



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

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May 30, 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 – Melinda Schott
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 Deed Descriptions for Access Easements (Morse and Schott)
- Revised Site Plan and Detail sheet
- All Submissions in electronic format

These revisions are based on comments from your office dated May 2 and May 5, 2014 in an email. The following is our response to these comments:

- Please find attached revised deed descriptions of the access easements with the language requested by the City Corporation Counsel.
- BH2M will be submitting a Level I Site Alteration Permit for Glenn Morse's Property today as well. Included within this application will be the retaining wall design by Structural Integrity. Now that Mr. Morse is moving forward with the Site Plan approval we hope that the City can issue a permit for Melinda Schott on her parcel of land since all of the outstanding issues have been addressed. Please note that the attached Site plan has been revised to incorporate site improvements for Glenn Morse's property.
- The soils onsite consist of Hollis fine sandy loam (HrB) per the Cumberland County Soil Survey. This soil is hydrological soil group c or d according to the Maine TR-55 manual from 1986. The permeability rate of this soils is described as 2 to 6.3 inches per hour within the Cumberland County Soil Survey. As currently designed the site has at least a 36-foot long meadow buffer on the

Southwesterly end of the property along the common boundary with the downhill abutters. All of the proposed parking areas direct the runoff to Washington Avenue. The only portion of the site directing runoff towards the abutters to the Southwest is the building which is approximately 1,235 s.f. in size (0.03 Ac.). The amount of runoff generated by this insignificant area is very minimal, in fact it is anticipated that very little runoff will actually exit the proposed roof drip edge system directing runoff to the Southwestern portions of the site. These very insignificant flows will be discharged in sheet flow over the 36-foot wide meadow buffer where all of the runoff will infiltrate into the ground at 2 to 6.3 inches per hour and create no adverse impacts to the abutting parcels or any downhill conditions. Please note that the negative easement along the Southwestern portions of the site will require this area to remain undeveloped and thus a meadow buffer.

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,

A handwritten signature in black ink, appearing to read "Andrew S. Morrell". The signature is fluid and cursive, with a large initial "A" and "M".

Andrew S. Morrell, P.E.