

MEMORANDUM



TO: Jean Fraser, Planner
FROM: Lauren Swett, PE
DATE: July 21, 2016
RE: 415 Cumberland Avenue, Level III Site Plan Application

Woodard & Curran has reviewed the Level III Site Plan Application for the proposed redevelopment located at 415 Cumberland Avenue. The project includes the conversion of the space from commercial office into mixed use commercial and residential market rate apartments. The work includes renovation of the building and some minor site improvements including utilities.

Documents Reviewed by Woodard & Curran

- Level III Site Plan application and attachments, dated June 15, 2016, prepared by Alpha Architects, on behalf of M&A Lowcountry Investments 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: Erosion and sediment control should be provided in accordance with the Basic Standard. It is noted that only minor site disturbance will be necessary for utility work, sidewalk ramp construction, and landscaping. The Construction Management Plan should note that existing catch basins near any disturbed areas shall be protected, and cleaned following construction as necessary, and that if the site disturbance results in the tracking of any sediment onto the surrounding streets, they will be swept as required.
 - b) General Standard and Flooding Standard: No changes to impervious surface are proposed as part of this project. The project will not be required to provide stormwater management systems in accordance with the General and Flooding Standard.
- 2) The Application notes in their application narrative that "all existing rain leaders will be removed from flowing into the City storm sewers." The locations of roof drains and their discharge locations, with surface erosion protection noted as necessary, should be shown on the site plan.
- 3) The Subdivision Plat notes that the existing ADA ramp at the intersection of Cumberland Avenue and Forest Avenue will be repaired or replaced. The site plan should also note that this work will be completed. The ramp and crosswalk layout should be in conformance with the City of Portland Technical Standards, and should be reviewed by the Transportation Division of the Department of Planning & Urban Development prior to construction.
- 4) All work within the Right Of Way shall be in conformance with all City of Portland Technical Standards. This includes, but is not limited to, pavement for trench patching, utility installations, sidewalk repair and handicap ramp construction.