



SITE PLAN APPLICATION

**To
City of Portland**

For

**Knight Farm Subdivision
Abner Lane
Portland, ME 04103**

Prepared for

Greenlight Enterprises, LLC
P.O. Box 963
Gray, ME 04039

March 2017

Site Plan Application

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March 13, 2017
16533

Barbara Barhydt, Development Review Manager
City of Portland
Planning and Urban Development Department
389 Congress Street
Portland, Maine 04101

Re: Site Plan Submittal – Knight Farm Subdivision
1728 Washington Avenue, Portland, ME, Map 351, Lot A003001

Dear Barbara:

On behalf of our client, Greenlight Enterprises, LLC, we are pleased to submit the enclosed Level III Site Plan Application for the above referenced project. Greenlight Enterprises, LLC proposes to subdivide the property for the construction of 8 single-family house lots. A separate lot has been designated for the existing farmhouse.

The property is located on the easterly side of Washington Avenue and is approximately 2.15 acres. Approximately two thirds of the property is in the R-3 Residential Zoning District of Portland including the frontage on Washington Avenue and the south property line, with the balance of the 2.15-acre lot within the R-2 Residential Zoning District. Development of the property will require the construction of a street, with a 50' right-of-way (ROW), to the City of Portland Standards including the installation of underground utility services, granite curbs, lighting, sidewalks and street trees.

As depicted on the enclosed plan set, the applicant proposed to develop 8 new single family lots. The existing farmhouse on the property will remain on a standalone lot. The existing barn and outbuildings will be removed.

The City Zoning ordinance allows the request for a waiver of sidewalk construction. As such, the applicant is requesting elimination of the sidewalk on one side of the right-of-way. A sidewalk is proposed on the northerly side of the new roadway with an extension of the sidewalk along Washington Avenue to connect to the existing sidewalk on Shepherd Lane. Justification for the waiver is included within the application submission.

The site will be served by public water supplied by Portland Water District and the City's combined sewer system located within Washington Avenue. Underground electric service is proposed to extend from an existing pole on Washington Avenue. A gas main is proposed to extend through the new roadway from the existing main in Washington Avenue.

Ms. Barhydt
16533

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March 13, 2017

If you have any questions, relative to this submission, do not hesitate to contact me. Thank you for your time relative to our application.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read 'R. McSorley', written over a horizontal line.

Robert A. McSorley, P.E.
Senior Project Manager

RAM:llg
Enc.

cc: Ron Goddard, Greenlight Enterprises, LLC