



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

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October 2, 2013

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

RE: Site Plan Revisions
Lot 13-Skylark Commons Subdivision

Dear Phillip DiPierro:

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 September 30, 2013. Please find attached electronic copies of the following information in support of this submission 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:

- Revised Deed Description and Warranty Deed language
- Revised Site Plan

Comments from Philip DiPierro, Development Review Coordinator, dated September 30, 2013:

Survey Requirements

1. Note #18 on the Site Plan has been revised as requested to update the status of Skylark Road to unaccepted.

Site Plan Requirements

1. The wetlands have been updated on the plan as requested to match the approved amended subdivision plan (Plan Book 210 Page 345).
2. The wetland impacts have been shown on the plan with a dot hatch (see comment #3 below for more information). All erosion and sediment control techniques to be implemented on the site to protect the wetlands

have been shown on the attached revised Site Plan.

3. The original Site Plan was submitted with a building that was 46.5 feet wide. This revised (attached) Site Plan reflects the current building design which is 36 feet wide. This building size reduction allows additional space on each side of the building for construction access and for the excavation process between the tree save zone and the proposed building. The construction of this lot will be undertaken as have the other lots within this subdivision. The contractor will need to be aware of the limits of the tree save areas to assure that no disturbance is made within these areas. As the other lots have been constructed with minimal and insignificant impacts to the tree save zone, this lot too can be constructed this way as long as the contractor is cautious of these areas. The revised plan shows no impacts to the tree save areas.

The revised plan does show some impacts to the onsite wetlands, however, these impacts do not exceed the approved total for this lot. The Amended Subdivision for this plan shows a total wetland impact of 705 s.f. on Lot 13 within the building setback line. The revised Site Plan for this lot proposes a total wetland impact of 705 s.f. within the building setback (see hatch on attached plan). The impacts as shown on the attached Site Plan are in conformance with the approved Maine DEP NRPA Tier I Wetland Alteration Permit for this project (DEP Permit #L-24212-TB-A-N).

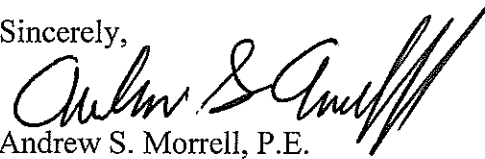
4. The contours on the plan have been adjusted as requested. Please note that as mentioned above the house size has been reduced, therefore, the Eastern side of the house has additional room between the proposed house and the tree save zone, thus, the grading has been adjusted accordingly to be flatter in this area.
5. No adverse impacts will be created to any abutting residences as a result of this project. A foundation drain has been proposed along the perimeter of the house, that will connect to the drainage system within Skylark Road. A ditch has been proposed on the Northern side of the proposed house to direct runoff to the to Skylark Road. The design of this lot meets all of the requirements from the Drainage analysis completed by our office and approved by the City of Portland and Maine DEP as part of this subdivision.
6. Please find attached a warranty deed and suggested deed description for this lot as requested.

Zoning Requirements

1. As mentioned above the building footprint on the attached Site Plan has been revised to match the building plans.
2. As mentioned above the building footprint on the attached Site Plan has been revised to match the building plans.
3. As mentioned above the building footprint on the attached Site Plan has been revised to match the building plans.
4. The deck has been shown in the location that matches the building plans.
5. The bulkhead has been shown on the Site Plan as requested.
6. The size of the deck has been adjusted accordingly to match the building plans.

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,

A handwritten signature in black ink, appearing to read "Andrew S. Morrell". The signature is fluid and cursive, with a prominent flourish at the end.

Andrew S. Morrell, P.E.