



September 16, 2016
06157

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Level I Site Plan Application
Martelle Property, 21-23 Holm Avenue
CBL: 270-B-012001
Project ID: 2016-01893

Dear Phil:

We received your review comments for the above referenced site plan. Sebago discussed options with our client and we would like to request a waiver to place the building within 75 feet of the stream as shown on our plan set and approved by the DEP.

The original house size was reduced to minimize impact within the 75 foot stream buffer area. The owners would like to keep the existing garage on the property and the left side of the house is in line with the right side of the garage to allow access to the garage. The DEP has already granted their Permit By Rule to allow the house to be placed as we are showing it. The disturbance area around the house has been limited to maintain as much buffer as possible. Other homes in the area have much less of a building setback and are mowing to the edge of the stream. We are simply trying to place a house as it best fits on the property.

The requested plan changes to address the survey requirements listed in your review letter have all been made. The following is your list of requested site plan changes and my comments addressing each item:

- *Please add the ground floor areas to the site plan.* The ground floor area has been added to the site plan.
- *Please revise the site plan/grading and utilities plan to accurately reflect existing utilities in the right-of-way. The existing plan does not show recent improvements to the City's sewer and drainage infrastructure in Holm Avenue.* The manholes and catch basins shown are the current structures according to the As-Built Record Drawings dated March 10, 1998 by the Public Works Department of the City of Portland. I have extend the underdrain lines shown on each side of Holm Ave based upon these plan.
- *Please identify on the site plan and show the proposed protection measures for any significant natural features, as identified in Section 14-526 (b) of the Land Use Ordinance. Disturbance within 75 feet of the stream is not allowed. Please revise the site plan/grading*

and utilities plan, ie relocate the house, to make clear that no disturbance within 75 feet of the stream will take place. Please make allowances outside the 75 foot stream protection buffer for equipment maneuvering, foundation excavation, construction and maintenance activities, etc. The proposed stream protection buffer area has been hatch.

- *Please add to the site plan and survey the locations of pheno markers to be installed that identify the 75 foot stream protection buffer. In addition, a proposed deed must be submitted for City review and approval, that contains language, in the form of a deed restriction, that the stream protection buffer will remain undisturbed.* The proposed rebar with caps labeled "Buffer Limit" have been added to the site plan. The metes and bounds description of the lot with the buffer language has been attached for your review.
- *Please add to the site plan, the existing and proposed grading contours so that they match with the building elevations.* The existing and proposed grading are shown on the Grading and Utility Plan. Additional spot grade elevations have been added to clarify grading.
- *Please show on the site plan the existing vegetation that is to be preserved, ie the stream protection buffer.* The buffer area has been hatch showing the area to be preserved. The hatched area of the proposed foundation drain has been labeled "
- *Please add to the site plan, the location, area, and limits of the proposed site disturbance.* The proposed site disturbance is shown on the Grading and Utility Plan.
- *Please revise the site plan to show where the foundation drain will outlet. The City recommends connecting the foundation drain into the storm drain system in the street, eliminating the need to disturb the site within the 75 foot stream protection setback. The foundation drain should include the installation of a backflow preventer.* Since Holm Avenue only has underdrains instead of a full storm drainage system per the As-Built Record Drawings dated March 10, 1998 by the Public Works Department of the City of Portland, we are proposing to keep the foundation drain location approved by the DEP. This drain is labeled to have a backflow preventer as requested.

We are hopeful that the enclosed revised submission, provides the required information to continue the review process. Upon your review of this submission, however, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Matthew Ek, PLS
Director of Survey/GIS Advancement
Project Manager

MWE