SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

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

41219
October 3, 2017

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

RE: Application for Level 1 Site Plan Review on Behalf of Amy Farrell
204 West Shore Drive – Great Diamond Island – Chart 83E - Block A - Lot 17-1

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 1,188 square foot single-family home to be constructed on the property owned by Amy Farrell, identified as Chart 83E, Block A, Lot 17-1.

Site Layout
The proposed 1.13 acre (49,058 square foot) site is undeveloped consisting of mostly forested land with a cleared area at the foot of a steep slope toward Seal Cove. The site layout is designed to take advantage of the relatively small building envelope on the parcel, meanwhile minimize grading and disturbance of the treed area. A 4' wide and 8' wide drive will provide access to the site off of West Shore Drive. Existing runoff travels down the existing slope throughout the property, ultimately leading to the ocean. The proposed development will take advantage of this same drainage design and outlet into the ocean. This eliminates the need for on-site stormwater retention and possible ponding on adjacent properties.

Utilities
The site will be served by public water which is located in the West Shore Drive right-of-way. The proposed building will be equipped with a shutoff valve to shut down and drain the sprinkler system during the winter season, meanwhile the closest fire hydrant is located within the West Shore Drive right-of-way. 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 proposed development will not cause an adverse impact to the public utility system. The site will be served by private septic as show on the site plan. Electric and telecommunications service for the project will be provided by Central Maine Power underground electric service provided in the right-of-way.

If you have any additional questions or comments regarding the site plan application please do not hesitate to ask.

Sincerely,
Northeast Civil Solutions, Inc.

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

Michael Skolnick
Engineering Technician

Cc: Anthony Panciocco, PE, NCS
Amy Farrell, Owner