

## MEMORANDUM



**TO:** Nell Donaldson, Planner  
**FROM:** David Senus, PE  
**DATE:** February 3, 2016  
**RE:** 65 Munjoy Street, Final Level III Site Plan Application, Response to Comments

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Woodard & Curran has reviewed the Response to Comments submittal for the Final Level III Site Plan Application for the proposed 8-unit condominium located at 65 Munjoy Street in Portland, Maine. The project involves the construction of an 8-unit condominium building to be constructed on an existing paved parking lot area.

### **Documents Reviewed by Woodard & Curran**

- Response to Comments Letter and attachments, dated January 27, 2016, prepared by Ransom Consulting, Inc. for Adams Apple LLC.

### **Comments**

- 1) 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 MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. We offer the following comments:
  - a) Basic Standards: Sufficient plans, notes, and details have been provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500.
  - b) General Standards: The project will result in a net decrease in impervious area of approximately 1,300 sq ft, as such, the project is not required to include stormwater management features for stormwater quality control. The Applicant has proposed to construct three rain gardens to capture and infiltrate stormwater runoff, along with a pervious paver patio area to infiltrate stormwater that falls onto the patio surface. We find this to be an acceptable approach for stormwater management for the site.
  - c) Flooding Standard: The project will result in a net decrease in impervious area of approximately 1,300 sq ft, as such, the project is not required to include stormwater management features for stormwater quantity control. The Applicant has proposed to construct three rain gardens to capture and infiltrate stormwater runoff, along with a pervious paver patio area to infiltrate stormwater that falls onto the patio surface. These measures will help to further reduce runoff from the site; as such, we find the project to be in conformance with the Flooding Standard.