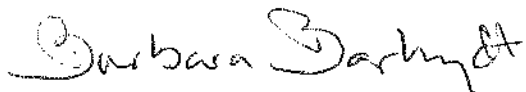
Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval requires the payment of \$30.00 for a site plan improvement permit, and the minimum site inspection fee of \$300.00.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

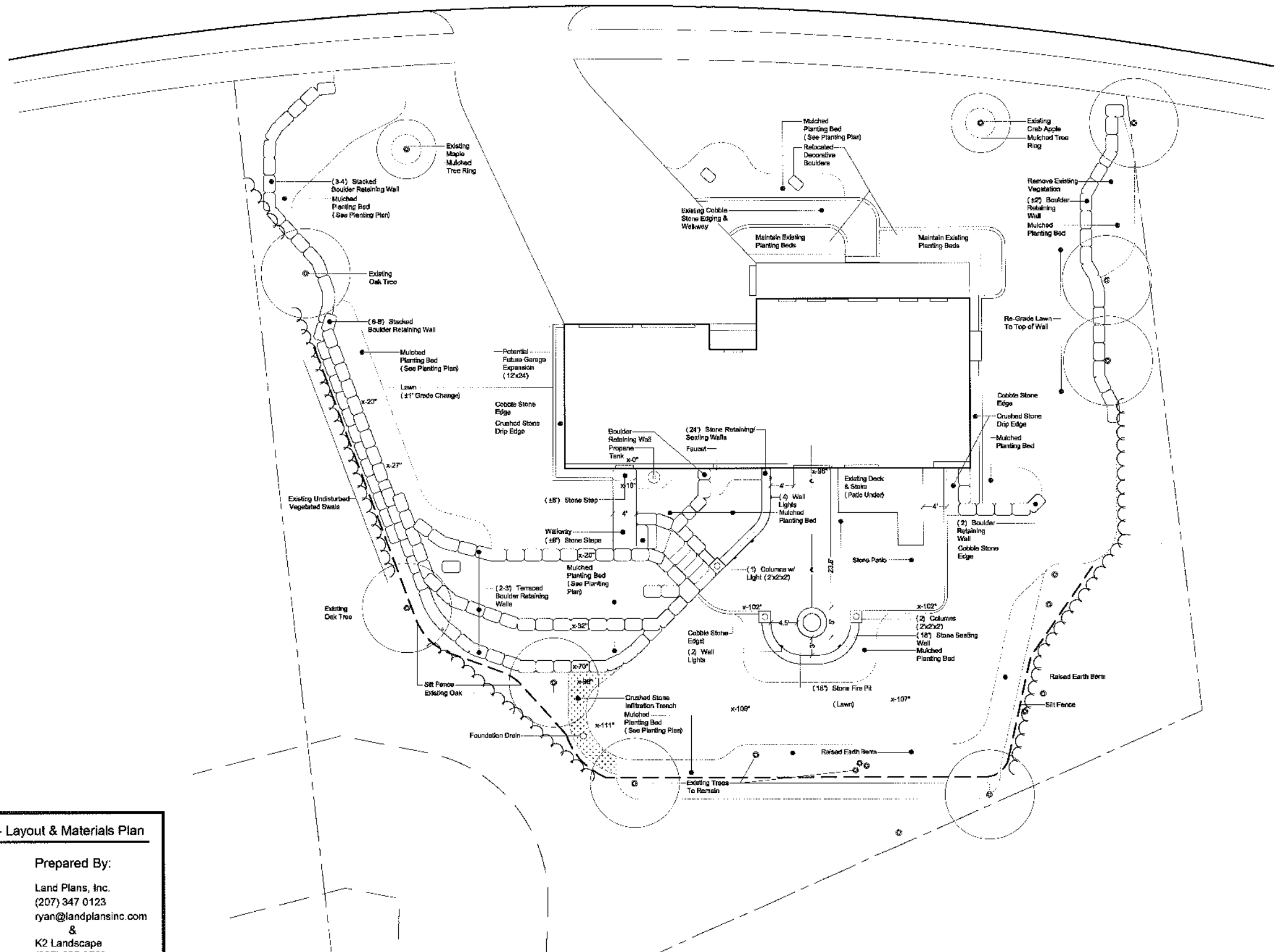
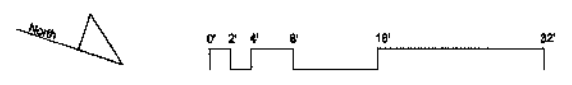
If there are any questions, please contact Philip DiPierro at (207) 874-8632.

Sincerely,



Barbara Barhydt  
Acting Planning Division Director

cc: Jeff Levine, AICP, Director of Planning and Urban Development  
Alexander Jaegerman, FAICP, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Philip DiPierro, Planner/Development Review Coordinator, Planning  
Marge Schmuckal, Zoning Administrator, Inspections Division  
Tammy Munson, Inspection Division Director  
Lannie Dobson, Administration, Inspections Division  
Gayle Guertin, Administration, Inspections Division  
Michael Bobinsky, Public Services Director  
Katherine Earley, Engineering Services Manager, Public Services  
Bill Clark, Project Engineer, Public Services  
David Margolis-Pineo, Deputy City Engineer, Public Services  
Doug Roncarati, Stormwater Coordinator, Public Services  
Greg Vining, Associate Engineer, Public Services  
Michelle Swcency, Associate Engineer  
John Low, Associate Engineer, Public Services  
Rhonda Zazzara, Field Inspection Coordinator, Public Services  
Mike Farmer, Project Engineer, Public Services  
Jane Ward, Administration, Public Services  
Jeff Tarling, City Arborist, Public Services  
Jeremiah Bartlett, Public Services  
Captain Chris Pirone, Fire Department  
Thomas Errico, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File



**Freeman Residence - Layout & Materials Plan**

Prepared For:

Jim & Liz Freeman  
29 Alice Court  
Portland, ME

Prepared By:

Land Plans, Inc.  
(207) 347 0123  
ryan@landplansinc.com  
&  
K2 Landscape  
(207) 885 9703  
K2landscape@aol.com

August 9, 2012  
Revised City review - 12/10/12  
Scale: 1"=8'

### 6.2.2 Infiltration Trench

An infiltration trench is a stone-filled excavation used to temporarily store runoff so that it can infiltrate into the ground. There are two types of infiltration trenches: surface trenches and underground trenches. A surface trench is open at the ground surface, exposing the trench's top layer of stone. An example of a surface trench is shown in Figure 6-2. Runoff enters this trench as overland flow after pretreatment through a filter strip or vegetated buffer. Turf or pavement covers an underground trench. An example of an underground trench is shown in Figure 6-3. Runoff enters the trench in a solid pipe; it is distributed within the trench by perforated pipe. Pipes or manhole structures may be incorporated into infiltration trenches to increase the storage capacity while minimizing the footprint of the infiltration system. When a trench is properly sited and designed, most runoff pollutants will become bound to the soil under the trench while the runoff water percolates to the groundwater table.

An infiltration trench is suitable for treating runoff from small drainage areas (less than 10 acres). Installations around the perimeter of parking lots, between residential lots, and along roads are most common. Infiltration trenches can also be incorporated beneath a vegetated swale to increase its infiltration ability.

#### Design and Construction Criteria

In addition to the general design and construction criteria discussed in the beginning of this chapter, the following criteria must also be applied in the design and construction of Infiltration Trenches.

1. **Site Slopes:** The surface grade at the trench site should be 20% or less for an underground trench and 5% or less for a surface trench.
2. **Setback from Foundations:** Locate the trench at least 20 feet from any foundation located upslope from the trench and at least 100 feet from any foundation located downslope from the trench. Designers should always evaluate the possible effects of mounding to determine if greater setbacks are required.
3. **Setback from Natural Water Bodies:** Site the trench at least 75 feet away from any wetland, stream, river, lake, or coastal estuary.
4. **Erosion Control:** Construct the infiltration trench after the trench's drainage area is stabilized with vegetation and erosion controls are installed to prevent sediment from reaching the trench. An infiltration trench receiving flow from an unstabilized site will have its working life greatly reduced and may even clog prior to the completion of the development. The contractor should use sod to vegetate the filter strip surrounding a surface trench. If hydroseeding or hand broadcasting must be used, then the contractor should install a sediment barrier between the filter strip and trench until the filter strip is fully vegetated. The contractor should install a pretreatment drop-inlet sediment filter around the pretreatment inlet to an underground trench. Keep the inlet filter in place until the trench's drainage area is fully stabilized with pavement and vegetation.
5. **Trench Grade:** The grade of the trench bottom and trench base should be as close to 0% as possible. Always install the trench parallel to elevation contours.
6. **Filter Fabric Installation:** Line the trench with geotextile fabric so that the cloth will completely surround the stone-filled reservoir; it should extend from the bottom of the trench to within six to twelve inches of the surface. The cut width of the fabric should include sufficient material to have a twelve inch overlap at the top of the enclosed stone. If overlaps are required between rolls of fabric, then the upstream roll should lap a minimum of two feet over the downstream roll to provide a shingled effect.

