



PLANNING BOARD REPORT PORTLAND, MAINE

Capisic Meadows 8 Lot Subdivision

130 Bancroft Street
Level III Subdivision:
Project # PL000092-2018
WB Group, Inc, Applicant

Submitted to: Portland Planning Board: Public Hearing Date: October 9, 2018	Prepared by: Jean Fraser Date: October 5, 2018
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I. INTRODUCTION

Northeast Civil Solutions, Inc, on behalf of WB Group, Inc., has requested final approval to the Level III Subdivision application for an 8 lot subdivision that comprises the applicants lot and house, 7 new single family house lots within the adjacent wooded area, and a new dead-end street (approximately 400 linear feet) off of Bancroft Street.

The proposals were considered at a Planning Board Workshop on July 17, 2018 in the context of the subdivision ordinance standards. The project was considered broadly acceptable subject to receiving additional information to address legal questions and public comments.

The site totals 2.9 acres in area made up of several parcels, and is located in the R3 residential zone. The proposals include a new street to be constructed to City standards with a sidewalk on the south side, and a new detention basin on the western boundary that would connect with an existing drainage easement to Capisic Street.



The project involves the filling of 10,741 sq ft of forested freshwater wetlands that are in pockets throughout the site, and the project has obtained a MDEP Tier 1 NRPA Permit and Army Corps Permit that both approve this wetland fill ([Attachment H](#)).

Applicant: WB Group, Inc (Joshua Wagner, owner)

Consultants: Northeast Civil Solutions (Brandon Binette; Tony Panciocco; Jim Fisher)

II. REQUIRED REVIEWS AND WAIVER REQUESTS

Review	Applicable Standards
<i>Subdivision</i> – creation of 7 new lots combined with an existing lot (total 8)	<i>Section 14-497 – 14-499</i>
Waiver Requests	Applicable Standards
<i>Sidewalk Waiver</i> requested to allow for one sidewalk to be located on the south side of the proposed new street (Attachment M).	<i>Section 14-498 (b) Street Design 8a</i> requires that sidewalks be constructed on each side of each street in accordance with article III of Chapter 25.

Staff Recommendation: The waiver is supported, with the sidewalk as shown on the southern side of the proposed street (Attachment 4).

Note: the applicant has not requested a waiver from the requirement under 14-499 that all utility lines shall be placed underground unless otherwise approved by the Planning Board. Therefore per the DPW comments (Attachment 5) a suggested condition of approval requires that the relocated overhead line (that goes over the new street to a relocated pole) shall be placed underground.

III. PROJECT DATA

Existing Zoning	R3 Residential		
Existing Use	One single family lot and undeveloped woodlands		
Proposed Use	Eight single-family lots, including the existing lot owned by the applicant		
Parcel Size	117,258 sq ft		
	<i>Existing</i>	<i>Proposed</i>	<i>Net Change</i>
Wetland Area	21,796 sq ft	11,055 sq ft	10,741 sq ft
Impervious Surface Area	12,458 sq ft	41,120 sq ft	28,663 sq ft
Building Footprint	0 SF	0 SF (Buildings are not proposed at this time)	0 SF
Number of Residential Units	1	8 Lots	+7 new lots
Estimated Cost of Project	Awaiting Cost Estimate		

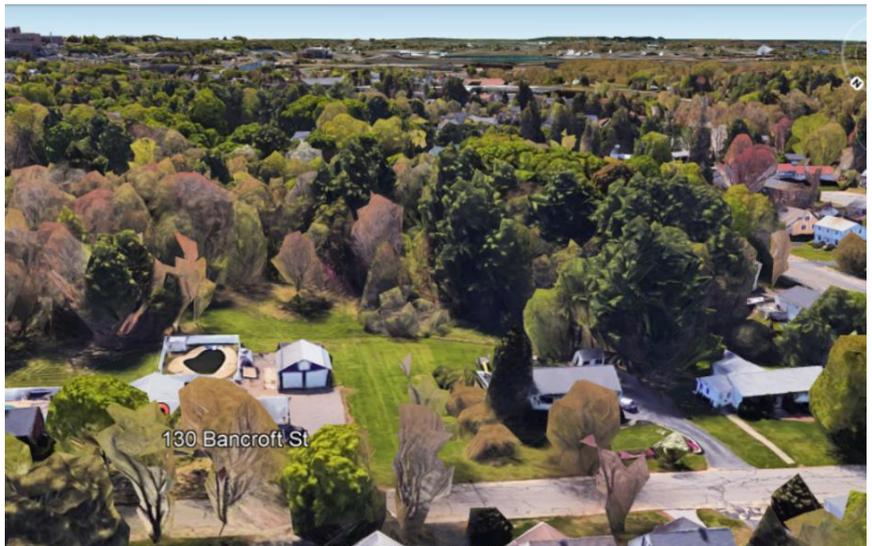
IV. EXISTING CONDITIONS

The proposal site is just under 3 acres and accessed from Bancroft Street between two existing homes. The site widens out to the southwest, going back about 400+ feet from Bancroft Street. There are existing homes along all of the boundaries, though not all are in close proximity.

There is a private drainage easement running behind the Bancroft properties between the new street and Capisic Street. This easement dates from 1967 and benefits the development site (see further info below).

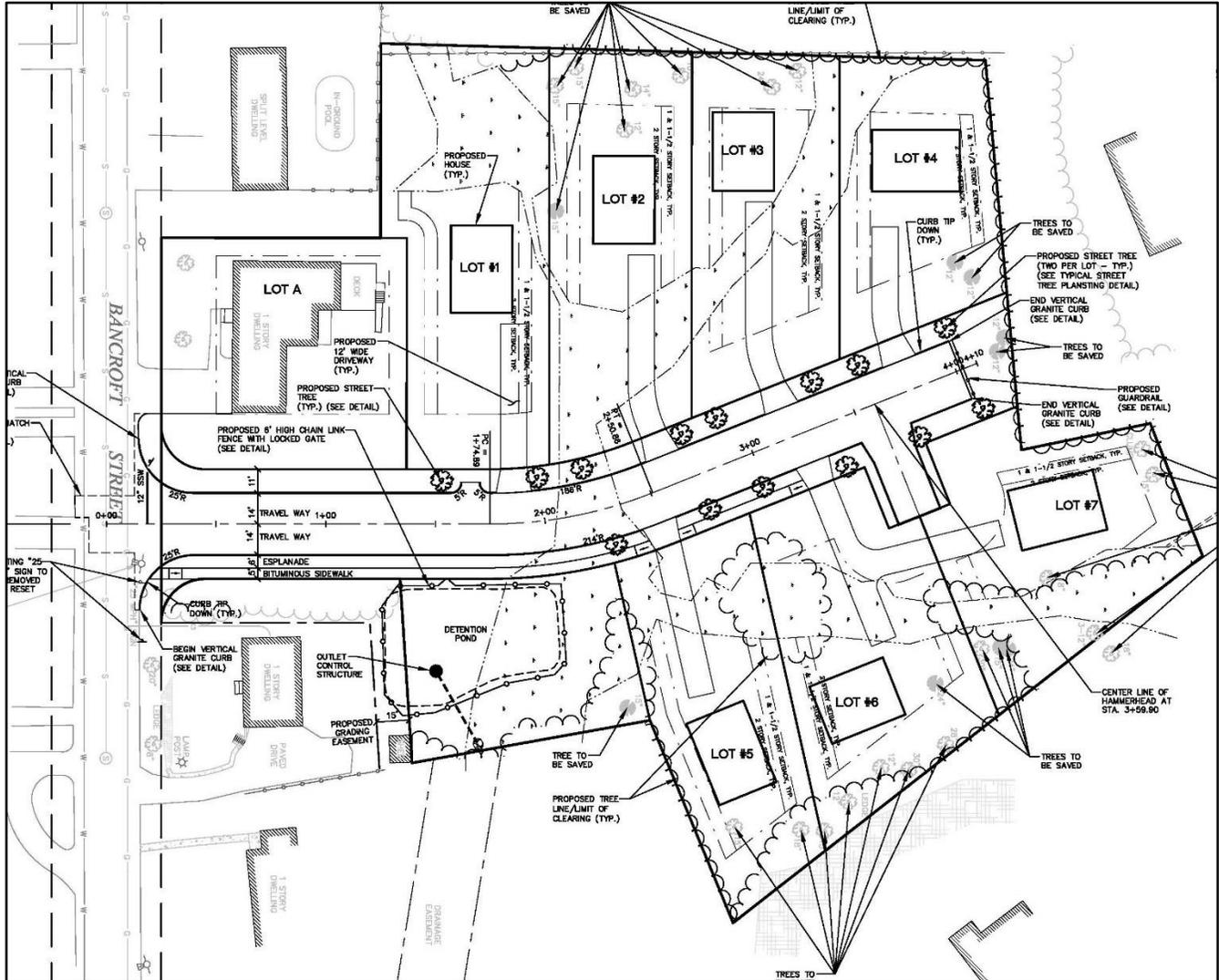
It is not known whether ledge is present on the site; if blasting is required the City has a comprehensive Blasting ordinance that would need to be followed.

Bancroft Street is a relatively quiet street linking Capisic Street with Brighton Avenue. The new access for the 7 new back land lots would enter Bancroft Street immediately behind the 25mph sign in the photo right.



V. PROPOSED DEVELOPMENT

The applicant proposes a new street named Benjamin Way, approximately 400 linear feet with a dead end and turnaround, that would serve the 7 new single family house lots located along it. A residual area is allocated for a new detention basin as shown in the draft Subdivision Plat ([Plan 3](#)) and Site Plan ([Plan 4 and below](#)). The street (with one sidewalk), stormwater system and sewers, three street lights, and street trees would be constructed by the applicant, and the lots would be sold for development in the future.



The proposals require the filling of about a quarter acre of freshwater wetlands and the loss of about 2/3 of the existing mature trees on the site, with 28 of these identified as “treesave”.

The detention basin includes a filtration system, is fenced and discharges into a private drainage easement that the applicant has rights to use (see [Attachment O](#).)

VI. PLANNING BOARD WORKSHOP SUMMARY

The Planning Board members requested the following additional information and revisions:

- What would be the maintenance responsibilities and costs that would fall to the HOA?

The applicant has briefly addressed this question in the Comment Response letter ([Attachment P](#)) but has not quantified the costs of regular (2X year) maintenance visits for the filtration units nor the removal of settled material in the basin/culverts/swales.

- If the stormwater system (understood to be the responsibility of the Homeowners Association (HOA)) is not maintained adequately, what mechanism would ensure that this was done to avoid impacts to neighbors?

All projects that include a stormwater management system are required to enter into a Stormwater Maintenance Agreement (the generic template is in [Attachment 8](#) and the applicants draft for this project is in [Attachment Q](#)). This agreement gives the City the right to enter the site and undertake required maintenance, and then charge that cost back to the users. In addition, the City’s Water Resources Division of DPW requires regular monitoring reports and has authority to take action if a site is violating codes. Lastly, a suggested condition of approval clarifies that future maintenance is a site plan condition, so legal action would also be possible under the site plan codes.

- Revise proposals to address concerns regarding safety and impacts of detention basin.
See information in the table below.

VII. PUBLIC COMMENT SUMMARY

A total of 164 notices of this Hearing were sent to neighbors and interested parties within 500 feet, and the legal notice appeared in the September 29th and October 1st, 2018 editions of the *Portland Press-Herald*. A Neighborhood meeting was held on June 19, 2018 and attended by 21 neighbors (see notes in [Attachment K](#)).

At the time of the Workshop the Planning office had received 13 public comments representing 12 neighbors, of which 9 were objections and 3 in support ([PC1- PC 13](#)). Since the Workshop a further 4 public comments have been received, bringing the total number of neighbors who object to 10.

At the Workshop six members of the public spoke, of which two amplified on their written objections, two raised new objections, and two supported the project. Supporters noted proximity of publicly accessible woodland to north, though raised concerns about the affordability of the new homes. Ms Harkins drew the Board’s attention to an article regarding safety and maintenance of detention basin (PC15) which was forwarded to the applicant.

The table below summarizes the basis of the public comment objections, and how they have been addressed by the final proposals and additional information. Those in support of the project cited the benefits of having an updated drainage systems and the need for more housing.

PUBLIC COMMENT ISSUE	HOW ADDRESSED
Site layout <ul style="list-style-type: none"> • Shoe-horning in the 7 new lots (maybe 1-2 houses OK) • Inconsistent with City’s commitment to preserving green space and wetland • Needs to be more affordable housing 	<p>The layout consistent with the existing pattern of housing in area. No variances or waivers have been requested except for having one sidewalk instead of two.</p> <p>The project conforms with zoning and technically the lot could be divided into more lots than is proposed.</p>
Rights to use drainage easement across the three other properties	Three nearby property owners have a private drainage easement across their land which dates from 1967 and included in background deeds; also in the original subdivision plans & associated deeds related to the parcels that make up the site. The applicant has submitted a legal opinion (Attachment O) that documents this background and confirms that the applicant has the right to use, regrade and maintain this easement.
Maintenance of drainage system and easement out to Capisic Street <ul style="list-style-type: none"> • Whose responsibility • Who monitors • What if maintenance not done 	A Homeowners Association (HOA) would be created and take on these responsibilities (with the applicant would be responsible until the HOA took over). A draft HOA document sets out the mechanism for carrying out these responsibilities, although staff recommend that it be revised to be clearer and broader.

PUBLIC COMMENT ISSUE	HOW ADDRESSED
More Traffic and need for three way stop	The City's Traffic Engineer reviewer does consider the proposal will create any safety issues and does not support the introduction of a stop at this location.
Wetland Impacts <ul style="list-style-type: none"> • One of last remaining freshwater wetlands in the city and some forested- once lost will never return • Note there is stream or part of the year • Wetland displaced and where will it go? 	The applicant has received the required State permits to fill in about half of the existing wetlands, and the MDEP field report indicates that there is not a stream on the property (Attachment H). The remaining wetland areas will need to be protected; a suggested condition includes a re-quirement for them to be identified on the plat & deeds, and on the ground. Wetland water will flow into proposed stormwater system, which will more effectively drain the area in storm events.
Groundwater Impacts/Flooding <ul style="list-style-type: none"> • Rainfall causing more water back up since nearby development and more dense dev would make this worse • Already wet back yards and would wetlands just be displaced • Impact on quality of water- adversely impact Capisic Pond 	The Stormwater Report confirms that the peak runoff rates will be the same or reduced compared to existing and that the detention pond will provide a short term holding area (24 hrs) for stormwater so it will not flood the area. The detention pond will also allow for treatment of the water before discharge so it will not affect any downstream water quality. A note on the Plat acknowledges the high groundwater and the need for future homes to be built on slabs or include sump pumps.
Detention Pond Impacts <ul style="list-style-type: none"> • Overflow and flood nearby back yards • Magnet for mosquitoes • Safety of the design (ref article PC15) • Vegetation needs to be suitable for water environment 	The applicant has added 6 foot high chain link fencing (with gate) around the basin and noted that the design now includes covers to the outlets as recommended in PC15 (Attachment T). The detail of the planting has not been submitted, and a suggested condition requests that to be submitted for review and approval.
Open spaces <ul style="list-style-type: none"> • Proposal reduces open space • How is this allowed in wetlands of Redlon Park Woods (thought preserved by Portland Land Bank) • Erodes green space in neighborhood; these pockets of green space characterize Rosemont 	This proposal is not within Redlon Park Woods (Redlon Woods), which is about 400+ feet from the site and included in the Land Bank holdings (see plan in Attachment 10). The final proposals include 28 "Treesaves" which comprise existing mature trees over 10dbh, and a condition requires that these be noted on the plat and in the lot deeds.
Construction time <ul style="list-style-type: none"> • Extended period of traffic and noise disruption • Ledge may be present- would there be blasting • Need study of impacts • Rat infestation has happened with previous sewer projects nearby 	The applicant has submitted a preliminary Construction management Plan (CMP) (Attachment L). A suggested condition of approval requires the CMP to be finalized for review and approval to take account of these neighbor concerns and to address the Blasting ordinance.

VIII. STAFF REVIEW

A. RIGHT, TITLE AND INTEREST

The applicant has submitted the deeds in respect of to the eastern part of the site, and provided a Purchase and Sale Agreement for the parcel that makes up the western part of the site ([Attachment C](#)). In addition, the applicant has provided further evidence, via a formal legal opinion, that he has the rights to grade, use and maintain the private drainage easement between the site and Capisic Street ([Attachment O](#)).

Since the Workshop a question was raised by reviewers regarding the paper street (Kenilworth Street) which was understood to underlay the proposed new street (Benjamin Way). Kenilworth Street is recorded as being

statutorily vacated (Attachment 10) and the question was whether there were any parties with rights in the street other than the applicant and the party with whom he has a P&S. The applicant's agent has provided additional information that confirms there would not be any other parties with an interest (Attachment S).

Related to this, reviewers requested that the applicant confirm that he would give the fee interest in the new street to the City as part of the dedication and City acceptance process; this was submitted (also in Attachment S.)

B. ZONING ANALYSIS

The proposed subdivision is located in the R3 residential zone and all of the proposed lots meet and exceed the dimensional standards of that zone. Staff have consulted with the Zoning Administrator to confirm that all of the lots meet the lot width requirement of 65 feet. The applicant has included zoning information on the plat and site plan.

C. SUBDIVISION REVIEW (14-497(a). Review Criteria

14-496. Subdivision Plat Requirements: The applicant has submitted a draft Subdivision Plat (Plan P3) which will need revisions to address review comments, including references to the HOA and Stormwater Agreements and inclusion of the treesaves.

1. Will Not Result in Undue Water and Air Pollution (Section 14-497 (a) 1), and Will Not Result in Undue Soil Erosion (Section 14-497 (a) 4)

The proposal does not appear to raise any concerns regarding this standard.

2. Sufficient Water Available (Section 14-497 (a) 2 and 3)

The applicant has provided a letter from the Portland Water District (Attachment J) confirming the district's ability to serve the proposed project. The Fire Department has confirmed that the applicant does not need to install a new hydrant in proposed subdivision (Attachment 3).

3. Will Not Cause Unreasonable Traffic Congestion (Section 14-497 (a) 5)

The Traffic Engineering reviewer has confirmed that the project is not expected to create unacceptable safety of traffic mobility issues (Attachment 1). He has also confirmed that the suggestion of a three-way stop (where the new street meets Bancroft) is not warranted by the traffic levels or speeds.

4. Will Provide for Adequate Sanitary Sewer and Stormwater Disposal (Section 14-497 (a) 6), and Will Not Cause an Unreasonable Burden on Municipal Solid Waste and Sewage (Section 14-497 (a) 7)

The applicant has submitted a wastewater capacity application and the Department of Public Works has confirmed that there is adequate sewer capacity (Attachment J). Since the proposed street will be built to City standards and accepted by the City Council, solid waste and snow removal will then be handled by the City.

The proposed stormwater system provides stormwater flow control and treatment. It includes large conduits through the lots, a new detention basin with two filtration units within the subdivision site, and an outflow to a culvert in Capisic Street via the private drainage easement swale. The applicant has addressed the comments, questions and concerns of reviewers, the Planning Board, and neighbors in the Comment Response letter (Attachment P) and revised Plan Set.

The City's records indicate that the 30 foot drainage easement out to Capisic Street, that runs across three properties at the corner of Bancroft and Capisic Streets, is not a City easement. Further research has confirmed that it was established as a private drainage easement in 1967 to benefit the site now proposed for the new 7 lots. The applicant was requested to confirm that he had the rights to use, grade and maintain this private drainage easement and has submitted a legal opinion that confirms that he has these rights (Att. O).

The applicant proposes the establishment of a Homeowners Association (HOA) to be responsible for maintaining the elements of the stormwater system (pipes on private property, detention pond and drainage channel) and securing the funding for this from the eight individual lot owners. The draft HOA documents have been submitted (Attachment R) and reflect this intention. The City's Associate Corporation Counsel and Peer Engineer have pointed out that they currently do not include the whole of the stormwater system and that the applicant would need to be party to those documents as he would be responsible until the HOA was fully established (Attachments 2 and 6).

The City's Peer Engineer Reviewer Lauren Swett provided detailed comments at the time of the PB Workshop and the applicant has addressed those comments (Attachments P, Q, R and Plan Set). The Peer Engineer reviewer has confirmed that the proposals meet the City's standards subject to revisions to the Stormwater Maintenance Agreement and HOA documents to ensure that they clarify the extent of the stormwater system and its maintenance requirements (Attachment 2).

5. Scenic Beauty, Natural, Historic, Habitat and other Resources (Section 14-497 (a) 8)

The proposed additional 7 lots would be located on undeveloped land to the rear of the lots owned by the applicant and P&S party on the Bancroft Street frontage. The undeveloped land is primarily woodland and freshwater forested wetland, as can be seen on the Boundary Survey (Attachment 2). The Survey has been updated since the PB Workshop to locate mature trees, and identifies approximately 80 trees over 10dbh on the site, along with 21,796 sq ft of freshwater wetland.

At the Neighborhood meeting and PB workshop the applicant indicated that significant trees would be retained, and the final proposals include 28 treesaves (over 10dbh) in addition to the planting of two street trees per lot that is a subdivision requirement (see Landscape Plan below and at Plan P5).



Staff are concerned that the Landscape Plan does not include screen planting or treesaves for Lots A and 1-4 and that the submissions do not include detailed planting proposals for the detention basin itself or around it. The basin is proposed to have a 6 foot high chain link fence and staff recommend reconsideration to find a more attractive options that still provides the safety and security function. A suggested condition of approval reflects these concerns.

The public comments included a concern that the development of this site would result in the loss of local open space and some had thought this site was part of the Land Bank holdings. Staff note:

- that the lots are considerably larger than the minimum set out in the R3 zoning, and that has allowed for the tree save designations for about 28 existing mature trees; and
- that the Land Bank holdings of several acres of wetland and woods, known as Redlon Woods, are about 400+ feet to the north east of the proposal site, and are included in the Land Bank holdings and available for informal walking and mountain biking. The Land Bank Plan and detailed entry for Redlon Woods is included in Attachment 10.

6. Comprehensive Plan (Section 14-497 (a) 9)

The proposal in conformance with the housing policies of the adopted Comprehensive Plan.

7. Financial Capability (Section 14-497 (a) 10)

The applicant has submitted a letter from Bath Savings Institution (Attachment D) indicating the applicant has the financial capability to finance the project.

8. Wetland and Groundwater Impacts, Flood-Prone Area

The applicant has submitted a Wetland Summary Report (Attachment G) and intends to fill 10,741 sf (approximately half of the total) of the wetlands, and has received a Tier I NRPA permit from MDEP and Army Corps Permit for this extent of fill (Attachment H.). The applicant has explained that the layout has minimized the impacts on the wetland.

Staff recommend that a condition of approval require the Plat, HOA and lot deed documents to refer to the preservation of the remaining wetlands, and that the edges of the remaining wetland be marked on the ground by feno markers or similar, as has been required for several other Portland subdivisions.

SUBDIVISION REVIEW - 14-498. Technical and Design Standards; & 14-499. Required Improvements

The Subdivision ordinance sets out detailed requirements for the proposed street. Reviewers, including the Department of Public Works (DPW), consider the proposals to be acceptable except in respect of the following:

- The turnaround needs to have “no parking” signs to ensure it is available for large vehicles to turn around at the end of the proposed dead end street;
- The new street needs to be paved to the end of the ROW without the proposed guardrails; and
- The overhead electrical utility line between the relocated pole and the applicants home shall be underground to meet the ordinance 14-499 requirement that all utility lines shall be placed underground unless otherwise approved by the Planning Board.

Regarding the Subdivision requirement (14-498) for sidewalks on both sides of the new street, the DPW supports a waiver to allow for one sidewalk on the south side of the street as shown in the proposals (Attachment 4). The proposed motion for the waiver identifies the two waiver criteria that have been met.

IX. STAFF RECOMMENDATION

Staff recommends approval to the proposed subdivision at 130 Bancroft Street, subject to the suggested conditions of approval.

X. PROPOSED MOTIONS

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report for # PL000092-2018 Capisic Meadows subdivision (130 Bancroft Street) relevant to the Subdivision ordinance and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds the following:

1. SUBDIVISION SIDEWALK WAIVER

The Planning Board finds that based on the recommendations of the DPW City Engineer (Attachment 4) that two of the following criteria **do/do not** apply, (namely 3 and 6 as noted below) and therefore **waives/does not waive** the requirement for a sidewalk along the north side of Benjamin Way within the proposed 8 lot subdivision:

SIDEWALK WAIVER CRITERIA:

3. *A safe alternative-walking route is reasonably and safely available, for example, by way of a sidewalk on the other side of the street that is lightly traveled.*
6. *Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.*

2. SUBDIVISION PLAN

That the Planning Board finds that the plan plan **is/is not** in conformance with the subdivision standards of the land use code and **approves/does not approve** the application, subject to the following conditions of approval:

Prior to the signing of the plat by the Planning Board

1. The applicant shall submit a final subdivision plat for review and approval by Corporation Counsel, the Department of Public Works, and the Planning Authority, and
 - a. Includes the subdivision name (as approved to be Capisic Meadows), streetname (as approved to be Benjamin Way), and Waiver as approved; and
 - b. Addresses the review comments of William Scott dated 9.28.18 and all other comments, including but not limited to: reference to the Stormwater Maintenance Agreement, HOA documents and other agreements that clarify the stormwater system maintenance responsibilities, treesave locations, marking of the MDEP approved area of wetland filling; and relevant conditions.
2. The applicant shall submit a revised plan set, including the site plan and landscape plan, for review and approval by the Planning Authority, that revises the proposals as listed below:
 - a. To show the proposed planting in and around the detention basin;
 - b. To introduce additional screen planting, particularly for Lots A and 1-4;
 - c. To propose options for a more attractive fence around the detention basin;
 - d. To revise the street turnaround to include "no parking" signs;
 - e. To revise the new street to extend the paving to the end of the ROW without the proposed guardrails;
 - f. To revise the overhead electrical utility line between the relocated pole and the applicants home so that it is underground, to meet the ordinance 14-499 requirement that all utility lines shall be placed underground unless otherwise approved by the Planning Board.

Prior to the release of the signed subdivision plat for recording

3. That the following shall be finalized to the satisfaction of the Corporation Counsel, Department of Public Works and the Planning Authority prior to the release of the signed subdivision plat:
 - a. Stormwater Maintenance Agreement;
 - b. Homeowners Association (HOA) documents;
 - c. Individual lot deeds;
 - d. Any other required easements.

4. That the draft Stormwater Management Agreement and draft HOA documents shall be revised to address the comments of the Associate Corporation Counsel dated 10.4.18 and Peer Engineer dated 10.5.18.
5. That the applicant shall include in the individual lot deeds a detailed description of the location of all wetlands, treesaves and stormwater systems including culverts on private property, swale protection, and associated restrictions against filling, altering or disturbing the same and associated maintenance and other requirements.

Prior to the commencement of construction

6. That the applicant shall mark the line around the areas of preserved wetland with permanent markers such as FENO markers, placed every 25 ft and all corners and to bear the engraved wording "Do not fill, alter or disturb beyond this point"; the Subdivision Plat and deeds to identify the location and purpose of such markers and clarify that such markers are not to be removed and that no further filling is to take place beyond the markers.
7. The applicant shall submit a revised Construction Management Plan for review and approval by the Planning Authority and the Department of Public Works, and shall take account of the neighbor concerns as outlined in the public comments on this project.
8. That the applicant shall provide evidence to the Planning Authority that they have complied with all requirements of the Blasting Ordinance if any blasting is required during construction.

Prior to the return of the Performance Guarantee

9. That the applicant shall apply for the street to be accepted by the City of Portland when the project is completed, and is subject to the City's legal and technical process for street acceptance. The applicant shall convey the fee interest for the new street to the City of Portland and submit a revised boundary survey and complete set of record drawings to the Department of Public Works and the Planning Authority for review and approval prior to the completion and prior to the acceptance by the City.

Ongoing

10. The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment and erosion control plan dated Septmber 2018 prepared by Northeast Civil Solutions and based on City standards and state guidelines. The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements.
11. That the stormwater management system, including associated drainage swales, culverts, detention pond and fencing/planting, and area of the private drainage easement, shall be maintained as set out in the submitted O&M documents in perpetuity.

Attachments to Report

1. Traffic Review Comments
2. Peer Engineer Comments
3. Fire Department Comments
4. DPW comments - Sidewalk Waiver
5. DPW comments - Utilities
6. Legal Comments HOA Docs and Stormwater Main Agreement
7. City Arborist Comments (not received at time of Memo completion)

8. Stormwater Maintenance Agreement Template
9. City Records re former Kenilworth Street
10. Land Bank Commission Info on Redlon Woods Holdings
11. Survey Comments on Plat

Public Comment - in Workshop Memo July 17, 2018

- PC1 Peter Carpenter 6-5-18
- PC2 Douglas Babkirk 6-5-18
- PC3 Jeff Emerson 6-7-18
- PC4 Doug Babkirk 6-7-18
- PC5 Jacqueline Harkins 6-8-18
- PC6 Oliver and Ellen Griswold 6-8-18
- PC7 Judy Gailen 6-13-18
- PC8 Ken & Kari Doiran 6-13-18
- PC9 Sarah Delisle 6-14-18
- PC10 Estelle Heureux 7-6-18
- PC11 Caleb Oconnell 7-9-18
- PC12 Diane Herrick 7-10-18
- PC13 Jacqueline Harkins 7-3-18

Public Comment - since Workshop Memo July 17, 2018

- PC14 Mary Foley 7-16-18
- PC15 JHarkins pond info to PB 7.18.18
- PC16 Jeff Emerson 10-2-18
- PC17 Jacqueline Harkins 10-4-18

Applicant's Submittal

As to Workshop on July 17, 2017 except where updated

- A. Cover Letter
- B. Agent Authorization
- C. Right, Title and Interest
- D. Financial Capacity
- E. Technical Ability
- F. Traffic Evaluation
- G. Wetland Report
- H. State Permits approving wetland fill (updated)
- I. Storm Man Rpt Insp & Main – Fi;Iterra OM Guide (updated)
- J. Utility Letters (updated)
- K. Neighborhood Meeting info & Notes
- L. Construction Management Plan
- M. Sidewalk Waiver Request
- N. Response to comments 7.11.18

Applicant's Submittal

Since Workshop on July 17, 2017

- O. Legal Opinion on rights to use Drainage Easement
- P. City Comment Response Letter 9.7.18
- Q. Stormwater Maintenance Agreement (draft)
- R. Capisic Meadows HOA Bylaws (draft)
- S. Applicants confirmation giving land for street & background info
- T. Info re revisions to the detention pond design

Plans (final)

1. Cover Page
2. Boundary Survey
3. Subdivision Plat
4. Site Plan- Layout
5. Landscape Plan
6. Grading Plan
7. Utility Plan
8. Erosion Control
9. Erosion Control notes & details
10. Details (6 sheets)
11. Road Profile
12. Pre-Development Drainage
13. Post-Development Drainage