SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

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CITY OF PORTLAND, MAINE RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/10/17

October 14, 2016
40905

City of Portland, Permitting and Inspections
389 Congress Street
Portland, Maine 04101

**RE: Application for Level 1 Site Plan Review on behalf of David Farnham, Property Located at Valley Avenue on Great Diamond Island – Chart I15NW, Block 83A, Lot S6 & S7**

To Whom It May Concern,

Northeast Civil Solutions, Inc. (NCS) is pleased to present the attached application for Level 1 Site Plan Review for a proposed 1,600 square foot residential cottage to be constructed on the property owned by David Farnham, identified as Chart I15NW, Block 83A, Lot S6 & S7. The parking and building area does not fall within the Shoreland Zone via the City of Portland's Land Use Code (Chapter 14).

**Site Layout**

The proposed 0.52 acre (22,482 ± square feet) site is undeveloped consisting of mostly forested land around the perimeter and cleared in the middle with a gradual slope near the back of the site which increases as you move towards the front of the proposed parcel. The placement of the building and parking area takes full advantage of the minimal slope section in the center and rear of the site, as well as the non-forested area, minimizing the need for site clearing. An 36' x 8' foot driveway with access from Valley Avenue will be located at the southeast corner of the parcel within the 25 foot front yard setback. There are no wetlands to be disturbed on this site.

**Utilities**

The site will be served by seasonal public water which is located in the Valley Avenue right-of-way (ROW). The proposed development has the ability to tap into "summer waterlines" on Great Diamond Island, however "winter waterlines" would have to be extended to the locus parcel for service. The proposed development will generate approximately 270 gallons of water per day as per Maine State Plumbing Code for a 3 bedroom single family dwelling. The

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proposed development will not cause an adverse impact to the public utility systems. The site will be served by private septic shown on the site plan.

Electrical and telecommunications service for the project will be provided by Central Maine Power overhead utility lines. Overhead utilities are located in the Valley Avenue Right-of-Way with a transformer and underground conduit for underground service to the proposed development.

If you have any additional questions or comments regarding the site plan application please don't hesitate to ask.

Sincerely,
Northeast Civil Solutions

Michael Skolnick
Engineering Technician

cc: Jim Fisher, President, NCS
David Farnham, Owner