

## MEMORANDUM



**TO:** Jean Fraser, Planner  
**FROM:** Lauren Swett, PE  
**DATE:** August 21, 2016  
**RE:** 88 Preble Street, Level II Site Plan Application

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Woodard & Curran has reviewed the Level II Site Plan Application for the proposed Salvation Army building addition at 88 Preble Street in Portland, Maine. The project involves a kitchen and dining hall addition to the Salvation Army Adult Rehabilitation Center.

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

- Level II Site Plan Application and attachments, dated August 2, 2016, with revisions dated August 15, 2016 prepared by Walsh Engineering Associates, Inc., on behalf of The Salvation Army.
- Engineering Plans, dated August 2, 2016, and revised August 15, 2016, prepared by Walsh Engineering Associates, Inc., on behalf of The Salvation Army.

### **Comments**

- 1) The City of Portland requires that all Level II site plan applications comply with the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards (Technical Manual, Section 5. II. Applicability in Portland. C. a. and City of Portland Code of Ordinances Sec. 14-526. Site plan standards. (b). 3. b.). We offer the following comments:
  - a) Basic Standard: 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 Standard: The project will result in a net decrease in impervious area. As such, the project is not required to include any specific stormwater management features for stormwater quality control. We encourage the Applicant to review the City's Stormwater Service Charge Credit Manual (available online) to evaluate whether they may want to incorporate stormwater quality treatment measures that qualify for a future Stormwater Service Charge credit.
  - c) Flooding Standard: The project will result in a net decrease in impervious area. As such, the project is not required to include any specific stormwater management features to control the rate of stormwater runoff from the site.
- 2) The Applicant is proposing to cut, cap, and abandon an existing site storm drain. Details should be provided on the method of abandonment.
- 3) The Applicant is proposing to connect an underdrain associated with the Site's foundation drain to the City storm drain within Alder Street. A connection detail should be provided per City of Portland Technical Standards.
- 4) The Typical Pipe Trench & Road Repair Detail provided on Sheet C402 appears to be missing the notes from the City of Portland Technical Standards that specify certain dimensions.
- 5) The Applicant should contact Rachel Smith, of the Public Works Department ([RMS@portlandmaine.gov](mailto:RMS@portlandmaine.gov), 207-874-8833) to confirm sizing of the grease trap prior to start of construction.