SEBAGO TECHNICS

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/04/15

April 30, 2015
15098

Mr. Philip DiPierro, Development Review Coordinator
Planning & Urban Development Department
City of Portland
389 Congress St.
Portland, Maine 04101

425 Allen Avenue Review Comment Response

Dear Philip,

We received the review comments you sent to Nick Estes of EC Builders regarding the Estes Single Family residence at 425 Allen Avenue (CBL 401-a-001901), with Project ID: 2015-00338, dated April 29th. I'll address your comments by bullet items from your letter.

The first section will address the Survey requirements

- *Flood Zone statement, where applicable, based on FEMA, FIRM Flood Insurance Rate Maps.* **See Note 9 on the 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 pro petty markers exist, the City of Portland requires that the property markers be installed, and that a licensed surveyor set and confirm proposed building locations on site prior to the issuance of a building permit.* **Existing monumentation was previously labeled on the Site Plan. Proposed rebars are shown on the Site Plan now and will be set when building layout is performed.**
- *Boundary Survey plans, based on State of Maine Professional Licensing Boards' legal requirements, shall bear the seal of a Professional Land Surveyor licensed to practice in the State of Maine.* **The site plan showing the boundary information has now been signed and sealed, meeting the boundary survey criteria.**
- *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.* **Datum information was listed in note 7 on the site plan.**
- *All plans shall state the Official City of Portland Benchmark used as supplied by the Department of Public Services .Engineering Division Archivist.* **Benchmark information was added to note 7 on the site plan.**
- *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*

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corner, or to the nearest City of Portland survey monument. Survey tie line precision sh 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 basemap. **State Plane Coordinate information on three corners of the property have been added to aid in GIS mapping.**

- *Street Status: The Status of the street shall be show11; IE Accepted City Street, Continued Paper Street, Discontinued City Street, Vacated Paper Street, or new Proposed Street as per the project submission.* **Allen Avenue has been labeled (Accepted on the Site Plan)**

The second section refers to the Site Plan Requirements:

- *Please add the ground floor areas to the site plan.* **Added note 15 to the site plan listing requested areas.**
- *Please add the soil type to the site plan.* **Added as note 16 on the Site Plan**
- *Please revise the grading plan to include stone drip edge around the foundation perimeter so that it is clear that neighboring properties will not be negatively impacted by stormwater surface drainage due to the increase in impervious surface, ie the roof drainage.* **Stone drip edge has been added to the grading utility plan as well as a detail on the detail sheet**
- *Please add a note to the plan that makes clear the drainage swale around the house will remain clear, functional, and be properly maintained at all times in order to preserve the natural drainage course such that up gradient properties will not become flooded. This language will also need to be added to the deed, which will need to be submitted to the City for review and approval prior to the issuance of the certificate of occupancy, with a copy submitted to the City after recording at the registry of deeds.* **Note 17 added to the Site Plan: Drainage swale around house to remain clear of obstacles and debris, functional, and properly maintained at all times in order to preserve the natural drainage course flow such that no flooding or blockage of surface water drainage occurs on up gradient property.**

We believe that this letter and the attached revised plans address all of your review comments. Please, contact me if you have any questions or require additional information regarding our plans.

Sincerely,

SEBAGO TECHNICS, INC.

Matthew W. Ek

Matthew W. Ek, PLS
Senior Survey Manager

MWE