

MEMORANDUM



TO: Jean Fraser, Planner
FROM: David Senus, PE
DATE: June 10, 2015
RE: Bangor Savings Bank, Preliminary Level III Site Plan Application

Woodard & Curran has reviewed the Preliminary Level III Site Plan Application for the proposed Bangor Savings Bank located at 20 Marginal Way in Portland, Maine. The project involves the construction of a three story, 2,100 SF bank/office building with a double drive thru.

Documents Reviewed by Woodard & Curran

- Preliminary Level III Site Plan Application and attachments, dated May 13, 2015, prepared by Gorrill Palmer, on behalf of Bangor Savings Bank.
- Engineering Plans, Sheets C002, C101, C102, & C401, dated May 13, 2015, prepared by Gorrill Palmer, on behalf of Bangor Savings Bank.
- Boundary & Topographic Survey, dated March 24, 2015, prepared by Owen Haskell, Inc., on behalf of Gorrill Palmer.

Comments

- 1) The Cover Sheet to the Engineering Plan set indicates that Sheets C402 & C403 contain additional details; however, we have not received these sheets at this time. Woodard & Curran will conduct a review of the proposed details upon receipt of the additional sheets.
- 2) Note 5 on Sheet C002 states that the General Contractor shall submit a Construction Management Plan to the City of Portland prior to demolition; the Applicant should note that a Construction Management Plan is required to be submitted as part of the Final Site Plan Application, per the General Written Submissions Checklist. If requested by the Applicant, Planning Staff and the Planning Board may allow for the construction management plan to be submitted for review and approval prior to the issuance of a building permit (as a condition of the Site Plan approval).
- 3) 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: A plan has 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; however, it does not appear that details of the proposed erosion and sediment control measures have been provided at this time.
 - b) General Standards: The project will result in an increase in impervious area of approximately 207 square feet. As such, the project is not required to include any specific stormwater management features for stormwater quality control. We encourage the Applicant to review the City's Stormwater Service Charge Credit Manual (available online) to evaluate whether they may want to incorporate stormwater quality treatment measures that qualify for a future Stormwater Service Charge credit.
 - c) Flooding Standard: The project will result in an increase in impervious area of approximately 207 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.



- 4) The Applicant has noted that letters have been sent to the Portland Water District and Portland Public Services requesting confirmation of their ability to serve the project and that responses will be forwarded to the City upon receipt.
- 5) The edge of pavement line at the rear parking area has many angles to define the edge of the angled parking spaces and the adjacent, abutting features. We recommend a more linear edge of pavement line for ease of construction and for winter plowing and site maintenance operations.
- 6) The Applicant has noted that a lighting plan and catalog cuts of the proposed lighting will be provided in the final submission.