

May 5, 2015  
BCE File: 15120

Mr. Philip DiPierro  
Development Review Coordinator  
City of Portland Planning Division  
389 Congress Street  
Portland, Maine 04101

Re: Response to Review Comments  
13 Hodgins Street, Portland, Maine  
Project ID#: 2015-00630

Dear Mr. DiPierro:

The following responses address comments received from Philip DiPierro, Development Review Coordinator at the City of Portland in regards to the above-referenced project.

*The following additional information must be submitted in order for the approval process to move forward*

*Site Plan Requirements:*

- *Please submit a revised site plan that includes the following information:*
  - *Please show the existing and proposed structures, as applicable, and the distances from all property lines. The footprint of the proposed structure does not match the footprint shown on your site plan, please revise.*

Response: The existing and proposed structures are shown and are consistent between all sheets. Dimensions were added to Sheet C-100 indicating the distance between the building and property line.

- *Please add the ground floor areas and the finished floor elevation to the site plan.*

Response: Floor area and finished floor elevation were added to Sheets C-100 and D-100.

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

Response: Proposed utility connections were extended to the proposed building.

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

Response: The soil type was added to the General Notes on Sheet C-100.

- *Please add to the site plan, the location, area, and limits of the proposed site disturbance.*

Response: The entire site will be disturbed in addition to a small portion of Hodgins Street. This area is shown on Sheet C-100 and is approximately 8,300 square feet.

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

Response: A foundation drain connection was added from the corner of the proposed building to FD-3.

*Zoning Comments:*

- *Please submit a revised site plan that includes the following information:*
  - *The footprint shown on Sheet C-100 labeled – C2-Erosion Control and Drainage does not match the footprint on the building plans. The two have to match exactly.*

Response: All plans now show the same proposed footprint.

- *The bulkhead and any steps to grade needs to be shown on the site plan.*

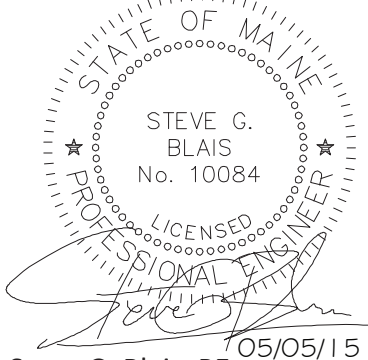
Response: The bulkhead and steps at the front and side entrances were added to Sheets C-100 and D-100.

The Design Review Comments, written by Caitlin Cameron, Urban Designer and dated April 9, 2015, are outside of our scope of work and will be addressed by the owner directly.

We trust that we have sufficiently addressed the concerns and comments for the aforementioned review. If you have any further questions or concerns, please contact me at your convenience.

Sincerely,

BLAIS CIVIL ENGINEERS



Steve G. Blais, PE  
President