

**Maine Investment Properties, LLC  
1651 Broadway  
South Portland, ME 04106**

September 15, 2014

Philip DiPierro  
City of Portland  
Development Review Coordinator  
Portland, ME 04101

Via e-mail: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

**RE: Review Comments for Duplex Site Plan**

**Project Name: Maine Investment Properties Duplex**  
**Project ID: 2013-002269**  
**Project Address: 124 Veranda St            CBL:431-M-005001**

Dear Mr. DiPierro:

Attached is our application for amendment to the approved subdivision plan.

In addition, Enclosed are copies of the following:

- C-100 - Revised Site Utilities and Grading Drawing
- F-100 - Revised recordable plot plat
- G-100 - Recorded, signed, approved Subdivision Plot plat
- E-100 - Recorded Utility Easement

Also, the following responses address comments you sent us from the City of Portland, dated June 6<sup>th</sup>, 2014. We have responded to the Site Plan Requirement comments.

■ *Please submit a clear and legible survey that meets the following survey Standards for a Level 1 Minor Residential site plan application.*

Response: A copy of the recorded, signed, approved subdivision plat (G-100) has been included. There are no new encumbrances that have occurred since its filing.

■ *Please show the existing and proposed structures, as applicable, and the distances from all property lines.*

Response: Distances between the proposed structure and the property lines were added to the site plan.

■ *Please add the zoning district to the site plan.*

Response: A note including the zoning district was added to the site plan under the general notes.

■ *Please add the ground floor area to the site plan.*

Response: A note stating the ground floor area was added to the site plan under the general notes.

■ *Please add the locations of all proposed utilities from the street to the structure, to the site plan.*

Response: Proposed utilities have been added accordingly.

■ *Please add the soil type to the site plan.*

Response: A note stating the soil type was added to the site plan under the general notes.

■ *Please show on the site plan, the location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.*

Response: According to Nadeau Land Surveyors, all easements and public rights of way have been shown on their survey plan.

■ *Please show on the site plan where the foundation drain will outlet.*

Response: The foundation drain is shown on the site plan and will outlet into the proposed filter swale.

■ *Drainage Manhole 2 – (DMH-2) appears to be located on the property line of Lot B1 and Lot A, and the drain line to DMH-1 appears to cross lot B1. Please submit a utility easement that grants you rights to cross lot B1 with the drainage line, and to locate DMH-2 partially on Lot B1 as shown on the submitted site plan; or revise the plan to make it clear that all improvements to the site will take place exclusively on Lot A.*

Response: An easement has been established as shown on the updated survey plan and that recorded utility easement(I-100) is included with this letter.

■ *The location of the rain garden has changed from where it was originally approved to be constructed, as shown on the approved subdivision plan. This relocation of the rain garden will require an amendment to the approved subdivision plan under a separate subdivision amendment application. Please fill out and submit the amendment application. Site grading, drainage, and stormwater requirements will be evaluated during this amendment review. Additional grading and drainage revisions may be required.*

Response: The amendment application is included.

■ *Please submit a revised site plan that includes the following information: The footprint on the site plan by Steve Blais, needs to delineate between the footprint of the porches and decks on the structure and the principal structure.*

Response: The proposed structure on the site plan was revised to show the location and size of a porch and patio.

We trust that we have sufficiently addressed the requested changes. We look forward to obtaining our building permit, so that we may begin the construction phase of the project.

Please contact me if you have any questions or require further information.

I appreciate your time and attention to this matter.

Sincerely,

Timothy J. McGonagle  
Managing Member

Enclosures: C-100 - Revised Site Utilities and Grading Drawing  
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