

## MEMORANDUM



**TO:** Jean Fraser, Planner  
**FROM:** David Senus, P.E. & Ashley Auger, E.I.T.  
**DATE:** January 10, 2013  
**RE:** 321 Commercial St. Mixed Use Development, Level III Final Site Plan/Subdivision Application

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Woodard & Curran has reviewed the Response to Comments on the Level III Final Site Plan/Subdivision Application for the Mixed Use Development located at 321 Commercial Street in Portland, Maine. The project consists of a six story mixed use building with a 131 room hotel, 7,000 sq ft of restaurant space, and 14 residential units on the site of an existing gravel surface parking lot. The project proposes a net increase of 2,513 sq ft of impervious area on the site.

### Documents Reviewed by Woodard & Curran

- Response to Comments Letter, dated January 2, 2013, prepared by Opechee Construction Corporation on behalf of J.B. Brown & Sons.
- Stormwater Management Plan, revised January 2, 2013, prepared by Opechee Construction Corporation on behalf of J.B. Brown & Sons.
- Stormwater Pollution Prevention Plan, dated October 22, 2012, prepared by Opechee Construction Corporation on behalf of J.B. Brown & Sons.
- Engineering Plans, Sheets C01-C14, revised January 2, 2013, prepared by Opechee Construction Corporation on behalf of J.B. Brown & Sons.
- Typical Retaining Wall Section, dated February 17, 2010, prepared by RediScapes.

### Comments

1. The Applicant has proposed a "stormwater planter" system within a bump-out on Commercial Street to provide water quality treatment for approximately 4,000 sq ft of impervious area. This system will provide water quality treatment for an area in excess of the proposed new impervious area resulting from the project (2,513 sq ft). In general, the system provides an acceptable means of meeting the water quality standards for the project; however, the Applicant should address the following comments:
  - a. The system appears to be designed to allow for the infiltration of stormwater into the underlying subsoil, as no underdrains are depicted on the plan or detail sheets. If the Applicant proposes to infiltrate stormwater with the system, the infiltration capacity of the existing subsoils should be evaluated to ensure that the system can infiltrate the design storm event (1" of runoff over 24 hours from the contributing impervious area). Alternatively, the Applicant may choose to install underdrains for the system, which must be connected to the City's storm drain system.
  - b. The system is proposed within the Commercial Street Right-of-Way. As such, a stormwater maintenance agreement will be necessary between the City of the Portland and the Applicant to ensure that the Applicant is responsible for the ongoing inspection and maintenance of the system.