WALSH
ENGINEERING ASSOCIATES, INC.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/28/17

April 13, 2017

Mr. Robert Wiener
Development Review Assistant
City of Portland Inspections Department
389 Congress Street
Portland, Maine 04101

RE: Response to Comments
Level I Minor Residential Application
44 Quebec Street
Portland, Maine

Dear Robert,

We have reviewed your comments specific to the Site Plan Requirements provided on March 28, 2017 for the Level I Minor Residential Application. Please find our responses to the comments below in *italics*.

Comments Provided by City of Portland:

Site Plan Requirements

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

    a. Existing and proposed structures, as applicable, and the distances from all property lines. **Please clarify whether any overhangs extend over City right-of-ways**.

    Dimensions to the building face and overhangs are shown on the enclosed drawings. The architect has reported that no projections, cornices, or roof overhangs will extend into the City right-of-way.

    b. Soil type at the property.

    Based on the USDA online websoil survey, onsite soils are Hinckley loamy sand, classified as hydrologic soil group A. Plan reference 1.4 has been added to the plans indicating the soil type. A copy of the soil map is enclosed.

    c. The location, dimensions, and ownership of any easement or public or private rights of way, both existing and proposed.

    According to the survey provided by Owen Haskell, Inc. there are no existing easements on the property. No easements are proposed.

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d. A grading plan making it clear that neighboring properties are not negatively impacted by stormwater surface drainage, and stormwater is directed to the street.

A discussed on the phone, drainage from the east, south, and west sides of the property will be directed to the street. The roof runoff directed to the northerly abutting property will be reduced by approximately 340± square feet (43%). Therefore, it is not anticipated that stormwater runoff will adversely impact abutting properties.

e. Any additional foundation or basement drainage that is planned.

The architect has indicated that no foundation drains or basement drains are necessary.

f. Please add to the site plan, the required 2 street trees along the street frontage meeting the City's minimum arboricultural standards, or clarify and describe existing trees that are to be saved.

As discussed on the phone, the 1 existing street tree, which is a significant mature tree will remain. One street tree is proposed on the site plan along Howard Street. See section b)2.b.iii.b. in the previously submitted zoning compliance assessment for explanation of the location of this tree.

Upon further discussion, the City has requested a 3rd tree to meet the zoning standard. Given the site constraints, the Applicant is respectfully requesting a waiver from installation of the 3rd tree. The only location to install the 3rd tree would be in front of the windows along Howard Street. This location would significantly reduce the available light into these windows and may also cause a maintenance problem and safety hazard given the limited space between the tree and windows. The Applicant is willing to pay into the City's tree fund for the 3rd tree.

We trust we have provided the necessary information to complete your review. Please contact me if you require any additional information.

Respectfully,

Silas Canavan

Silas Canavan, PE
Walsh Engineering Associates, Inc.

cc. Eric Wittman, Bild Architecture

enc. Revised Site Plan Set, Rev. 1, April 13, 2017
Soil Map