Portland Maine Yes. Google's good here.

Christina Stacey <cstacey@portlandr

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/06/18

59 Ice Pond Dr - permit #00033

Peter Biegel <pbiegel@landdesignsolutions.com> Fri, Jan 19, 2018 at 3:12 PM
To: Maria DiMillo <mdimillo@maine.rr.com>, Christina Stacey <cstacey@portlandmaine.gov>

Hi Maria and Christina,

We ran a model of the 100 yr storm through the culvert located at the low point in Ledgewood Drive and determined that the peak elevation was 64. This elevation also makes sense from a historical standpoint based on the Owner's (Tim O'Donovan) knowledge with the Ice House Apartments which are located across the wetland from lot 9, near the Ledgewood Drive culvert, with a building finished floor elevation of approximately 66.5. Only once over the past 25 to 30 years has water come close to the building and that was on the wetland side of the building and it was before the Town of Falmouth installed a larger culvert (5' dia.) and lowered the road (2008 I believe), since then water has primarily remained within the wetland area at elevation 60.

The proposed first floor elevation for the proposed house on lot 9 is 76.5 with a finished basement elevation of approx. 66.5 which is well above the peak 100 yr. storm elevation of 64. The Ledgewood Drive low point is 62.89 so water would have to be a couple feet over the road in order to impact the house, and nothing close to that has happened.

Please let me know if this information addresses your concerns.

Thank you,

Peter

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From: Maria DiMillo [mailto:mdimillo@maine.rr.com]
Sent: Thursday, January 18, 2018 2:14 PM
To: 'Christina Stacey' <cstacey@portlandmaine.gov>
Cc: 'Peter Biegel' <pbiegel@landdesignsolutions.com>
Subject: RE: 59 Ice Pond Dr - permit #00033

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