

## MEMORANDUM



**TO:** Jean Fraser, Planner  
**FROM:** David Senus, P.E. & Ashley Auger, E.I.T.  
**DATE:** May 15, 2014  
**RE:** 421 Warren Avenue, Final Level III Site Plan Application

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Woodard & Curran has reviewed the Final Level III Site Plan Application for the proposed 6-unit commercial complex located at 421 Warren Avenue in Portland, Maine. The project consists of constructing a single-level 25,000 SF industrial building along with associated site improvements, which will result in approximately 56,252 SF of new impervious area. The project is being reviewed for compliance with City of Portland Level III Site Plan requirements and under the City's delegated review authority for Chapter 500, Stormwater Management Law.

### **Documents Reviewed by W&C**

- Final Level III Site Plan Application and attachments dated April 21, 2014, prepared by FST Engineers on behalf of PH Warren Avenue, LLC.
- Engineering Plans, Sheets C-1.0, C-1.1, C-2.0, C-2.1, C-3.0, C-3.1, C-4.0, C-4.1, C-4.2, C-4.3, C-5.0, C-6.0, C-6.1, C-6.2, C-6.3, C-7.0, and C-7.1, revised April 17, 2014, prepared by FST Engineers on behalf of PH Warren Avenue, LLC.

### **Comments**

- 1) The project has been presented in compliance with the Maine DEP Chapter 500 Basic, General, and Flooding Standards.
- 2) Urban Impaired Stream Standard: The Applicant has elected to pay an in-lieu compensation fee based on the schedule in the MaineDEP Chapter 500 Rules, which has been calculated to be \$6,950.
- 3) The Applicant should submit documentation confirming capacity to serve wastewater for the proposed development upon receipt.
- 4) The stormwater inspection and maintenance plan should include provisions for the inspection and maintenance of the Roof Drip-line Filtration BMP as outlined in Section 7.6 of Volume III of the MaineDEP Stormwater BMP Manual and the post-construction stormwater management plan requirements outlined in Chapter 32 of the City of Portland Code of Ordinances.