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August 20, 2014

City of Portland
389 Congress Street
Portland, ME 04103

RE: Level I-Minor Residential Development Review Site Plan Revisions
218 Washington Avenue – Glenn Morse
Application #2014-01234

Mrs. Shukria:

On behalf of the applicant, Glenn Morse, our office is submitting revisions to a Level 1-Minor Residential Development Site Plan for the above referenced project. Please note that this Site Plan corresponds to the Site Plan submitted by Melinda Schott on the same parcel of land for the 5,000 s.f. proposed lot at 218 Washington Avenue. Please find attached the following information in support of these revisions:

- Revised Site Plan and Detail sheet (BH2M)
- Site Retaining Walls-by Structural Integrity Consulting Engineers Inc.
- All Submissions in electronic format (emailed submission)

These revisions are based on comments from your office dated July 18, 2014. The following is our response to these comments utilizing the same numbering system for clarity (please note that some of these comments, those specifically related to the B1-b Design review, have been addressed by the Architect under separate cover):

A. Site Plan Comments (Shukria Wiar):

1. A grading and construction easement has been added to the abutting lot along with dimensional requirements for the City to review. Once the City has reviewed and endorsed this easement BH2M can provide a suggested deed description of the easement. Please note that the applicant, Glenn Morse, owns both of these properties.

2. A grading and construction easement has been added to the abutting lot along with dimensional requirements for the City to review.
3. The retaining wall on the Northern side of the building is a proposed retaining wall. Please find attached the design by Structural Integrity Consulting Engineers Inc.
4. The revised architectural plans by Residential Design Studios LLC (submitted under separate cover) show the proposed roof downspouts along the Western side of the building. The Site plan has been revised to include a roof line drip edge along both sides of the building to collect all localized stormwater runoff and assure that no adverse impacts are created to abutting parcels or to any downstream conditions. The roof downspouts will be connected to this roof drip line system that directs runoff to a level spreader at the outlet. This approach to stormwater management was the same method used on the abutting parcel by Melinda Schott that was approved by Phil DiPierro (see that application for details about this design).
5. The applicant has proposed two street trees along Washington Avenue (See plans for more information).

B. Zoning Comments (Ann Machado):

1. The wall for the future 3 story building has been eliminated from the plans as requested.
2. The existing building footprint has been revised as requested.

C. B1-b Design Comments (Caitlin Cameron):

All of these comments have been addressed by Residential Design Studio LLC under separate cover.

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

Sincerely,



Andrew S. Morrell, P.E.

Cc: Carol Morrissette, Residential Design Studio LLC.

14040-Level I Minor Residential Site Plan Revisions-8-19-2014