

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: Ashley Auger, E.I.T. & David Senus, P.E.
DATE: November 6, 2013
RE: 130 Eastern Promenade, Level II Site Plan Amendment

Woodard & Curran has reviewed the Level II Site Plan Amendment for the project located at 130 Eastern Promenade in Portland, Maine. The project proposes to renovate and convert the existing three story residential structure from 11 apartments into a 3 unit condominium. The project will include demolition of an existing one story structure on the rear and sides of the building, construction of an addition to the south side of the building, and construction of an open-air attached carport for three compact cars. Additional site improvements include relocating the existing driveway, additional open parking behind the building, and landscaping improvements.

The original application was approved on June 20, 2011, and extended to June 27, 2014. The project requires an amendment due to change in ownership and other site and architectural modifications.

Documents Reviewed by Woodard & Curran

- Level II Site Plan Amendment and attachments, dated October 16, 2013, prepared by Carroll Associates, on behalf of 130 Eastern Promenade, LLC.
- Drainage Plan, Sheet D-1.0, revised October 11, 2013, prepared by Carroll Associates, on behalf of 130 Eastern Promenade, LLC.
- Landscape Architect Plans, Sheets L-1.0-5.0, & L-5.1 revised October 15, 2013, prepared by Carroll Associates, on behalf of 130 Eastern Promenade, LLC.

Comments

1. The rain garden details on sheet D-1.0 and the retaining wall detail on L-5.1 indicate that an underdrain will exist below the rain garden and at the base of the retaining wall; however, no underdrains are depicted on the site plans. If an underdrain is required for these systems, we encourage day-lighting the underdrain(s) in lieu of a direct connection to the combined sewer; clarification should be provided on the plans and/or details.
2. The Applicant has noted that, in accordance with the Site Plan Review Conditions of Approval, all site plans will be stamped and signed by a Maine Licensed, Professional Engineer; at this time, the plans have not be stamped and signed.
3. The *Inspection and Maintenance Plan for Stormwater Management Facilities* should include reference to annual reporting requirements in accordance with and in reference to Chapter 32 of the City of Portland Code of Ordinances.