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July 2, 2014

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

RE: Site Plan Revisions  
Lot 15-Skylark Commons Subdivision  
Project ID 2014-1056

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 June 26, 2014. Please find attached electronic copies of the Site Plan 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 Philip DiPierro, Development Review Coordinator, dated June 26, 2014:**

**Site Plan Requirements**


1. As you know we talked on the phone this afternoon about this site and I feel we are both on the same page regarding the revisions that need to be made on the development of Lot 15. We have adjusted the grading to address your concerns on the impacts to abutting lots as well as general compliance with the approved grading plans. The building on Lot 15 is no longer proposed as a walk out basement. The grading now reflects the original approved subdivision plans as well as the submitted building elevations. Please note that a small ditch was also added along the Western limit of development to assure that runoff from the Western side of the proposed building does no adversely impact the abutting developed Lot 14. This ditch will direct runoff Southerly. Please also note that a stone checkdam has been added at the end of this ditch for erosion and sediment control purposes. We have also extended the grading from the Easterly side of the proposed house on Lot 15 onto Lot 16 as we discussed

to assure that a low spot is not created between these two lots that could prove to be problematic in the future. The development of Lot 16, when it occurs, can now tie into these contours and create the general drainage conditions approved on the original subdivision plans. This revision also will help the proposed plantings along the Easterly side of the proposed lot as they will now be installed on more level ground. Please also note that the foundation drain around the house remains connecting to the stormdrain system within Skylark Road. These revisions bring the development of Lot 15 into compliance with the approved grading plans as part of the original subdivision approval and will assure that no adverse impacts result from the development of this lots on the abutting lots or downstream conditions.

2. See comment #1 above for response to this comment.

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.