

MEMORANDUM



TO: Bill Needleman, Planner
FROM: David Senus, P.E. & Ashley Auger, E.I.T.
DATE: May 15, 2012
RE: Jordan's Site Mixed Use Development, Level III Final Site Plan/Subdivision Application

Woodard & Curran has reviewed the Level III Final Site Plan/Subdivision Application for the Jordan's Site Mixed Use Development located at 203 Fore Street in Portland, Maine. The project consists of development of a five story mixed use condominium building with retail space, office space, and residential units.

Documents Provided By Applicant

- Level III Site Plan/Subdivision Application and attachments dated May 1, 2012, prepared by Steve Long, P.E., on behalf of Fore Middle India LLC.
- Engineering Plans, Sheets C01-C11, CMTC1, CMTC2, S01 & S02, dated May 1, 2012, prepared by Opechee Construction Corporation, on behalf of Fore Middle India 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 Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards:
 - a) Basic Standards: A detail should be provided for the compost filled silt sock noted on the erosion control plan. Notes should be provided on the plans to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500.
 - b) General Standards: The project includes re-development of existing impervious areas that were in existence prior to the demolition of the Jordan's Meats facility. The project also includes 3,142 square feet of new impervious area that was not in existence prior to that time. The re-developed, formerly impervious areas of the site qualify for an exemption from meeting the General Standards. However, the Applicant must provide stormwater treatment in accordance with the General Standards for an area equivalent to the proposed 3,142 square feet of new impervious area.
 - c) Flooding Standard: The Applicant has submitted a detailed stormwater model indicating that post-development runoff rates for the project will exceed pre-development conditions during certain storm events. The model is noted to be an addendum to the Stormwater Management Plan prepared by Sebago Technics for the site, dated February 16, 2010. The Applicant should verify that the City's existing stormwater conveyance infrastructure has adequate capacity to convey the stormwater runoff from the site during the design storm events.
- 2) The Stormwater Management Plan should include a stormwater inspection and maintenance plan developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.