

## MEMORANDUM



**TO:** Jean Fraser, Planner  
**FROM:** Ashley Auger, E.I.T. & David Senus, P.E.  
**DATE:** August 10, 2011  
**RE:** McFarland Spring Corporation – 280 Warren Avenue

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Woodard & Curran has reviewed the Response to Comments on the Final Level II Site Plan Application for the McFarland Spring Corporation project located at 280 Warren Avenue in Portland, Maine. The project proposes to construct a 1,400 Square Foot (SF) building addition to an existing 8,400 SF industrial building. Associated site improvements will include additional paved surface.

### **Documents Provided**

- Response to Comments Letter, dated August 8, 2011, prepared by DeLuca-Hoffman Associates, Inc., on behalf of David Parsons (owner of McFarland Spring Corporation).
- Engineering Plans, Sheets 2-3, dated June 27, 2011 (revised August 2, 2011), prepared by DeLuca-Hoffman Associates, Inc., on behalf of David Parsons (owner of McFarland Spring Corporation).
- AutoTurn Printouts, Figures Auto-1 & Auto-2, dated August 8, 2011, prepared by DeLuca-Hoffman Associates, Inc., on behalf of David Parsons (owner of McFarland Spring Corporation).

### **Comments**

#### **Stormwater Management**

- The Applicant has opted to eliminate (change to pervious) an existing on-site impervious area approximately 1,814 square feet in size, which is equal to the proposed new impervious area. From previous discussions with the City Department of Public Services, it is our understanding that the Maine Department of Environmental Protection General and Flooding standards will be effectively met utilizing this method. The Applicant has also achieved the required number of urban impaired stream mitigation credits for this development by eliminating existing impervious area equal in size to the proposed new impervious area, and replacing it with lawn.