WALSH
ENGINEERING ASSOCIATES, INC.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/18/17

September 5, 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
7 Diamond Pass
Peaks Island
Portland, Maine

Dear Robert,

We have reviewed your comments specific to the Site Plan Requirements provided on August 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:

Survey Requirements

1. *Owen Haskell will be providing a revised survey plan as soon as possible.*

Site Plan Requirements (Per Robert Wiener Review)

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

    a. Existing and proposed paved areas: Please note that parking is not allowed in the front setback, and revise the site plan accordingly. In addition, if a walk is desired to connect the guest house and main house, it must be flush hardscape instead of raised boardwalk.

    Per discussion with Ann Machado, we have moved the designated parking spaces outside of the front setback. The two required parking spaces are shown with dashed lines on Sheet C2.0. General note 15 has been added to Sheet C2.0 indicating that vehicular parking is not permitted within the front setback from Island Avenue. The boardwalk from the guest house to the main house has been removed and replaced with a flush stone walkway.

    b. Existing and proposed ground floor areas of the house and garage.

    The footprint areas of the existing house and garage and proposed house and guest house have been added to the Parcel Information table on Sheet C2.0.

    c. The grading plan should make clear that neighboring properties will not be negatively impacted by stormwater surface drainage, ie. Adding drip edge around

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the foundation, berming and swaling so that stormwater is directed to the front rear of the site.

Per our conversation, we have added a leader note on Sheet C3.0 indicating that the contractor shall grade the site along the southern property line to prevent stormwater from flowing offsite. The lawn area on the west side of the house has also been regraded to direct runoff primarily towards the ocean instead of onto the Diamond Pass ROW. A stone dripedge has been incorporated into detail 3 on sheet C4.1.

d. Design details for all retaining walls having a total height of 4' or more. (If specific details already exist, including elevations for top and bottom of wall, please include a note indicating which plan sheet includes these.)

As discussed, top of wall elevations and finish grade elevations on both sides of the retaining walls are provided on Sheet C3.0. Detail 12 on sheet L5.0 provides a structural detail for the retaining walls. A detail reference has been added to the site plans.

The following miscellaneous revisions have also been made to the plans.

1. Additional underdrain pipes have been provided along the eastern and southern property lines.

2. The size of the terrace on the west side of the house has been reduced.

3. The water and sewer connections have been revised following acquisition of more accurate locations of existing piping.

4. Additional areas of invasive Japanese knotweed have been identified along the shoreline, which will be re-established with native vegetation.

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

Respectfully,

Silas Canavan, PE
Walsh Engineering Associates, Inc.

cc. Russ Tyson, Whitten Architects
Sam Spirn, Owner

enc. Revised Site Plan Set, Rev. 1, September 5, 2017