CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/05/17

BOUNDARY, ENGINEERING, SURVEY TECHNOLOGY

January 6, 2017

City of Portland Planning Department

Re: Proposed Single Family Residence Located at 1169 Washington Avenue
Tax Map 408-D-11

To whom it may concern,

Please find the enclosed Level 1 Site alteration application for a proposed single family residence located at 1169 Washington Ave.

The project has been designed to meet all applicable zoning standards as outlined in the City of Portland's Zoning Ordinance.

The enclosed Boundary Survey depicts the City of Portland's Drainage easement for the Fall Brook Area. All wetlands associated with Fall Brook within this area have been delineated and will not be disturbed during or after the construction of this project. We do not believe that the impact of this project will increase or alter the existing storm water drainage in this area but will improve the overall surface drainage.

The proposed dwelling shall have a fire suppression sprinkler system and smoke detectors installed meeting all applicable fire and safety codes.

We are requesting at this time the following waivers from the site plan technical standards:

1- Lighting- This is a single family residence with minimum exterior lighting proposed, front door and garage lighting.
2- Traffic Study Impact- This is a single family residence. The proposed curb cut for this project is existing and the traffic generated will not impact this area of Washington Avenue.

We are in hopes you find this application complete and meeting all of the applicable ordinances. If you find you need additional information please don't hesitate to contact us.

Sincerely,

Richard W. Hamilton

Land Planning
Boundary Retracements
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25 Tuttosi Lane
Buxton, Maine 04093

Phone: 207.929.BEST
Email: Best@saccriver.net