
MEMORANDUM

To: FILE
From: Shukria Wiar
Subject: Application ID: 2013-058
Date: 3/21/2013

Comments Submitted by: Shukria Wiar/Planning on 3/21/2013

1. Easements

- a. The easement for the shared driveway must be submitted.
- b. For Lot B1, is the CMP pole staying on Lot B2? The plat need to show the utilities for the existing house. Any utilities for the existing house on lots other that it sits on, will need easements. These easements will need to be submitted.

2. Subdivision Plat

- a. The plat needs to state that Lot B2 is restricted only to a single family lot and Lot A could be a two-family. As currently proposed B1 does not meet zoning requirements for a duplex and therefore has to be single family home.
- b. The applicant is proposing a sidewalk along Hodgins Street, please show on the plat.
- c. The City Surveyor is conducting a review of the plat and comments will be forwarded at later date.

3. The plan is showing overhead utilities for the two proposed houses, all utility lines must be placed underground.

4. The utilities plan shows a sidewalk along the frontage on Hodgins Street but the cover letter talks about a waiver of the sidewalk. If the applicant is requesting a waiver, the applicant will need to meet criteria for it. The sidewalk criteria are attached.

5. In the cover letter, it stated that the "The intent of the Owners is to market and sell the lots to individual homeowners, and not to actually develop these lots. As such, responsibility for utility connections and installation of the Stormwater Treatment areas will be borne by the Lot buyers and not the Applicant". Section 14-499- Required improvement, state that "Prior to the release of the approved recording plat the subdivider shall file a guarantee as hereinafter provided, and prior to release of such guarantee the subdivider shall have completed all improvements as follows" please attachment for the specific improvements.

6. The Grading Plan will need to show the grading around the proposed houses so that staff can review how the stormwater will be drained into the rain gardens. Please provide more details on the grading.

7. Veranda Street is up for paving soon (DPS is looking into the exact date), before this happens, the applicant may want to install the curb cut and utility lines on the street. After the paving, Veranda Street will have a moratorium of five years.

Comments Submitted by: Chris Pirone/Fire on 3/21/2013

Fire Department review is pending.

Comments Submitted by: David Margolis-Pineo/Engineering DPS on 3/15/2013

The Department of Public Services have the following comments on the above project.

1. This department is agreeable to waive the proposed curb location on Veranda St.

2. Please add note to plans that all work within the road right of way shall meet Portland Technical Manual standards.

3. Portland standards require a three foot sump on all catch basin discharging to the City's stormwater drainage system. Please provide for all proposed field drainage structures with a three foot sump.

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Comments Submitted by: Tom Errico/Traffic on 3/18/2013

I have reviewed the project and find it to be acceptable with the following comment:

The proposed driveway on Veranda Street does not meet corner clearance requirements. Given that it is a single-family residential driveway and it is located mid-block between Arcadia Street and Hodgins Street I support a waiver from the City's Technical Standards.

Comments Submitted by: Marge Schmuckal/Zoning on 3/8/2013

This subdivision did receive a determination letter from me. The request for a subdivision review is for 3 lots which is correct. However, I believe that 4 potential dwellings should be part of the subdivision review. Lot "A", one of the new lots created using the regular R-5 zone requirements, can be developed as a two family by right. It would be correct at this time to include lot "A" as a two unit development. If that is not done now and the new owner of the property wants to put in a two unit and the PB only approved it as a one unit, the new owner would need to return to the Board. Better to include it now instead of bringing it back in 18 months.

Please note that lot B1 is an existing single family dwelling. It is fairly small, and I can not see the availability to put on an addition for a 2nd dwelling unit. It is reasonable for this lot to only be reviewed as a single family dwelling.

Lot B2 is being developed under the R-5 Small Lot Development. By definition, that lot can only be developed as a single family dwelling.

On Lot "A" where the generic building is placed, violates the regular R-5 minimum lot width requirement. The regular R-5 zone requirements state there shall be a minimum of 60 foot for a lot width where a building is placed on a lot. The sketch should be revised to show that all regular R-5 zone requirements can be met. This will help eliminate any misunderstandings from a future purchaser of the land who will want to build on the lot and assume a building can be placed where it can not.

Marge Schmuckal
Zoning Administrator

Comments Submitted by: Jeff Tarling/City Arborist on 3/21/2013

City Arborist review is pending.

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Comments Submitted by: David Senus/Civil Engineering on 3/21/2013

1) In accordance with Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards:

a) Basic Standards: Plans, notes, and details have been provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500; however, the proposed locations for catch basin inlet protection should be noted on the site plan.

B) General Standards: The Applicant proposes two underdrained soil filters to provide water quality treatment for runoff from an impervious area equivalent in size to the proposed impervious area. The Applicant has presented an acceptable means of meeting the General Standards for the project.

C) Flooding Standards: The Flooding Standard requires that the Applicant demonstrate that the peak stormwater flow rate from the project site does not exceed the peak flow rate prior to undertaking the project for the 2-, 10-, and 25-year storm events. At this time, the Applicant has only submitted documentation for the 2-year storm event. The Applicant should submit appropriate documentation demonstrating compliance with the Flooding Standard (i.e. - complete HydroCAD Report for the 2-, 10-, and 25-year storm events). If the project requires a waiver from the Flooding Standard, the Applicant should include a formal request for a waiver, citing the reason for requesting the waiver and an engineering rationale for why the waiver should be granted (e.g. – municipal drainage capacity).

2) The Stormwater Management Plan should include a post development inspection and maintenance plan developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.

3) The Applicant should provide a Bituminous Driveway Apron Cross-Section Detail in accordance with Figure I-13 of the City of Portland Technical Manual for work within the City Right-of-Way.

4) Stormdrain pipes are not permitted to be connected into City of Portland catch basins per the City of Portland Technical Manual, Section 2.7.8. The Applicant should propose an alternate means of connecting Lot B2 to Hodgins Street.

5) The Applicant should provide more detailed site grading and surface drainage information on the Site Utilities and Grading Plan (C-100), including elaborating on the requirement for the full roof area to discharge to the soil filter systems to ensure that the future lot designs conform with the permitted stormwater treatment strategy.