

MEMORANDUM



TO: Jean Fraser, Planner
FROM: David Senus, PE
DATE: June 10, 2015
RE: Lot 5 Industrial Way, Preliminary Level II Site Plan Application

Woodard & Curran has reviewed the Preliminary Level II Site Plan Application for the proposed Office building located at 81 Industrial Way in Portland, Maine. The project involves the construction of a 9,900 SF building, a 75 space parking lot, and associated site improvements.

Documents Reviewed by Woodard & Curran

- Preliminary Level II Site Plan Application and attachments, dated May 21, 2015, prepared by Sebago Technics, on behalf of Deerfield 91 Industrial LLC.
- Engineering Plans, Sheets 1-7, dated May 21, 2015, prepared by Sebago Technics, on behalf of Deerfield 91 Industrial LLC.

Comments

- 1) The application is preliminary. As such, additional documents will be required for the final application, including letters from utilities confirming capacity to serve the proposed development, a Stormwater Management Report, a Construction Management Plan and an exterior lighting plan. Woodard & Curran will perform a review of the Final Application upon receipt of those documents.
- 2) The City of Portland requires that all Level II site plan applications 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 (Technical Manual, Section 5. II. Applicability in Portland. C. a. and City of Portland Code of Ordinances Sec. 14-526. Site plan standards. (b). 3. b.). We offer the following comments:
 - a) Basic Standards: A Plan, 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 & Flooding Standards: The project will result in an increase in impervious area of 39,800 SF. As such, the project is required to include stormwater management features for stormwater quality control and to control the rate of stormwater runoff from the site. The Applicant has proposed an underdrained soil filter system. We anticipate that a stormwater management report and calculations demonstrating compliance with the General & Flooding Standards and Chapter 7.1 of Volume III of the MaineDEP Stormwater BMP Manual will be provided as part of the Final submittal. Woodard & Curran will perform a review of the stormwater management report upon receipt.
- 3) The Stormwater Management Report should include a stormwater inspection and maintenance plan developed in accordance with and in reference to the Maintenance Criteria of Chapter 7.1 of Volume III of the MaineDEP Stormwater BMP Manual and Chapter 32 of the City of Portland Code of Ordinances.
- 4) The Applicant has noted that Tier 1 NRPA and Programmatic General Permit Applications have been filed with the MaineDEP and the ACOE, respectively for wetland fills. The Applicant should provide an update as to the status of these reviews and provide copies of the permit approvals upon receipt. The Applicant has also noted that a Maine Construction General Permit application will be filed with the MaineDEP and that a copy of the application will be forwarded to the City upon filing.
- 5) Per Section 13 of the City's Technical Manual, the Applicant is required to submit a Boundary Survey that has been Stamped by a Maine Licensed Professional Surveyor.
- 6) The plans should note a location for snow storage. The snow storage location should be sited outside of existing and proposed drainage courses.



- 7) Riprap inlet and outlet protection should be specified on the plans for the proposed outlet from the soil filter basin and for the two driveway culverts.
- 8) The pipe material should be specified for the proposed driveway culverts located in the City ROW; refer to allowable pipe materials listed in the Technical Manual, Section 2.5.2. Culvert pipe invert elevations should be identified for the culvert proposed below the sidewalk.
- 9) Proposed elevations should be specified for the Underdrained Soil Filter.
- 10) The following details should be provided in accordance with the City of Portland Technical Manual for work within the Right-of-Way:
 - a) Curbing/tipdowns;
 - b) Bituminous Sidewalk; and
 - c) Trench Section.
- 11) The Detention Basin detail specifies six-inch underdrain, whereas the plan specifies four-inch; the Applicant should clarify.