

MEMORANDUM



TO: Rick Knowland, Planner
FROM: David Senus, P.E.
DATE: April 7, 2015
RE: Bayside Bowl, Level III Site Plan Application

Woodard & Curran has reviewed the Level III Site Plan Application for the proposed expansion of the Bayside Bowl facility located at 58 Alder Street in Portland, Maine. The project involves a three level addition with a 16,217 square-foot building footprint.

Documents Reviewed by Woodard & Curran

- Level III Site Plan Application and attachments, dated March 23, 2015, prepared by Mitchell & Associates, on behalf of BoPo, LLC.
- Existing Conditions Plan, dated March 20, 2015, prepared by Sebago Technics.
- Engineering Plans, Sheets 1-6, dated March 23, 2015, prepared by Mitchell & Associates, on behalf of BoPo, 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 Standard: The Applicant will need to provide plans, notes, and details 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 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. The Applicant has proposed a grassed, underdrained stone filtration swale to provide some level of water quality treatment for runoff from the site. This approach to stormwater management on the site is acceptable to the City; however, we encourage the Applicant to review the City's Stormwater Service Charge Credit Manual (available online) to evaluate whether they would consider incorporating treatment measures which may 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 project will disturb more than one acre; the Applicant should note that a Maine Construction General Permit will be required from the MaineDEP and that copies of all permits should be forwarded to the City upon receipt.
- 3) The Applicant has noted that ability to serve letters have been requested from the Portland Water District and the City of Portland; these letters should be forwarded upon receipt.
- 4) The Applicant should provide the following details:
 - a) Concrete Dumpster Pad; and
 - b) Pipe Installation Trench Cross-Section
- 5) Final plans must be stamped by a professional engineer (Section 14-527, sub-section (f) of the City of Portland Land Use Ordinance).
- 6) The field inlet and catch basin details depict a flat frame and grate flush with the adjacent grade. We recommend that the Applicant consider installing domed grates (beehive grates) on field inlets and catch basins located in landscape / lawn areas.