

MEMORANDUM



TO: Shukria Wiar, Planner
FROM: David Senus, PE
DATE: September 3, 2015
RE: 35 Pleasant Street Renovation, Final Level II Site Plan Review

Woodard & Curran has reviewed the Final Level II Site Plan Application for the proposed renovation located at 35 Pleasant Street in Portland, Maine. The project involves an internal renovation and a garage addition over an existing parking lot.

Documents Reviewed by Woodard & Curran

- Final Level II Site Plan Application and attachments, dated August 15, 2015, prepared by Reiter Architecture & Design.

Comments

- 1) The Applicant has noted that an updated survey will be submitted showing topography in the parking area/area of the addition, and the location/elevation of a storm line connection point. If the proposed storm line is associated with roof water, the City DPS may prefer that the pipe discharge to the street in lieu of a direct connection to the combined sewer; the Applicant should verify through David Margolis-Pineo at the Department of Public Services. The Applicant should note that details will be necessary for all work within the Right-of-Way in accordance with the City of Portland Technical Manual (such as sidewalk repairs, pipe trench, etc).
- 2) The City of Portland requires that all Level II site plan applications 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 (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 should be provided to address erosion and sediment control requirements during construction, specifically street sweeping requirements during construction and catch basin inlet protection.
 - b) General Standard: The project will result in a de minimis increase in impervious area of approximately 609 square feet. As such, the project is not required to include any specific stormwater management features for stormwater quality control.
 - c) Flooding Standard: The project will result in a de minimis increase in impervious area of approximately 609 square feet. As such, the project is not required to include any specific stormwater management features to control the rate or quantity of stormwater runoff from the site.
- 3) The Applicant has drafted an easement between 35 Pleasant Street LLC and JB Brown & Sons for temporary construction access and has noted that it will be signed upon closing on September 31, 2015. Woodard & Curran recommends that submittal of the executed easement be made a condition of the Site Plan approval.