



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

28 State Street, Gorham, Maine 04038  
207 839-2771

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

October 10, 2016

Philip DiPierro, Development Review Coordinator  
City of Portland  
389 Congress Street  
4<sup>th</sup> Floor  
Portland, ME 04101

Re: 4 Alice Street  
Level I Minor Residential Site Plan Revisions CBL 387-D-036001

Dear Philip;

Please find attached 3 sets of revised plans for the above referenced project based on your comments as described below:

**Comments from Planning Authority dated 10/4/2016:**

1. Survey Requirements:

- A plan reference of the 4<sup>th</sup> amended recording plat for the Alice Street Subdivision recorded in plan book 199 page 552 from November 30, 1999 has been referenced on the revised site plan. Please note that the parcel boundary was revised accordingly.

2. Site Plan Requirements:

- A copy of the deed for the property (Book 11931, Page 024) has been attached to this submission.
- No wetland alteration permits are required by the Maine Department of Environmental Protection for this project. Please see attached letter from the Maine DEP. Please note design has been altered to meet DEP requirements and the applicant is working with DEP on Permit by Rule for work adjacent to a natural resource.
- The ground floor areas of the proposed garage and house have been added to the site plan (see sheet 1).
- The previously proposed transformer has been removed from the site plan as requested.
- Please note that the site plan has been revised to show that no tree clearing, grading, or filling will take place within the drainage easement (see sheet 1).

- Medium intensity soil boundaries, soil boundary labels, and soil types have been added to the plan (please also see note 19).
- A vegetated ditch has been added to the northwest side of the property in order to assure that no runoff is directed to the abutting house lot and to assure that no adverse impacts occur on the abutting property.
- The existing tree line and proposed tree line have been added to the plan as requested.
- Two birch trees have been added to the plan on either side of the proposed driveway.
- The foundation drain outlet has been moved in order to prevent any disturbance in the drainage easement.

We feel that these revisions address all of the outstanding issues remaining for the project. We look forward to presenting the project at the next planning board meeting where we hope to be considered for final approval. Please let me know if you have any questions or if additional information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew S. Morrell". The signature is fluid and cursive, with a large initial "A" and "M".

Andrew S. Morrell, P.E.  
Project Engineer

cc: Joe Nelson