Site Design Associates
Consulting Engineering and Land Planning

September 18, 2012

Peter Biegel, ASLA
Land Design Solutions
P.O. Box 316
Cumberland, Maine 04021

RE: **Proposed Residential Subdivision**
1062 Ocean Avenue
Portland, Maine

Dear Peter:

We have undertaken a review of the sketch plan prepared by your office for the referenced project.

The subdivision will include 13 lots for single family residential homes, approximately 800 linear feet of road meeting the local road standard of the city of Portland, and open space. The road and infrastructure will be constructed by the developer, and undeveloped lots sold to individual buyers.

Under the City of Portland ordinances and technical standards, a stormwater management plan must be prepared and approved for this project. It is our understanding at this point that the development as proposed will need to meet the basic, general, and flooding standards. However, this will need to be confirmed by city staff prior to developing the final stormwater management plan.

Basic standards address erosion and sedimentation control, inspection and maintenance, and housekeeping, respectively. Basic stormwater best management practices (BMPs) such as silt fence and/or filter berms of erosion control mix, ditch checks, riprap inlet and outlet protection, temporary catch basin inlet protection, mulch, and permanent seeding will be used to prevent erosion and downstream migration of sediment during construction.

The general standard requires treatment of stormwater runoff from developed areas. In order to meet this standard, 75% of the roadway impervious area and 50% of the roadway developed area must be treated. Again, this will need to be confirmed by the city staff. This standard will be addressed by installing structural Best Management Practices (BMP's) northerly of lot 1 and on the northwesterly portion of lot 9. We anticipate the BMP's to be utilized will be underdrained grassed filters at each location.

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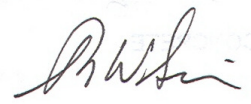
The flooding standard requires that stormwater management systems must detain, retain, or result in the infiltration of stormwater from 24-hour storms of the 2-year, 10-year, and 25-year frequencies such that the peak flows of stormwater from the project site do not exceed the peak flows of stormwater prior to undertaking the project. Although the analysis has not been completed for this project, we anticipate the flooding standard may involve the development of dry detention basins northerly of Lot 1 and on the northwesterly portion of lot 9.

Please let me know if you have any questions or comments, or require additional information.

Sincerely,
Site Design Associates



Tom Saucier, P.E.
President