

Land Design Solutions

Land Planning, Site Planning and Landscape Architecture

September 13, 2012

Ms. Jean Fraser
Portland Planning Department
Planning Division
389 Congress Street
Portland, ME 04101

RE: Proposed Residential Subdivision – Ocean Avenue & Ledgewood Drive
Additional Information (Landscaping and Trail Connection)

Dear Jean,

Per our discussion yesterday I have prepared the following information to address questions related to trails and landscaping.

1. Trails – The project as proposed shows a continuation of the proposed sidewalk to the property line. The adjacent property is open space, designed as part of the “Ledges” subdivision and conveyed as open space to the Falmouth Land Trust. The developer of the Ledges worked with Portland Trails to construct trails through the open space, cross the brook and connect to the trail in the Dog Park. Our intention is to work with the Falmouth Land Trust to blaze a trail from the end of our sidewalk at the property line through their open space and connect to the existing trail and the Dog Park trail.
2. Landscaping – The project is a residential housing subdivision consisting of house lots on both sides of the proposed drive. The developer will be constructing the infrastructure and selling the undeveloped lots. The subdivision drive as proposed consists of two 14 ft. travel lanes, and on one side a 6 ft. wide curbed, grassed esplanade and a 5 ft. sidewalk, and on the other side of the drive a grassed shoulder and grassed ditch/swale for stormwater conveyance. We anticipate that the entire width of the 50 ft. right of way will be disturbed in order to construct the drive, esplanade, sidewalk and ditch so that the only remaining vegetation will be within the lots themselves.

The proposed plan shows two areas designated for stormwater management which will consist of detention basins, vegetated infiltration basin etc. We anticipate proposing plantings around these stormwater management elements which will tie them visually into the surrounding landscape.

The existing area surrounding the proposed development consists primarily of wooded residential so we do not believe buffering from abutting uses is necessary.

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Per the City of Portland requirements the final plan will propose a minimum of two street trees per lot.

Should you have any questions or comments concerning the trail or landscape information provided please contact me.

Sincerely,

A handwritten signature in black ink that reads "Peter B. Biegel". The signature is written in a cursive, flowing style.

Peter B. Biegel, RLA, LEED AP
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