

## MEMORANDUM



**TO:** Jean Fraser, Planner  
**FROM:** David Senus, P.E. & Ashley Auger, E.I.T.  
**DATE:** April 18, 2013  
**RE:** 2282 Congress St. Multi-Use Development, Level III Final Site Plan Application

---

Woodard & Curran has reviewed the Level III Final 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 will create a total of 2.25 acres of new developed area, of which 1.57 acres will be new impervious area (building and other impervious surfaces), within the 3.36 acre project boundary.

The project will result in greater than one acre of disturbance and more than 20,000 SF of new impervious area in an Urban Impaired Stream (UIS) watershed, therefore the project is required to meet the State of Maine Department of Environmental Protection Chapter 500 Basic and General Standards. In addition, Section 5 of the City of Portland Technical Manual requires that Level III development projects submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. Because the project will create less than 3 acres of new impervious area and is not located within the Urban Impaired Stream watersheds listed under Section 5.II.A of the City's Technical Standards, the project is not subject to meeting the Urban Impaired Stream Standard under State or local requirements.

Review of this project has been conducted under the City's Delegated Review Authority for MaineDEP Chapter 500 standards in addition to conformance with Section 5 of the City's Technical Manual, and other applicable City ordinances and standards related to water quality and construction standards.

### **Documents Provided By Applicant**

- Level III Site Plan Application and attachments dated April 1, 2013, prepared by DeLuca-Hoffman Associates, Inc., on behalf of CJ Developers, Inc.
- Engineering Plans, Sheets C-1.0-C-1.3, C-2.0-C-7.0, C-7.1, C-8.0-C-8.7, C-9.0-C-9.2, C-14.0, & C-14.1, dated March 28, 2013, prepared by DeLuca-Hoffman Associates, Inc., on behalf of CJ Developers, Inc.

### **Comments**

- 1) MaineDEP Chapter 500 Basic, General and Flooding Standards:
  - a) Basic Standards: 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. In addition, the Applicant has included inspection and reporting requirements in reference to Chapter 32 of the City of Portland Code of Ordinances.
  - b) General Standards: The proposed StormTreat Systems 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.
- 2) Because the project site falls within the Long Creek Watershed, the Applicant has noted that they are required to obtain a Waste Discharge Permit issued by the MaineDEP. We understand that the Applicant is working with MaineDEP and the Long Creek Watershed Management District (LCWMD) regarding the details of review and oversight for issuing this permit. We request that the Applicant



provide an update to this process, and ultimately a copy of the permit for the project record. Because the Applicant will be an individual permit holder within the Long Creek watershed, they will be subject to Stream Restoration and Monitoring Fees collected and managed by the LCWMD.

- 3) The Applicant has presented an acceptable means of managing the flow and quality of stormwater runoff generated from the new impervious surfaces; however, we encourage the Applicant to review the drive lane widths and parking spaces against the functions and needs of the facility, and reduce impervious surface wherever determined to be practical.
- 4) The plans should include proposed pipe invert elevations, pipe materials & sizes, and manhole/catch basin structure rim elevations.
- 5) Please provide clarification, potentially additional plan view notes/details, for the pipe configuration and weir system located within structure A3 and the header/discharge pipes associated with the StormTreat system.
- 6) The Applicant should verify that the following requirements for the proposed Underground Storage Tank (UST) are being coordinated with the appropriate agencies:
  - Registration of the new UST system with the MaineDEP, per Section 4 of Chapter 691 Rules for Underground Oil Storage Facilities.
- 7) The Applicant has noted that gas and electric utilities are currently being coordinated and therefore are not specified on the plans. Any updates to the site plan to accommodate these utilities should be submitted to the City for review and approval. Furthermore, the Applicant is currently awaiting confirmation of capacity to serve from all utilities; confirmation should be forwarded to the City upon receipt.
- 8) The following details should be provided:
  - a) RipRap Slope Protection
  - b) Level Lip Spreader
  - c) Bituminous Driveway Apron
- 9) The Plans should identify snow storage locations.