

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: David Senus, PE
DATE: October 1, 2015
RE: Moody's Collision Center, Final Level II Site Plan Application

Woodard & Curran has reviewed the Final Level II Site Plan Application and response to comments submittal for the proposed parking expansion located at 495 Presumpscot Street in Portland, Maine. The project involves the construction of additional parking spaces to serve the needs of the existing facility.

Documents Reviewed by Woodard & Curran

- Final Level II Site Plan Application and attachments, dated July 13, 2015, prepared by Sebago Technics, on behalf of Real Estate Holdings, LLC.
- Response to comments letter dated September 15, 2015, prepared by Sebago Technics, on behalf of Real Estate Holdings, LLC.
- Engineering Plans, Sheets 1-6, dated July 8, 2015, prepared by Sebago Technics, on behalf of Real Estate Holdings, LLC.
- Engineer Plans Sheets 1-7, REV dated September 15, 2015, prepared by Sebago Technics, on behalf of Real Estate Holdings, LLC.

Comments

- 1) 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 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 increase in impervious area of approximately 7,253 square feet. As such, the project is required to include stormwater management features for stormwater quality control. The Applicant has proposed a Grassed Underdrained Soil Filter system, which meets the requirements of the General Standards.
 - c) Flooding Standard: The project will result in a net increase in impervious area of approximately 7,253 square feet. As such, the project is required to include stormwater management features to control the rate of stormwater runoff from the site. The project includes a Grassed Underdrained Soil Filter System that will largely attenuate the discharge rate of runoff generated by the project. Based on the original submittal, the proposed development will result in a slight increase in the peak runoff rate from the Site; however, the Site discharges through a wetland area into the Presumpscot River, which discharges to the ocean. Woodard & Curran would be supportive of this waiver.
- 2) The plans and details should include a permanently stabilized edge along the parking lot where runoff will flow into the soil filter system. Consideration should be taken to ensure that concentrated runoff does not back-cut under the pavement along this edge.