



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

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March 11, 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
- Purchase and Sale Agreement (Glenn Morse and Melinda Schott)
- Boundary Agreement (Glenn Morse and Melinda Schott)
- Revised Building Floor Plans with Garage
- Suggested Deed Description for Access Easements
- Revised Site Plan and Detail sheet
- All Submissions in electronic format

These revisions are based on comments from your office dated February 10, 2014. The following is our response to these comments using the same numbering system for clarity:

Survey Requirements

- This required information mentioned in the first six items can all be found on the Site Plans submitted as part of the application.
- The total parcel area of 11,740 s.f. (0.27 Acres) was added to the plan notes as requested.
- A note has also been added to the plans stating the parcel is not within a flood zone.

- This required information mentioned in the next three items can all be found on the Site Plans submitted as part of the application.
- A licensed surveyors certification and seal have been added to the plans as requested.
- The benchmark note on the plans has been revised to reference the City of Portland Datum as requested.
- This required information mentioned in the next item can be found on the Site Plans submitted as part of the application.
- The dimensions from the proposed building to each of the property lines has been added to the plans.
- The access easements for each of the lots has been added to the plans as requested. Please find attached a suggested Deed Description for these easements.
- A street note for Washington Avenue has been added to the plans as requested.

Site Plan Requirements

- The dimensions from the proposed building to each of the property lines has been added to the plans.
- The existing and proposed parking areas have been shown with areas as requested.
- Please find attached revised Building Elevations provided by the applicant.
- The access easements for each of the lots has been added to the plans as requested. Please find attached suggested deed descriptions for these easements for your review.
- The plans have been revised to show a plunge pool at the outlet of the roof drip edge on the Southern portions of the site. A detail sheet has also been created that shows all pertinent site details including the roof drip edge and the plunge pool. No adverse impacts will be created to the abutting lots or downstream conditions as a result of the development of this lot.
- The existing street trees along the property are to be relocated as part of this project. The plans have been revised to show the proposed location of these trees.
- The retaining wall will be designed by the Wall manufacturer prior to construction, after the permitting for the site has been approved. A note has been subsequently added to the plans.
- The Site Plan has been revised to show parking spaces for each of the lots. Please note that the proposed lot has been revised to now include a garage on the Eastern side of the building along Washington Avenue.
- The following is a summary of how the site will meet the B-1b design standards as summarized in the City Ordinance, Section 14-167:
 - The proposed structure is a completely enclosed structure (see attached elevations for additional information).
 - The proposed use is a residential home that will not exceed the noise standards as outlined.

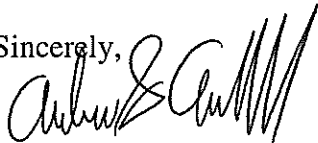
- The proposed use is a residential home that will not exceed the vibration and heat standards as outlined.
 - The proposed use is a residential home that will not exceed the glare, radiation or fumes standards as outlined.
 - The proposed use is a residential home that will not exceed the smoke standards as outlined.
 - The proposed use is a residential home that will meet all applicable waste management standards.
- Granite curb tip downs have been added to the plans as requested. A detail has also been added to the plans (see sheet 2).
 - The requested note was added to the plans regarding work within the Washington Avenue right of way
 - The existing sidewalk has been labeled correctly with a brick surface material.
 - The sewer has been revised as requested. Please note that the existing sewer manhole cover could not be opened during our survey work because of the cold weather. We ask that the City review the sewer design in concept. Once this conceptual design is approved, and the weather warms up, BH2M will return to the site and get the invert information to complete the sewer design.

Zoning Requirements

- Please find attached a purchase and sale agreement along with a boundary agreement for the parcel between the property owner, Glenn Morse, and the applicant, Melinda Schott.
- The applicant has revised the plans to add a garage along the Washington Avenue right of way. The setback requirements are now met for this site.
- A note has been added to the plans that summarizes the impervious area ratios for each of the lots.
- Please find attached revised building elevations.
- Please find attached revised building elevations.
- Please find attached revised building floor plans.
- The building footprint on the Site Plan has been revised to match the attached revised floor plans.
- The site has been revised to include the parking spaces for the site (both lots). The site now meets all applicable parking requirements.

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.