



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

LESTER S. BERRY
WILLIAM A. THOMPSON
ROBERT C. LIBBY, Jr.
WALTER E. PELKEY
ANDREW S. MORRELL

December 19, 2014

Philip DiPierro, Development Review Coordinator
City of Portland
389 Congress Street
Portland, ME 04103

RE: Level I-Minor Residential Development Review Site Plan Revisions
Duplex Lot
21 Mayfield Street – Greg McCormack
Tax Map 293, Block C, Lot 11
Project ID: 2104-02688

Mr. DiPierro:

On behalf of the applicant, Greg McCormack, our office is submitting revisions for a Level 1-Minor Residential Development Review Site Plan for the above referenced project. Please find attached the following information in support of this submission:

- Deed Book 31805 Page 206
- Revised Site Plan and Details
- All Submissions in electronic format (emailed submission)

These revisions are based on review comments from your office dated December 16, 2014. The following is our response to the comments, utilizing the same numbering system for clarity:

Survey Requirements:

- The property owner information and supporting deed references have been revised to match the current property owners.
- Please find attached the most current deed (Deed Book 31805 Page 206).
- Plan Note #22 was added the Site Plan (Sheet 1) stating that this project is not within the 100-year flood zone per FEMA Maps.
- Property corner monumentation is shown on the Site Plan (Sheet 1). Once the project is approved and constructed BH2M will set capped iron rods at three of the property corners (one corner currently has survey monumentation).

- BH2M tied this project into the City of Portland Datum and Maine State Coordinates as required by the City of Portland Ordinance. We located the following four monuments on either Stevens Avenue or Forest Avenue:

GMF-1319
GMF-1322
GMF-1323
GMF-1341

Please note that based on the locations of these monuments in relation to the project site a tie line is not possible on the plans.

- All conveyances and easements have been shown on the plans as requested.
- Plan Note #23 has been added to the Site Plan (Sheet 1) as requested regarding the street status of Mayfield Street. Please note the information also added in the plan view.

Site Plan Requirements:

- The building offset dimensions from each property line has been added to the plans (see Site plan-Sheet 1).
- A small vegetated ditch has been added to both the North and South sides of the proposed duplex to assure that runoff from the developed portions of the site flow to the rear of the parcel (West), where the runoff currently flows under pre development conditions, and assures no adverse impacts are created to the abutting homes of Stanley/Small to the South and Caruso to the North. Please note that stone check dams have also been proposed within the ditch to limit sediment transport throughout the site. Please also note that all pertinent details have also been added to the Detail Sheet (Sheet 2).
- The foundation drain outlets are proposed in the same location as runoff currently discharges from the site in the pre development condition. No adverse impacts will be created to abutting residences or downstream conditions as a result of this proposal.
- A waiver is requested from this requirement as the construction of a sidewalk and associated improvements are a financial hardship for the applicant considering this project involves the construction of just one duplex building. Forcing the applicant to construct public infrastructure within the public right of way would make this project not economical for the developer. According to Section 14-526,3(d) of the City Ordinance a waiver of this standard is allowed if one of two criteria are met. This project meets criteria (ii) since the development of the proposed duplex is not anticipated to generate significant public transit usage on the sidewalk along Mayfield Street.

- All pertinent erosion control measures have been labeled on the plan (see Site Plan-Sheet 1).
- The required two proposed street trees have been added to the plans as required along Mayfield Street.
- The proposed driveway has been revised to meet the offset requirements (from the driveway of Caruso to the north) as well as the minimum width requirements outlined within the City Ordinance.
- The proposed overhead utility service has been relocated as recommended to avoid the need for an easement on the abutting property.
- The developer prefers the current parking configuration for the development of this site. By relocating the parking as recommended by the City there is a concern that the distance required for potential owners to walk from the rear parking to the front unit (Unit 2) is too far and could be a deterrent to some potential buyers. The current configuration meets the City Ordinance and the applicant would prefer to develop the site as shown on the attached plans.

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

Sincerely,



Andrew S. Morrell, P.E.

cc: Greg McCormack