Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/07/16

South Side, LLC
243 Jennie Lane
Eliot, Maine 03903
elfriede.walden@mac.com

Philip DiPierro, Development Review Coordinator
Jeffrey Levine, Director Planning & Urban Development Department
Stuart O'Brien, Director Planning Division

August 26, 2016

RE: Review Comments for Single Family Site Plan

Project Name: Walden Single Family
Project ID: 2016-01948
Project Address: 87 Church Road, Cliff Island **CBL:** 109B-F-023001

Mr. Philip DiPierro:

Survey Requirements: Fulfilled

Site Plan Requirements: (See attached Revised Site/Grading Plan)

A. The locations of proposed utilities have been added to the revised Site/Grading Plan, including:

- Overhead electric service wire from existing utility pole to structure
- New water service line from existing well to proposed structure

B. NRCS Soil Type: This information has been added to the revised Site/Grading Plan:

- The soil type across the entire parcel is NRCS soil type "HsC" (Hollis, very rocky fine sandy loam, 8 to 20% slopes).

C. Show grading for handling stormwater surface drainage:

- Note #10 has been added to the Site/Grading Plan to clarify the proposed method of managing stormwater surface runoff.

D. The Site/Grading Plan has been revised to include Note #11 which outlines the required erosion control measures, including:

- Silt fence.
- Seed mixture for reestablishing vegetation, as necessary.

E. The Site/Grading Plan has been revised to address the City's Arboriculture Standards:

- Numerous existing trees located between the proposed structures and Church Street will not be disturbed. Two maple trees have been identified on the Site/Grading Plan to demonstrate compliance with the street tree requirement.

F. The Site/Grading Plan has been revised to identify the proposed limits of site disturbance, and the quantity (area) of disturbance has been added.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/07/16

G. A foundation drain is not proposed for this project. The structure will be founded on combination of existing and proposed concrete footings founded on shallow bedrock. The maximum depth of soil overburden within the building footprint is less than 2', with much of the existing footing being constructed on exposed bedrock. It is not practical or useful to include a foundation drain given the minimal soil overburden and sloping bedrock surface.

Please contact us with any additional questions promptly as we are looking forward to completing this process.

Sincerely,
Elfriede & Ben Walden
South Side, LLC