SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

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Reviewed for Code Compliance
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Date: _____

40239
May 15, 2017

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

RE: Application for Level 1 Site Plan Review on Behalf of Oliver Pennington
233 Woodside Drive – Great Diamond Island – Chart K15SE – 83E-E39

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 1,792 square foot single-family home to be constructed on the property owned by Oliver Pennington, identified as Chart K15SE, Block 83E, Lot S6 & S7.

Site Layout
The proposed 8.14 acre (80,101 square foot) site is undeveloped consisting of mostly forested land with a cleared area at the foot of a steep slope running to the back of the proposed dwelling. The placement of the building and parking area takes full advantage of the minimal level and clear area at the foot of the slope, minimizing the need for site grading and clearing. A 10' wide gravel drive will provide access to the site off of Woodside Drive. Existing runoff travels along a roadside drainage ditch into a culvert across the right-of-way, 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 seasonal public water which is located in the Woodside 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 across the Woodside Drive right-of-way. The proposed development will generate approximately 360 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.

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Michael Skolnick
Engineering Technician

Cc: Jim Fisher, President, NCS
Oliver Pennington, Owner