SEBAGO TECHNICS

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/17/16

October 2, 2016
15513

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

Level I Site Plan Application
Towle Single Family
CBL: 373-A-016001
Project ID: 2016-01988
Project Address: 1643 Washington Avenue

Dear Phil:

We received your review comments for the above referenced site plan.

The following is your list of requested site plan changes and my comments addressing each item:

Survey Requirements:

1. *Please submit a clear and legible revised survey that meets the following survey standards for a Level I Minor Residential site plan application:*
   - *Property Corners: Location and descriptions of all property corners set or found, proposed to be set, and all granite survey monuments set. Where no property markers exist, the City of Portland requires that the property markers be installed, and that a licensed surveyor set and confirm the proposed building corner locations on site, prior to the issuance of a building permit.* The additional proposed rebar property markers have been added so that all property corners will be marked.
   - *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.* The "Accepted City Street" note has been added within Washington Avenue.

Site Plan Requirements:

1. Please submit a revised site plan that includes the following information:
   - *Please add the ground floor areas and the finished floor elevation to the site plan.* The ground floor area has been added to the site plan.
   - *Please add the NRCS soil type to the site plan.* The soils types have been added to the Grading and Utility plan.

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- *Please add to the site plan, the location, area, and limits of the proposed site disturbance.* The construction clearing limit line has been added the Grading Utility Plan.

Zoning Requirements:
I. Please submit a revised site plan to address the following Zoning comment:

- *Zoning Specialist Chris Stacey has reviewed the project for zoning compliance and identified one issue regarding the proposed detached garage. In this zone, a detached structure is limited to 18 feet in height. The height of a gambrel structure is defined as "the vertical measurement from grade to a level two-thirds the distance from the level of the eaves to the highest point of the gambrel roof." Based on the submitted plans, it appears that the height of the garage is about 19.5', which would exceed the height limitation. The plans should be revised so that the garage meets this limitation. If you have questions about this, please contact Chris directly at 207-874-8695 or cstacey@portlandmaiue.gov."* The updated build plans have been attached.

We are hopeful that the enclosed revised submission, provides the required information to continue the review process. Upon your review of this submission, however, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

Matthew W. Ek

Matthew Ek, PLS
Director of Survey/GIS Advancement
Project Manager

MWE