



Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

LESTER S. BERRY
WILLIAM A. THOMPSON
ROBERT C. LIBBY, Jr.
WALTER E. PELKEY

January 29, 2014

City of Portland
Inspection Office
389 Congress Street
Portland, ME 04103

RE: Level I-Minor Residential Development Review Site Plan
Single Family Lot
218 Washington Avenue
Tax Map 10, Block A, Lot 15

To whom it may concern:

On behalf of the applicant, Melinda Schott, our office is submitting a Level 1-Minor Residential Development Review Site Plan for the above referenced project. Please find attached three (3) copies of the following information in support of this submission:

- Level 1-Minor Residential Development Review Application & Checklist
- Subject Parcel Deed (Book 24651 Page 157)
- Fees (\$300 Application Fee, \$100 Inspection Fee, \$75 Certificate of Occupancy Fee and \$1,590 Building Permit Fee– Total \$2,065)- To be dropped off by Applicant under separate cover
- Site Plans (reduced size)
- Building Elevations/Structural Plans (including all building permit submittal requirements)
- Suggested Deed Description for proposed lot
- All Submissions in electronic format (cd)

The parcel is located on the Southern side of Washington Avenue (218 Washington Avenue) and is known as Tax Map 10, Block A, Lot 15. This parcel currently exists as a developed house lot owned by Glenn A. Morse. The total parcel consists of 11,740 s.f. and is zoned B1-b. The applicant is proposing to create a new lot approximately 5,000 s.f. in size as shown on the attached plans for the construction of a new home. The proposed Lot will be served by public sewer, water and underground utilities from Washington Avenue as shown on the plans. All appropriate erosion control techniques have been utilized to assure no adverse impacts are created to any abutters as a result of

this project. Stormwater runoff from the roof will be directed to a roof drip edge along both the Southern and Northern ends of the proposed home.

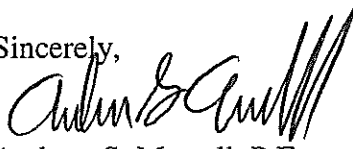
The existing site has a curb cut along the southern parcel boundary. This curb will be eliminated and replaced by a curb cut along the common boundary between the existing home and the proposed new home. This curb cut will be a shared driveway, as shown on the plans, for the two homes.

The following is a list of the Fire Department Items required as part of this submission:

- Applicant: Melinda Schott
3 Red Mill Way
Cumberland, Maine 04021
- Architect: Lubula D. Kanyinda
107 Matlock Meadow Drive
Arlington, TX 76002
- Proposed Use: Residential Home
- Building Footprint: 676 s.f. (2-Story)
- Fire Protection: New House will contain sprinkler system meeting City Ordinance
- Hydrant location: A Hydrant exists on Anderson Street West of the project and along Washington Avenue (Both North and South of project)

We look forward to working with City Staff and the Fire Department on this project. Please contact our office if you have any questions or if you need additional information.

Sincerely,



Andrew S. Morrell, P.E.

Cc: Frederick Lamontagne, City of Portland Fire Chief

13143-Level I Minor Residential Site Plan Submission-1-29-2014