SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

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Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/10/17

40905
January 3, 2017

Philip DiPierro, Development Review Coordinator
City of Portland, Planning and Urban Development
389 Congress Street
Portland, ME 04101

RE: Review Comments For Single Family Site Plan - Response
Valley Avenue – Great Diamond Island – David Farnham

Dear Mr. DiPierro;

Thank you for your review comments on behalf of the proposed single family residence at Valley Avenue on Great Diamond Island located on the land of David Farnham.

This narrative is written in response to the review comments provided by the City for Level I: Minor Residential Site Plan Review. The comments are identified followed by our responses in bold.

Survey Requirements:

1. Please submit a revised clear and legible survey that meets the following survey standards for a Level I Minor Residential site plan application:
   The Boundary Survey submitted to the City of Portland for Level I: Minor Residential Site Plan Review is an existing survey/proposed residential site plan conducted on 7/22/08 by Herbert P. Gray for a previous property owner of the locus parcel, Glen E. Thompson of South Portland, ME. This Boundary Survey/ Site Plan shall only be used as a boundary survey for the Level 1: Minor Residential Site Plan application on behalf of David Farnham. David Farnham, nor Northeast Civil Solutions, acting as the agent, will re-create or alter the existing Boundary Survey/ Site Plan.
   - Name and address of the current property owner, the applicant and name of the proposed development, and with references to the Deed Book and Page at the Cumberland County Registry of Deeds.
     This information is shown on the Site Plan prepared by Northeast Civil Solutions and previously submitted with the application materials for the Level 1: Minor Residential Site Plan Review.
   - Total land area of the site.
     This information has been submitted on the revised final plans.
   - Flood Zone statement, where applicable, based on FEMA, FIRM Flood Insurance Rate Maps.

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This information is shown on the Site Plan prepared by Northeast Civil Solutions and submitted with the application materials for the Level 1: Minor Residential Site Plan Review.

- Existing streets, right-of-ways, restrictions or easements on the site.
  There are no existing streets, right-of-ways, restrictions or easements on the site.
- A revision block with a number and date indicting the revision status. The revision black shall be located in the title block or adjacent to it.
  The revision block is present, adjacent to the title block on the previously submitted site plan.
- Property Corners: Location and descriptions of all property corners set or found, proposed to be set, and all granite survey monuments set. Where no property markers exist, the City of Portland requires that the property markers be installed, and that a licensed surveyor set and confirm the proposed building corner locations on site, prior to the issuance of a building permit.
  Locations and descriptions of all property corners are present on the boundary plan. All corners of the locus parcel have existing property markers.
- City Vertical Datum: It shall be stated on all plans that the City of Portland established vertical datum of NGVD 1929 is used or manhole rim elevation data is used for all information shown on the plan.
  Elevations are based on City of Portland datum obtained by NOAA brass disc "841 7988 A 1979" as stated on the submitted boundary survey and referenced on the submitted site plan as note #5.
- All plans shall state the Official City of Portland Benchmark used as supplied by the Department of Public Services Engineering Division Archivist.
  NOAA brass disc "841 7988 A 1979" elevation above mean tide level as stated on the submitted boundary survey and referenced on the submitted site plan as note #5 was used as the Official City of Portland Benchmark.
- It may be required, especially in areas of old subdivision plans and areas not previously subdivided, that the survey show tie bearings and distances to the nearest street line corner, or to the nearest City of Portland survey monument. Survey tie line precision shall be an inverse line with the bearing to the nearest second and the distance to the nearest hundredth of a foot. This requirement is to aid in adding and verifying the property location on the City of Portland digital GIS base map.
  See submitted boundary survey plan. The locus property is located at the corner of Valley Avenue and Deering Street.
- All current conveyances of lots, parcels, easements, and other forms of right, title, and/or interest shall be shown on both the survey plan (as submitted and as amended), with references to the Deed Book and Page at the Cumberland County Registry of Deeds. Was the 30' utility easement ever recorded?
  Northeast Civil Solutions has checked with the registry and the 30' utility easement has not been recorded to our knowledge, however we have not researched the easement due to the fact that it will not be utilized.
- Street Status: The Status of the street shall be shown: IE Accepted City Street, Continued Paper Street, Discontinued City Street, Vacated Paper Street, or new Proposed Street as per the project submission.
  After discussion with the City's Archive Department it has been determined that both Valley Avenue and Deering Street are both Accepted City Streets. A note will be added to the site plan indicating the status of said streets.
- The location, grading, and footprint of the house shown on the survey does not match the structure shown on the site plan, please revise.

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The boundary survey is intended to be used only for boundary review and not as a s plan. The submitted site plan is the proposed location, grading and footprint of the dwelling. NCS cannot alter the existing boundary survey/ site plan prepared by Herbert P. Gray.

Site Plan Requirements:

2. Please submit a revised site plan that includes the following information:
    - Add the soil type to the site plan.
      The entire site is composed of "Type A" soils and is now shown on the revised site plan.
    - The City's Technical Standards require the driveway width to be a minimum of 10 feet wide and a maximum of twenty feet wide as measured at the property line along your frontage. The site plan must be revised to meet this standard.
      The site plan has been revised to meet the City's Technical Standards required for a residential driveway.
    - Show on the site plan the existing vegetation that is to be preserved on the west side of the site.
      The site plan has been revised to show the existing vegetation to be preserved on the westerly side of the site.
    - Add to the site plan, the required 2 street trees along the street frontage, meeting the City's minimum arboricultural standards.
      The two required street trees are shown on the submitted site plan. A note has been added to the site plan to better identify the required trees.
    - Provide evidence from the Diamond Island Association that your project meets the conditions and limitations set forth in your deed.
      Evidence of approval is attached with these review comments via an email from Bill Robitzek, President of Diamond Island Association.

If you have any questions at all regarding the proposed development, please do not hesitate to ask.

Sincerely,

Northeast Civil Solutions

Michael Skolnick
Civil Engineering Technician

CC: Tony Panciocco, P.E.
Matt Provencal, Architectural Designer
David Farnham, Applicant