



SebagoTechnics
Engineering & Planning for the Future

ATTN: ERIC
BARNES
879-0896

176 Pheasant Hill Dr
411-A-022

please call me @ home 774-9544

July 23, 1999
99390

left msg. re: water runoff & drainage
in the newly filled construction site at
LOT # 22 Pheasant Hill Drive (#192?) which
is G.C. by Mike Nappi who is also the
land owner. I have tried to call him
to clarify the issue of drainage and
fill but no resolution has been
reached.

Mr. Scott Cohen
TNB 9715-354
Portland, Maine 04104

Pheasant Hill Property, Portland, ME

Dear Scott:

I am writing this letter to follow-up our discussions on July 13 regarding land that you own in the Pheasant Hill Subdivision in Portland.

~~The first issue dealt with drainage off Graystone Drive and surrounding lots, and the impact that this drainage has on the wetlands located on the southwesterly corner of Lot 25. As indicated by a survey sketch of your property by DesLauriers and Associates, Inc., the wetland bounds have grown slightly from those shown on the original subdivision plan. While this may be theoretically possible, I would be apt to think that this situation would best be explained by the apparent differences of opinion regarding what constitutes a wetland by the respective wetland scientists. You may want to monitor this situation over time to see if the limits of the wetlands continue to change from the 1999 limits. To prevent the wetland from becoming larger, you should ensure that the outlet from the wetland area does not become plugged with brush, leaves or debris. You may want to have the DesLauriers people check this on an annual basis to see if any changes have occurred. Corrective action could then be taken as a required.~~

The other issue you asked me to consider was the proposed house construction on the lot abutting your house lot. You apparently have given permission for the owner to do some clearing on your land along the common property line and to place fill on your land to construct the driveway. Given the topography in the area, it is absolutely essential that any driveway in this location have a properly installed culvert beneath it. The culvert should be a minimum of 15 inches in size and preferably 18 inches and properly installed to prevent water ponding behind it.

LOT #23
?
LOT #22

Mr. Cohen

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July 23, 1999

Please let me know if you have questions or require any additional information. Best wishes as you move forward with the construction of your new home.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Walter P. Stinson". The signature is fluid and cursive, with a large initial "W" and "S".

Walter P. Stinson, P.E.

President

WPS:dif