



Planning & Urban Development Department

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Jeffrey Levine, Director

JANUARY 25, 2017

Walter Juve
Merrill Street Restoration, LLC
40 Portland Pier, #11
Portland, Maine 04101

RE: Review Comments for Single Family Site Plan

Project Name: Juve Single Family
Project ID: 2014-02531
Project Address: 67 Merrill Street **CBL:** 014-L-020001

Planner: Philip DiPierro

Dear Mr. Juve:

Thank you for submitting your site plan application for a single family residence at 67 Merrill Street.

This proposal is being reviewed as a single family site plan for Planning Authority review subject to the following applicable Land Use Code provisions:

- Site Plan Ordinance, Article V

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

Survey Requirements:

1. Please submit a clear and legible survey that meets the following survey standards for a Level I Minor Residential site plan application:
 - A revision block with a number and date indicating the revision status. The revision block shall be located in the title block or adjacent to it.
 - Street Status: The Status of the street shall be shown; IE Accepted City Street, Continued Paper Street, Discontinued City Street, Vacated Paper Street, or new Proposed Street as per the project submission.

Additional information on Survey requirements can be found in the City's Technical Manual, or by contacting Bill Clark in the Engineering Division of the Public Services Department.

Site Plan Requirements:

1. Please submit a revised site plan that includes the following information:
 - A note must be added to the site plan confirming that the existing paved area will be removed. City staff is also requiring the curb cut in front of the house be closed. The site plan must be revised to reflect this requirement.
 - Add the location of the proposed sewer lateral from the street to the dwelling, to the site plan. Note, you will need to confirm with each utility provider that the existing utility lines can be re-used and that they meet current codes and standards.
 - Add the soil type to the site plan.
 - Add to the site plan, the required erosion control measures ie. silt fence or erosion control mix (erosion control plan) in the appropriate areas.
 - Add to the site plan, the required 2 street trees along the street frontage, meeting the City's minimum arboricultural standards. If street trees cannot be added to your frontage, a contribution to the City's tree fund is required. A note must be added to the site plan reflecting this requirement.
 - Add to the site plan, the location, area, and limits of the proposed site disturbance.
 - Show on the site plan where the foundation drain will outlet.

R-6 Design Guideline Requirements:

1. Submit evidence of compliance with the R-6 Design Standards consistent with the Land Use Ordinance, and the City of Portland Design Manual requirements.

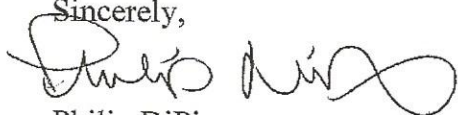
The R-6 design guidelines have been reviewed and approved by the City's Urban Designer. No further action is required.

Additional Submittals Required:

1. The Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Please submit the revised final plans in the appropriate acceptable format to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. If you have any questions, feel free to contact me at 874-8632 or by email at pd@portlandmaine.gov.

Sincerely,



Philip DiPierro
Development Review Coordinator