# MEMORANDUM

**TO:** Jean Fraser, Planner

**FROM:** David Senus, P.E. & Ashley Auger, E.I.T.

**DATE:** September 19, 2012

**RE:** 1062 Ocean Avenue, Preliminary Level III Site Plan Application

Woodard & Curran has reviewed the Preliminary Level III Site Plan Application for Ledgewood Drive Subdivision at 1062 Ocean Avenue in Portland, Maine. The project will include a 13-lot residential subdivision spanning between Falmouth and Portland, a 28-foot wide roadway, private septic systems, and public water.

**Documents Provided By Applicant**

* Preliminary Level III Site Plan Application and attachments dated August 23, 2012, prepared by Land Design Solutions, on behalf of TPO Properties, LLC.
* Sketch Plan, Sheet S-101, revised August 23, 2012, prepared by Land Design Solutions, on behalf of TPO Properties, LLC.
* Additional Information Letter, dated September 13, 2012, prepared by Land Design Solutions, on behalf of TPO Properties, LLC.
* Falmouth Planning Board Meeting Minutes, dated August 7, 2012.
* Context Map, dated May, 2012, prepared by Land Design Solutions, on behalf of TPO Properties, LLC.
* Boundary Survey, dated August 27, 2011, prepared by Cullenberg Land Surveying, on behalf of Tim O’Donovan.

**Comments**

1. The application is preliminary. As such, additional documents will need to be submitted for the final application as outlined in the City’s Land Use Ordinance and Site Plan Checklist. Woodard & Curran will perform a detailed review of the final application upon receipt of those documents.
2. In accordance with Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. A stormwater management plan has not been submitted as part of this preliminary application. Woodard & Curran will perform a detailed review of the stormwater management plan when it is submitted as part of the final application. The following comments should be addressed as part of the final application:
	1. Basic Standards: A plan, notes and details should be provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500.
	2. General Standards: The Applicant will need to provide stormwater quality treatment in accordance with the General Standards for the applicable percentages of new developed and impervious areas of the site (percentages as described in Chapter 500).
	3. Flooding Standard: The Applicant will need to demonstrate that flows from the post-development site for the 2-, 10-, and 25-year storm events will not exceed those in the pre-development condition at all discharge points in accordance with the Flooding Standard. We understand that there is concern about drainage impacts from the project onto adjacent properties. We request that the Applicant evaluate and provide comment on any anticipated impacts to abutting properties associated with stormwater runoff from the project (change in rate or volume of stormwater runoff).
3. The Stormwater Management Plan should include a stormwater inspection and maintenance plan developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.
4. It appears the proposed project is adjacent to several natural resources (i.e., wetlands, stream). As noted, one on-site freshwater wetland will require a 75-foot setback; however, at this time, the plans do not appear to note this wetland setback.