

April 26, 2017

Ms. Barbara Barhydt  
Development Review Services Coordinator  
Planning Division  
389 Congress Street, 4<sup>th</sup> Floor  
Portland, ME, 04101

**Onejoy Place Condominium  
One Joy Place, Portland  
Level III Site Plan & Subdivision Application**

Dear Barbara:

On behalf of Onejoy Place, LLC, Terradyn Consultants is pleased to submit the enclosed application materials and drawings for Onejoy Place Condominium, a proposed 12-unit condominium building located at 1 Joy Place in Portland.

The project site is comprised of Lots 48 and 49 on Tax Map 45, Block E and is located in the city's B-1 zoning district. The enclosed materials include information about the existing project site and the proposed project and are intended to meet the Level III Final Site Plan submission requirements outlined in Section 14-527 of the City of Portland Land Use Ordinance.

Enclosed with this cover letter are the following written materials:

<b>Onejoy Place Condominium – Application Materials</b>	
	Level III Development Review Application Form
Section 1	Development Description
Section 2	Right, Title and Interest
Section 3	State & Federal Permits
Section 4	Land Ordinance Review
Section 5	Easements or Other Burdens
Section 6	Technical & Financial Capacity
Section 7	Construction Management Plan
Section 8	Natural Features
Section 9	Stormwater Management
Section 10	Consistency with Master Plans
Section 11	Utilities
Section 12	Solid Waste
Section 13	Fire Safety
Section 14	Conformity with Applicable Design Standards
Section 15	Verification of Proposed HVAC Equipment

In addition to the written materials, the following project drawings are enclosed:

<b>Onejoy Place Condominium – Site Development Plans</b>	
C-1.0	Cover Sheet
C-1.1	General Notes
C-2.0	Boundary & Topographic Survey
C-2.1	Recording Plat
C-2.2	Existing Conditions & Demolition Plan
C-2.3	Construction Management Plan
C-3.0	Site Layout Plan
C-4.0	Grading, Drainage & Erosion Control Plan
C-5.0	Utility Plan
C-6.0	Site Details
C-6.1	Utility & Drainage Details
L-1	Landscape Plan
P-1	Lighting Photometric Plan

We look forward to your review of this project and request to be placed on the next available Planning Board agenda to discuss the project with the Board. In the interim, if you have any questions or need additional information, please contact me.

Sincerely,  
**TERRADYN CONSULTANTS LLC**



Michael E. Tadema-Wielandt, P.E.  
Vice President

cc Todd Alexander, Onejoy Place LLC  
David Lloyd, Archetype PA

Enc.