

**PLANNING / DESIGN ASSOCIATES**

CONSULTING ENGINEERS / SITE PLANNERS / REAL ESTATE DEVELOPMENT CONSULTANTS  
9 Alexander Drive, Windham, ME p/f 892-2640

June 8, 2009

Jean Fraser  
Portland Planning Department  
Portland, ME

Project: 72 Walnut Street / Duplex Development / Minor Site Plan Application # 2006-0230 w/ revisions

Dear Ms. Fraser:

As per our conversation yesterday, I have made the following revisions to the architectural and site plans in order to address your concerns.

Architectural:

1. The front entry has been redesigned to provide a covered porch over the stoop. The balcony above is cantilevered over the stoop. The brackets on the side balcony were changed to 4" square.
2. The front kitchen windows were changed to double hung style. See window schedule

Site:

1. See additions to the site notes and conditions of approval.
2. Retaining wall section 'B' is supported at the base by a grade beam. A detail is enclosed and it is located on the site plans.
3. The Landscape Plan was revised to show (1) street tree to be planted on site at the front property line. The other 3 trees will be planted at the City's direction or a cash equivalent. See notes and conditions of approval. The Landscape Plan is part of the Site Plan.
4. Notes were placed on the plans to indicate that the proposed stone wall 'B' will tie into the existing wall 'A' (on Lawson property) at the property line. No encroachment onto any abuttor lot is required. A condition of approval is noted.

We appreciate your patience on this project and assistance on this project.

Sincerely,

Fred R. Panico, RLA  
Director of Site Planning

Enclosures  
Cc: Tony Shopov  
Cris Raye

FRP/md

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**JUN 5 2009**

City of Portland  
Planning Division

**PLANNING / DESIGN ASSOCIATES**  
**RESIDENTIAL DESIGNERS / SITE PLANNERS**  
9 ALEXANDER DRIVE, WINDHAM, ME P/F 1-207- 892-2640

April 1, 2008

Barbara Barhydt  
Planning and Development Department  
Portland City Hall  
389 Congress Street  
Portland, ME 04101

PROJECT:  
Minor Site Plan Application  
Shopov Residence, 72 Walnut St.

Dear Barbara:

In response to our conversation in February, we are presenting revised plans and data pertaining to the issues raised at the meeting. As you recall, we were asked to address the following issues:

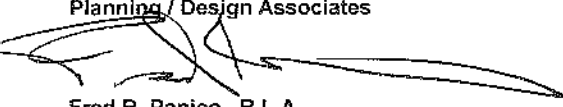
1. The front elevation was revised to show a 9' garage door as opposed to the 16' door to reflect the design guideline standards.
2. A geotechnical report was done to determine underlying soils conditions and the foundation design. (see enclosed)
3. The left elevation foundation retaining wall was revised to reflect the refusal of the abutters ( Robbins/Ridge ) to grant a temporary grading easement.
4. A survey was conducted to determine the grades and building heights of the abutting structures. ( see spot elevation plan)
5. The proposed building heights are shown on the exterior elevations. ( see elevations)

As discussed at the meeting, the applicant feels strongly that grading easements should be granted by the n/f Robbins/ Ridge lots in order to properly re-build this non-structural stone rubble wall that abuts the property. This wall was created in order to provide rear yards, which only benefits Robbins/Ridge. This in turn will be problematic for the abutters' property as well. It is our professional opinion that, even after construction, this wall will continue to encroach into the Shopov lot due to frost action unless it is stabilized as part of the Shopov project. Enclosed is a copy of the proposed easement that the abuttor's declined to sign.

Please feel free to contact this office for additional information.

Sincerely,

Planning / Design Associates

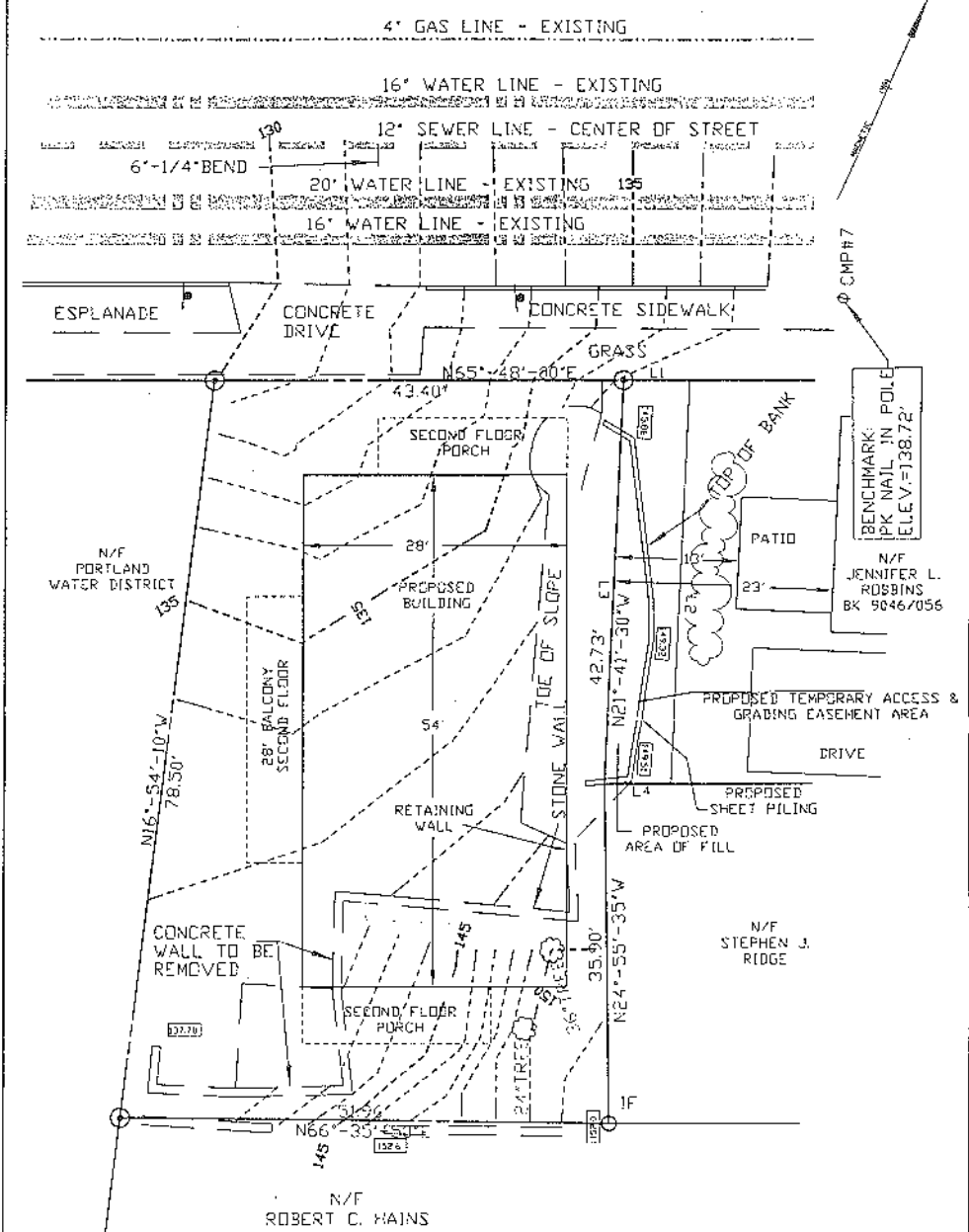


Fred R. Panico R.L.A.

FRP/mld  
Enc.  
site/survey plans  
soils report  
building plans

cc: Tony Shopov

# WALNUT STREET



LINE TABLE		
LINE	LENGTH	BEARING
L1	7.00'	N63°48'00\"E
L2	43.3'	S2°41'32\"E
L3	43.3'	N21°41'32\"W
L4	7.00'	S65°48'00\"W

PROPOSED TEMPORARY ACCESS & GRADING EASEMENT  
 SPOT GRADE

## SITE EASEMENT PLAN 1"=10' SHOPOV RESIDENCE DUPLIX RESIDENCE

**PLANNING/DESIGN ASSOCIATES**  
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 9 ALEXANDER DRIVE, WINDHAM, ME. P/F 892-2840  
 JOB NO. 06-093

# WALNUT STREET

4" GAS LINE - EXISTING

16" WATER LINE - EXISTING

12" SEWER LINE - CENTER OF STREET

20" WATER LINE - EXISTING

18" WATER LINE - EXISTING

NOTE 1

NOTE 3

CMP#7

ESPLANADE

CONCRETE DRIVE

CONCRETE SIDEWALK

GRASS

NOTE 9  
N65°-48'-00"E

NOTE 14

BENCHMARK:  
PK NAIL IN POLE  
ELEV. = 138.72'

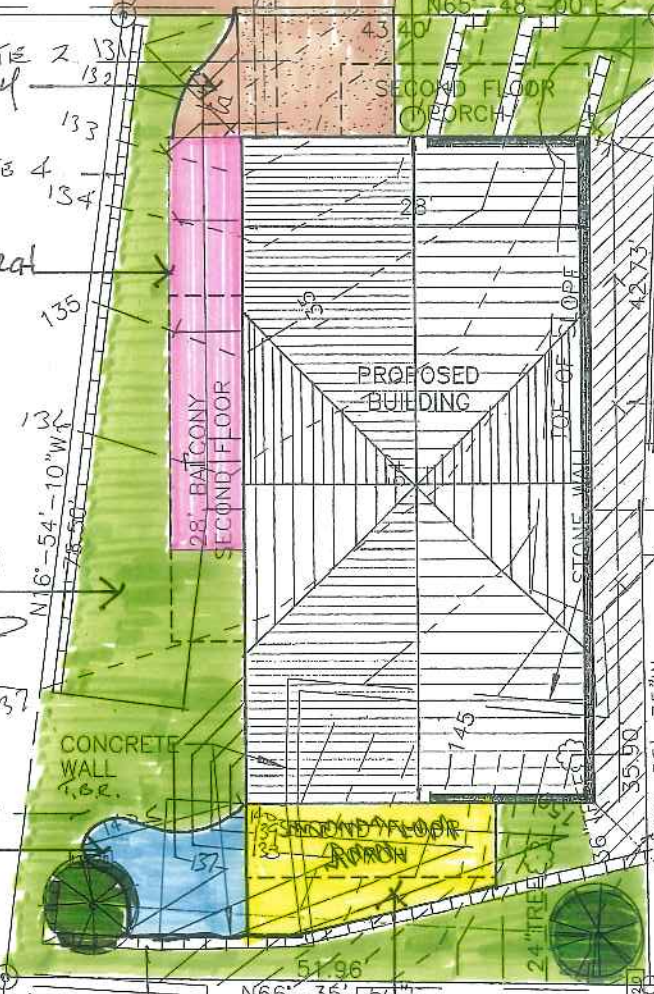
BRICK DRIVEWAY WALK (TAD)  
NOTE 2  
NOTE 4

ENTRY POOL (RED)

N/F WATER DISTRICT

LAND/LANDSCAPE AREA

REVISION POOL (BLUE)



N/F JENNIFER L. ROBBINS  
BK 9046/056

N/F STEPHEN J. RIDGE

N/F ROBERT C. HAINS

PATIO & GROUND LEVEL, (YELLOW), ON 1<sup>ST</sup> SECOND FLOOR POOL

INCH, INSTALL SEWER / WATER / GAS MAINS AS PER AGENCY SPECIFICATIONS  
LL EXISTING PAVEMENT AND REPAVE, LOCATE EXISTING UTILITIES IN WALNUT  
PER DIG-SAFE INSTRUCTIONS

RETE DRIVE, 5" REINF., AND BRICK WALK TO SIDE STOOP

CONCRETE SIDEWALK TO REMAIN

METAL FENCE AND SHRUBS TO REMAIN, INSTALL 6" HIGH STONE CURB

LOAM AND SOD AS REQUIRED, INSTALL (2) 4" CAL. RED MAPLES (B&B)

EXISTING BOULDER / CONCRETE RETAINING WALL WITHIN THE PROPERTY LINES,  
CURB OF DRIVE TO MATCH EXISTING GRADE

## PLANNING / DESIGN ASSOCIATES

CONSULTING ENGINEERS / SITE PLANNERS / REAL ESTATE DEVELOPMENT CONSULTANTS  
9 Alexander Drive, Windham, ME p/f 892-2640

May 4, 2009

Jean Fraser  
Portland Planning Department  
Portland, ME

Project: 72 Walnut Street / Duplex Development / Minor Site Plan Application # 2006-0230 w/ revisions

Dear Ms. Fraser:

On behalf of Mr. Shopov, Planning / Design is pleased to resubmit the enclosed documents for final review by the City and respond to the comments in your letter of January 30, 2009. The original application was submitted in November 2006. The design has been complicated by the steep boulder slope on the left property line, the slope of Walnut Street and the change in ownership of abutments. As you recall, I have had several conversations with City staff regarding solutions to some of the site problems presented by this project. A list of issues that were addressed is as follows:

### Architectural:

1. The duplex foundation has been redesigned in order to satisfy several site related issues raised by abutments. All underdrains will be to an internal sump pit.
2. The exterior elevations have been corrected in scale. The height at the front right corner is the tallest at 37.5' which is within the 45' requirement.
3. Window sizes and types have been reduced as much as possible while retaining the colonial character. All windows are double hung without grilles except for the front kitchen units, which are casement.
4. The front stoop was changed from wood to on-grade granite in order to grade up to the foundation. Railings were eliminated due to site problems when backing out into Walnut Street.
5. The front balcony and door on the second floor were added to satisfy the fenestration requirements.

### Site:

1. The foundation has been redesigned to eliminate the need for the structural block retaining wall along the Ridge property. The foundation footings will step up to eliminate any under-excavation along the existing boulder wall (labeled A) and the proposed stone wall (labeled B). As you recall, Lawson and Ridge have refused to grant temporary grading easements to Shopov in order to rebuild the existing boulder wall. The plan calls for a 25' section of pile shoring in order to stabilize the abutment property during foundation excavation. There is no intrusion onto any abutting property required for implementation of this plan. see site plans and building cross sections
2. The curb cut was moved up Walnut Street 5' in order to align with the driveway and splayed on the uphill side.
3. The storm water plan originally recommended collection of the runoff increase to a rain detention pond. However, due to possible subsurface infiltration onto Mr. Mancini's property, Public Services felt that the only solution was to swale and delay the storm water around the building and across the sidewalk.

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Planning Director


4. The rear first floor patio and steps to grade were modified to accommodate the grades at the rear property line. The patio and steps are on grade and do not constitute a structure in my opinion. (see patio details)
5. Details for the stone retaining wall is enclosed.
6. The electrical service was changed to underground.
7. The sidewalk is proposed to be changed from concrete to brick along the 44' frontage. The proposed brick would merely replace the concrete without any change in grade. However we are requesting waiver due to the existing established character of the neighborhood walks, which are all concrete.
8. The landscape plan was modified to provide for 4 street trees to be located off-site at the City's discretion. The lot is too small to accommodate this number of large trees.
9. The underdrains are connected to an internal sump pump.
10. Conditions of Approval were added in order to address issues over on-site parking, landscape plants, etc.

Other Issues:

1. Letters of financial capability and water service are enclosed. A letter from Public Services regarding the sewer connection is pending.
2. Samples of proposed exterior lights L1 and L2 are enclosed.
3. A sketch confirming the sight distances for movement entering and exiting the driveway is enclosed.

We appreciate your patience on this project and assistance on this project.

Sincerely,



Fred R. Panico, RLA  
Director of Site Planning

Enclosures

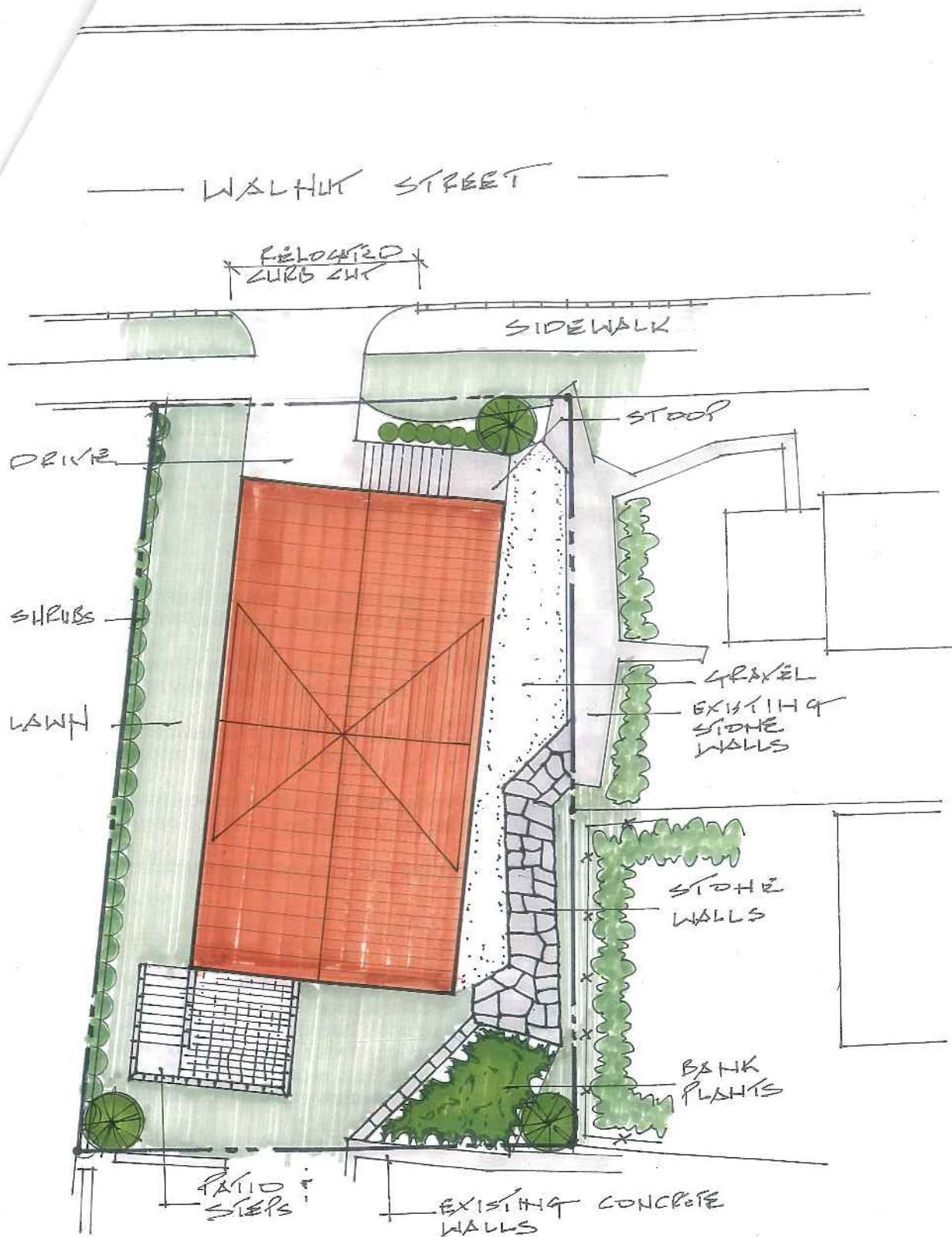
Cc: Tony Shopov  
Cris Raye

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MAY 6 2000

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Planning Division



SITE PLAN  
1" = 10'

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SHOPOV RESIDENCE  
72 WALNUT STREET, PORTLAND, ME

PLANNING / DESIGN ASSOCIATES  
RESIDENTIAL DESIGNERS / SITE PLANNERS / REAL ESTATE DEVELOPMENT CONSULTANTS  
9 Alexander Drive, Windham, ME p/f 892-2840

3

AMENDED SITE PLAN APPLICATION

FOR:

RUMEN SHOPOV  
72 WALNUT STREET  
PORTLAND, ME

APPLICATION # 2006-0230

*File*

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DEC 4 2008

City of Portland  
Planning Division

*anc all  
renewers w/  
Cape of all dogs*

**PLANNING / DESIGN ASSOCIATES**  
RESIDENTIAL DESIGNERS / SITE PLANNERS / REAL ESTATE DEVELOPMENT CONSULTANTS  
9 Alexander Drive, Windham, ME p/f 892-2640



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November 15, 2008

Jean Fraser  
Portland Planning Department  
Portland, ME

City of Portland  
Planning Bureau

Project: 72 Walnut Street / Duplex Development / Minor Site Plan Application # 2006-0230

Dear Ms. Fraser

On behalf of Mr. Shopov, Planning / Design is pleased to resubmit the enclosed documents for final review by the city and respond to the comments in your letter of June 2, 2008. The original application was submitted in November 2006. The design has been complicated by the steep boulder slope on the left property line, the slope of Walnut Street and the change in ownership of abutments.

Architectural:

1. The duplex has been redesigned in order to satisfy several site issues. The main entry is on the Walnut Street elevation with the stairs on the left side, creating a garden style rather than a townhouse 2 unit.
2. The basement has been redesigned to allow for ( 2 ) 9x19 parking spaces under the structure. There is no exterior parking area.
3. The structural components of the building are of non-combustible fire rated construction and the building will be sprinklered.
4. A code summary has been done to satisfy the fire department requirements. see floor plan.
5. The front and rear balconies were eliminated to satisfy setback requirements. Exterior area requirements are met by the patio for unit 1 and the right elevation balcony for unit 2.

Site:

1. The foundation has been redesigned to eliminate the use of sheet pile protection on the left and rear property line. There is no need to excavate under the existing boulder retaining wall on the Lawson property and the the installation of a new structural retaining wall along the Ridge property. As you recall, Lawson and Ridge have refused to grant temporary grading easements to Shopov in order to rebuild the existing boulder wall.
2. A geotechnical report was provided in our first submission. The foundation has been designed to incorporate its conclusions.
3. A storm water plan was prepared which recommends collection of the runoff increase to a rain detention pond at the rear property line. Gutters will collect building runoff and discharge into the pond. As much surface runoff is directed to the pond as is feasible. There is no stormwater main in Walnut Street.


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2

4. The driveway has been widened to 12' and splayed to the uphill side.
5. Details for the site components are provided.
6. Plans for the utility connections ( water / sanitary / gas mains) and overhead electrical are provided.
7. The sidewalk is proposed to be changed from concrete to brick, however we request a waiver to this requirement due to the existing established character of the neighborhood, which is all concrete.
8. An existing conditions survey was prepared which indicates neighborhood features and building heights.

Thank you for your assistance on this project.

Sincerely,



Fred R. Panico, RLA  
Director of Site Planning

Enclosures

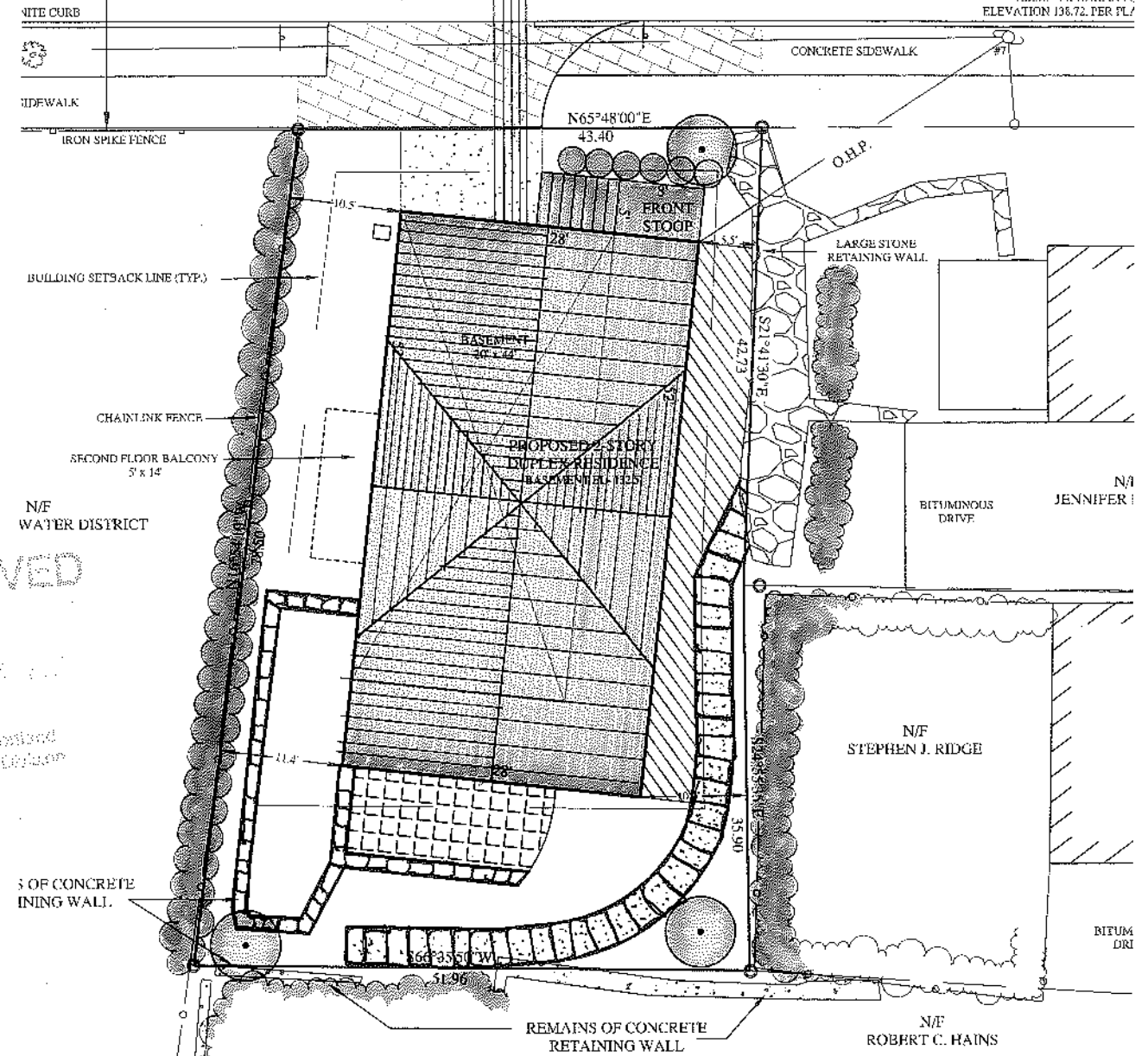
Cc: Tony Shopov  
Cris Raye  
Aron Wilson

FRP/md

# NUT STREET

50' WIDTH  
VOL. 2, PG. 138

T.B.M. - PK NAIL IN PC  
ELEVATION 138.72 PER PL/



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DEC 14 2011

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SITE PLAN 1" = 10'

SK-2