SURVEYING ENGINEERING LAND PLANNING

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CITY OF PORTLAND, MAINE · RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/11/17

41219
October 3, 2017

RE: 204 West Shore Road: Level 1 Minor Residential Site Plan Review – Waiver Request

The application for Level I: Minor Residential Site Plan Review for the proposed single family dwelling located at 204 West Shore Road on Great Diamond Island would like to request a waiver for the need for stormwater detention on the locus parcel.

In the pre-development state stormwater is flowing off the site directly into the ocean. The ocean, a tidal water way, allows for discharge without detention on site as per the Maine Department of Environmental Protection (MDEP). While there will be an increase in peak flow, this increase will have no effect on the tidal water that it will drain to. As the MDEP would not require additional stormwater detention on site, this waiver is asking for an exemption from the same standard for the City of Portland.

The site has been designed for the post-development stormwater to follow the same path and discharge into the ocean. This development will have no effect on abutting properties and will not cause any ponding, or flooding on adjacent lots or city property.