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

April 18, 2014

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

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

Philip DiPierro,

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

- Revised Building Elevations (Lubula D. Kanyinda)
- B1-b Design standards summary (Melinda Schott)
- Geotechnical Report Summary (Soil Metrics LLC.)
- Revised Site Plan and Detail sheet (BH2M Inc.)
- All Submissions in electronic format

These revisions are based on comments from your office dated March 20, 2014. The following is our response to these comments using the same numbering system for clarity:

Survey Requirements

- The maintenance easement for the repair of the retaining wall on the abutting parcel has been added to the site plan per Deed Book 27839 page 310. The negative easement restricting building or improvements has also been added to the plans along the Southwestern (back) portions of the site per Deed Book 27839 page 310. These are the only easements associated with this site.
- As mentioned above all easements on the subject parcel have been added to the plans with the Cumberland County Registry of Deeds reference included.

Site Plan Requirements

- Please find attached revised building plans per the applicant's Architect.

- In order to reduce the possibility of concentrated flows at the foundation drain outlets, there has been a 4' by 8' level spreader added at each of these locations to encourage sheet flow in order to reduce the possibility of erosion and slope failure as requested by the City. A detail of the level spreaders was also been added to the detail sheet (Sheet 2) for your review.
- Two street trees have been proposed on the Site plan as requested by the City. These trees will need to be reviewed and approved by the City Arborist prior to the issuance of an occupancy permit by the City.
- Please find attached a geotechnical report summary prepared for Glenn Morse and his parcel of land at 218 Washington Avenue by Soil Metrics LLC.
- The retaining wall is currently in the design process with the wall manufacturer along with the structural engineer for the residence at 218 Washington Avenue (in conjunction with the foundation wall design). Once this design is complete I will forward this information to the City.
- The proposed lot for the single family residence is required by Ordinance to have one parking space. This space is provided within the proposed garage.
- Please find attached a summary by the applicant of how this parcel will meet the B1-b design standards.

Zoning Requirements

- The side setback on the Southeastern property line has been adjusted to 10 feet as requested. The site design has been revised accordingly.
- Please find attached revised building plans per the applicant's Architect.
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- The building footprint shown on the site plan has been revised as needed.
- The proposed lot for the single family residence is required by Ordinance to have one parking space. This space is provided within the proposed garage. The existing building at 218 Washington Avenue is required by Ordinance to have five parking spaces based on its current use. I understand the owner of this building is in the process of converting the use of this building to a 2-unit residential house, which will require two parking spaces. This parking requirement is met with the current site design. Please note the changes in the design of the parking for the building on this property. A foundation wall will be constructed with concrete slabs installed on top to serve as the two required parking spaces for this building.

We feel these revisions address all of the outstanding issues for this project. Please contact our office if you have any questions or if you need additional information.

Sincerely,



Andrew S. Morrell, P.E.

13143-Level I Minor Residential Site Plan Revisions-4-11-2014