

## MEMORANDUM



**TO:** Nell Donaldson, Planner  
**FROM:** Lauren Swett, PE  
**DATE:** October 21, 2016  
**RE:** 23 Ocean Ave, Level III Site Plan Application

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Woodard & Curran has reviewed the Level III Site Plan Application for the proposed redevelopment located at 23 Ocean Avenue. The project includes the construction of a new mixed use building and associated site improvements.

### **Documents Reviewed by Woodard & Curran**

- Level III Site Plan application response to comments and attachments, dated September 8, 2016, prepared by Kevin Moquin and Ransom Consulting, Inc., on behalf of owner Steven and Roberta Cope.
- Stormwater calculations, dated October 12, 2016, prepared by Ransom Consulting, Inc., on behalf of owner Steven and Roberta Cope.
- Project plans, dated September 2, 2016, prepared by Kevin Moquin, Ransom Consulting, Inc., and Carroll Associates Landscape Architects, on behalf of owner Steven and Roberta Cope..

### **Comments** (*Comments in italics are repeated from previous memos*)

- 1) *The Applicant has submitted a City of Portland Wastewater Capacity Application. The Applicant should note that they will be required to provide evidence of capacity to serve and approval of the proposed design from the City of Portland.* Applicant has acknowledged and the capacity to serve will be provided when available.
- 2) 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: Plans, notes, and details have been provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500.
  - b) General Standard: The project is required to include stormwater management features for stormwater quality control. A roof drain cartridge filter and an underdrained soil filter will be utilized to provide stormwater treatment on the site.
  - c) Flooding Standard: The project is required to include stormwater management features to control the rate or quantity of stormwater runoff from the site. The Applicant will be discharging a portion of the site's stormwater to the combined sewer in Ocean Avenue. The site does not discharge to this location in the existing condition; however, the Applicant has discussed this condition with Public Works, and the connection will be allowed. Stormwater from the site will be collected as part of a future City sewer separation project. As a result of this connection, the stormwater discharge to Hersey Street will be reduced, providing an improvement over the existing condition on Hersey Street.
- 3) All other comments have been addressed at this time.