

MEMORANDUM



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

Woodard & Curran has reviewed the response to comments and Final 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

- Final Level II Site Plan Application - Cover Letter and Attachments, dated June 29, 2015, prepared by Sebago Technics, on behalf of Deerfield 91 Industrial LLC.
- Engineering Plans, Sheets 1-7, REV dated June 29, 2015, prepared by Sebago Technics, on behalf of Deerfield 91 Industrial LLC.

Comments

- 1) HDPE is not an acceptable pipe material within the City ROW for the driveway cross culvert; refer to allowable pipe materials listed in the Technical Manual, Section 2.5.2. The culvert is proposed with minimal cover, the Applicant should consider lowering the culvert to achieve more cover.
- 2) The Applicant has noted that a copy of the Portland Water District's confirmation of the ability to serve water and the City of Portland Public Services Department's confirmation of ability to serve wastewater flow will be forwarded upon receipt.
- 3) The Applicant has noted that they will forward a copy of the ACOE's approval for project wetland impacts upon receipt and will forward a copy of the Notice of Intent to Comply with Maine Construction General Permit once filed with the MaineDEP.