



PORTLAND MAINE

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Planning & Urban Development Department

Jeffrey Levine, Director

Planning Division

Alexander Jaegerman, Director

SEPTEMBER 12TH, 2013

Mike DiMillo
The Vesta Corporation
P.O. Box 1464
Portland, Maine 04104

RE: Review Comments for 50 Ball Park Drive - Single Family Site Plan

Project Name: Single Family Home
Project ID: 2013-01925
Project Address: 50 Ballpark Drive **CBL:** 371 - A - 035-001
Planner: Jean Fraser

Dear Mr. DiMillo:

Thank you for submitting your site plan for a single family residence at 20 Ballpark Drive (Lot 5 in the Ballpark Drive Subdivision).

This proposal is being reviewed as a Level I Minor residential 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 revised survey/site plan that includes the following information:
 - Stamped by a Professional Surveyor (re survey information);
 - Shows the location of installed stream buffer pins. The edge of the area of stream buffer non-disturbance shall be flagged on site prior to any site work.

Site Plan Requirements:

1. Please submit a revised site plan that includes the following information:
 - Please add the soil type to the site plan;
 - Please show the proposed contours around the house (including to allow the daylighted basement window) and add proposed grading contours to clarify the swales on each side of the house so that it is clear that neighboring properties are not negatively impacted by stormwater surface drainage.

City Hall, 389 Congress Street . Portland, ME 04101-3509 . Ph (207) 874-8719 . Fx 756-8258 . TTY 874-8936

Zoning Requirements:

1. Please submit a revised site plan that includes the 10' x 12' deck and stairs as shown on the building plans (it is not shown on the site plan);
2. Deed description of just lot 5 including any existing proposed easements and all restrictions related to the 75 foot undisturbed stream buffer. This deed will have to be recorded in the registry of deeds before the certificate of occupancy is issued.

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 874-8728 or by email at jf@portlandmaine.gov.

Sincerely,



Jean Fraser,
Planner

Electronic Distribution:

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Ann Machado, Zoning Specialist
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