

MEMORANDUM



TO: Jean Fraser, Planner
FROM: David Senus, P.E. & Ashley Auger, E.I.T.
DATE: August 5, 2014
RE: 2282 Congress St. Multi-Use Development, Amended Site Plan Application

Woodard & Curran has reviewed the Amended Site Plan Application for the Multi-Use Development located at 2282 Congress Street in Portland, Maine. The Applicant proposes to construct a convenience store/fuel station and ATM drive-thru. The project was previously approved by the Planning Board on May 20, 2013; however, the Applicant proposes modifications to the plan, which will ultimately reduce the project's disturbance. The project, as currently proposed, will create a total of 2.14 acres of new developed area, of which 1.19 acres will be new impervious area. The amendments from the previous application include an underdrained grassed soil filter with detention capacity in lieu of an underground storage system with Stormtreat units.

Documents Reviewed by W&C

- Amended Site Plan Application and attachments dated July 22, 2014, prepared by FST, on behalf of Portland Property Holdings, LLC.
- Engineering Plans, Sheets C-1.0-C-1.3, C-2.0-C-6.0, C-8.0-C-8.8, C-9.0-C-9.2, C-14.0, & C-14.1, revised July 22, 2014, prepared by FST, on behalf of Portland Property Holdings, LLC.

Comments

- 1) The project will disturb over one acre; as such, filing a notice of intent to comply with the Maine Construction General Permit is required. The Applicant should clarify the status of this filing.
- 2) The Applicant obtained a Waste Discharge Permit from the MaineDEP and the Long Creek Watershed District in October of 2013, and has noted that an amended approval is being sought concurrent with the City submission. The Applicant provide a copy of the revised permit upon receipt.
- 3) In accordance with Section 5 of the City of Portland Technical Manual, a Level III Site Plan 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 general accordance with Appendix A, B, & C of MaineDEP Chapter 500.
 - b) General Standard: The proposed project will provide adequate stormwater quality control in compliance with the General Standards.
 - c) Flooding Standard: The Applicant has sufficiently demonstrated compliance with the Flooding Standard for the 2, 10 & 25-year storm events.
- 4) The Applicant should provide a detail for the reinforced turf spillway channel.