



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

August 4, 2014

153 U.S. Route 1
Scarborough
Maine 04074

Mr. Phil DiPierro, Development Review Coordinator
City of Portland
389 Congress Street
Portland, ME 04101

tel

207.883.1000

800.882.2227

fax

207.883.1001

RE: 39 Mayfield Street

Dear Phil,

Please find response to your comments for the Single Family Site Plan at 39 Mayfield Street. The surveyor for this project is James Mullen, PLS of Spurwink Survey. Please find updated plans from him and Northeast Civil Solutions enclosed.

SURVEY

A revised survey plan that meets the survey standards for a Level 1 Minor Residential Site Plan Application has been enclosed for your review.

SITE PLAN REQUIREMENTS

A revised site plan has been included in this submission. Responses to your comments are indicated in **BOLD** following each comment.

- Please show existing and proposed structures and the distance from all property lines. **All dimensions to existing and proposed structures were added to the plan.**
- Please add ground floor area. **The ground floor area has been added to each plan.**
- Please add soil type to the plan. **The soil types from NRCS were added to the plan.**
- Please show on the plan the existing vegetation that is to be preserved in compliance with section 14-526(b)2a, Environmental Quality Standard, of the Site Plan Ordinance. **All existing vegetation to be saved has been labeled on the plan.**
- Please add to the site plan, the required 2 street trees along the street frontage, meeting the City's minimum arboricultural standards. **Two street trees and planting detail has been added to the plan.**
- Please add to the Site Plan, area in square feet of the proposed site disturbance. **Note #12 on the Site Plan has been added indicating the area of site disturbance.**
- Please add turnaround consistent with City Design Guidelines and Technical Standards. The turnaround should be located along and connected to the northern edge of the driveway entrance. As was discussed during our telephone

conversation, the City's legal Department will be creating a document for you to execute that outlines limits for liability and your risks involved, maintenance responsibilities and conveying to the City any rights you may currently have in the private right of way similar to what the Portland Water District is requiring. As soon as the document is available I will forward it to you (Susan Small). **A hammer head turnaround meeting City Technical Standards has been added to the Site Plan.**

- Please submit the proposed easement for the utilities that cross the abutting lot. **The utility easement has been modified that crosses 29 Mayfield Street and has been indicated on the Site Plan.**

ZONING REQUIREMENTS

- The building footprint on the Site Plan needs to match the footprint on the architectural plan. **The site plan was updated to match the architectural drawings.**
- The location of the 40'x26' building footprint on the grading plan, seems to be centered at the rear of the paved driveway. As it stands the proposed garage would not line up with the driveway. **The building was moved to line up with the driveway/turnaround.**
- Please add the exact square footage of the lot to the site plan. **Exact lot area was added to the plan.**
- According to the following deeds, book 14443, page 170 and book 20964, page 310, assessing lots 293 C012 (29 Mayfield Street) and 145 B032 are all one lot owned by Jeffery Small, Susan Small and Ellen R Stanley. With the demolition of the garage that was accessory to the house at 29 Mayfield Street and the new single family home being built, CBL Lot 145 B032, will be a separate lot with a single family home. This lot will need to have a separate deed recorded at the registry of deeds. **Once the lot is split and approved a new deed will be filed.**
- Since this new single family home lot is being split from 29 Mayfield Street, the site plan and survey needs to show all of the existing house lot at 29 Mayfield Street. The grading plan that was submitted as the site plan only shows a partial section of the existing house lot. **All existing features at 29 Mayfield were added to the plan.**

Sincerely,
Northeast Civil Solutions, Inc.



Lee Allen, P.E.
Vice President

Cc: Susan Small
Jim Mullen, PLS
Russ Doucette

