

MEMORANDUM



TO: Jean Fraser, Planner
FROM: Ashley Auger, E.I.T. & David Senus, P.E.
DATE: July 21, 2011
RE: McFarland Spring Corporation – 280 Warren Avenue

Woodard & Curran has reviewed 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

- Final Level II Site Plan Application and Attachments, dated June 30, 2011, prepared by DeLuca-Hoffman Associates, Inc., on behalf of David Parsons (owner of McFarland Spring Corporation).
- Engineering Plans, Sheets 1-3, dated June 27, 2011 (revised June 30, 2011), prepared by DeLuca-Hoffman Associates, Inc., on behalf of David Parsons (owner of McFarland Spring Corporation).
- Boundary and Topographic Survey, dated June 21, 2011, prepared by Owen Haskell, Inc. on behalf of DeLuca-Hoffman Associates, Inc.

Comments

Stormwater Management

- Per Section 5 of the City of Portland Technical Manual, Level II Site Plan Applications are required to submit stormwater management plans pursuant to the regulations of the Maine Department of Environmental Protection (MaineDEP) Chapter 500 Stormwater Management Rules, including compliance with the Basic, General and Flooding Standards. A stormwater management plan was not provided in the application, and the Applicant has requested a waiver from this requirement. We cannot support a waiver from this requirement. One suggestion provided during consultation with the City Department of Public Services is that the Applicant can elect to eliminate (change to pervious) an existing on-site impervious area of equal or greater size to the proposed new impervious area, and effectively meet the General and Flooding Standard.
- The project is located within the Capisic Brook Watershed, which is identified as an Urban Impaired Stream. Section 5 of the City of Portland Technical Manual requires that all development within the Capisic Brook watershed, except single and two family homes, comply with the Urban Impaired Stream Standard pursuant to MaineDEP Chapter 500 Rules. To meet the Urban Impaired Stream standard, the Applicant must either pay a compensation fee or mitigate project impacts by treating, reducing, or eliminating an off-site or on-site pre-development impervious stormwater source.
- In summary, the Applicant must meet the Basic, General, Flooding, and Urban Impaired Stream Standards for the project. If the Applicant elects to eliminate (change to pervious) an existing on-site impervious area of equal or greater size to the proposed new impervious area, the requirements for meeting the General, Flooding and Urban Impaired Stream Standards will effectively be met, and a stormwater management plan will not be required (as the Basic Standards will be met based on the Erosion and Sediment Control information provided on the plans). However, if additional net impervious area is proposed as part of the project, the Applicant must provide a stormwater management plan meeting the Basic, General, Flooding and Urban Impaired Stream Standards.

Plans & Details

- Please provide a detail for the proposed stabilized construction exit per B-4 of the MaineDEP Erosion and Sediment Control Best Management Practices Manual.