

Land Design Solutions

Land Planning, Site Planning and Landscape Architecture

May 17, 2013

Portland Inspection and Planning Department
Planning Division
389 Congress Street
Portland, ME 04101

RE: 1062 Ocean Avenue Home Construction
Old Barn Estates Subdivision Lot 14 Building Permit Application

Dear Inspection Division,

On behalf of our Client (owner of 1062 Ocean Avenue), Land Design Solutions has prepared a City of Portland Level 1 – Minor Residential Review Application.

This application involves the construction of a single family residence at 1062 Ocean Avenue. This property is also designated as lot 14 in the recently approved Old Barn Estates Subdivision (City Project ID 2012-584). There is an existing non-conforming structure on the site which will be demolished and a new conforming home constructed. There is also a detached garage on site which will be reconstructed in its existing location on the existing foundation.

As part of the subdivision design and approval process the following decisions were made regarding lot 14:

- Proposed driveway curb cut off Ocean Avenue approved by City traffic peer review engineer.
- Infrastructure contribution is being made in lieu of curb and sidewalk along Ocean Avenue frontage.
- Proposed house must be sprinkled in compliance with NFPA 13D.

Per the General Submittal Requirements we have provided written descriptions of the following:

Description of Existing or Proposed Easements or other Burdens: An existing Portland Water District Easement exists along the rear of the property (see survey). It is our understanding that this easement is abandon.

Summary of Fire Safety: per the city of Portland Code the proposed home will be sprinkled. Per section 3.2 of the City of Portland Technical Manual a hydrant is within

500 ft. of the structure. The nearest existing fire hydrant is located approximately 330 ft. away on Middle Road in Falmouth.

Per section 3.4.7 of the City of Portland Technical Manual the proposed home will display the assigned street number in a location which is clearly visible from the public right of way.

Square footage of all structures:

- House first floor	864 s.f.
- <u>House second floor</u>	<u>864 s.f.</u>
Total House	1,728 s.f.

- Detached garage 1018 s.f.

Should you have any questions or comments concerning this application please do not hesitate to contact me.

Sincerely,



Peter B. Biegel, LEED AP
Maine Licensed Landscape Architect
Land Design Solutions