BH2M

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CITY OF PORTLAND, MAINE — RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/25/17

December 9, 2016

Robert Wiener, Development Review Assistant
City of Portland
Planning Division
389 Congress Street
Portland, ME 04103

RE: Site Plan Revisions
PWD Lot-Skylark Commons Subdivision
82 Skylark Road
Project ID 2016-02688

Dear Robert Wiener:

On behalf of the applicant, F.D. & Sons Properties LLC, our office is submitting Site Plan revisions for the above referenced project. These revisions come in response to comments from the City dated December 6, 2016. Please find attached electronic copies of the Site Plan and all supporting information as requested. Our responses to the comments received from the City have been sorted by the source of the comment and we are utilizing the same numbering system for clarity.

Comments from Robert Wiener, Development Review Assistant, dated December 6, 2016:

Survey Requirements:

1. Plan note #22 was added to the plans regarding the flood zone as requested.
2. The plan has been revised to show a capped iron rod to be set at each corner of the parcel as required by the City Ordinance.
3. This requirement is not warranted on this Subdivision as it was not required on all of the other lots as part of phase I of this subdivision.
4. The plans have been revised accordingly. Please also find attached a suggested deed description for the proposed lot as well as for the remaining land as part of this parcel as shown on the attached plans.
5. Plan note #20 has been updated to include the information requested regarding Pennell Avenue.
6. The plan revisions can be found in the upper right hand corner of the plan.

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Site Plan Requirements:

1. These areas were added to the plans as requested.
2. The grades have been altered as requested.
3. Please find attached a suggested deed description for the proposed lot as well as for the remaining land as part of this parcel as shown on the attached plans.
4. A vegetated ditch has been added along either side of the proposed building to direct runoff to the back of the lot and the proposed field inlet to assure that no impacts to the abutting homes is created. Please also note the field inlet and connection to the existing stormdrain system along Pennell Avenue for the foundation drain has been completed.
5. The requested erosion control measures were added to the plans.
6. The plan has also been revised to show both the existing and proposed treelines as requested.
7. The required street trees have been added to the plans per City Ordinance along Skylark Avenue.
8. The limits of the disturbance is along the edge of the proposed grading and the associated erosion control measures. The site disturbance can be found in note #19 on the plans.
9. Please find attached a suggested deed description for the proposed lot as well as for the remaining land as part of this parcel as shown on the attached plans.
10. BH2M spoke to the Public Works Department and were told the parcel will be given the address of 82 Skylark Avenue. Please note the plans were revised to include this information in Plan note #24.
11. We appreciate your input on this matter.

We believe 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.

PWD Site Plan Revisions-Skylark Commons-12-9-2016