

MEMORANDUM



TO: Jean Fraser, Planner
FROM: Lauren Swett, PE
DATE: May 9, 2017
RE: Second Tee Condominium Association Business Park Unit 15, Level II Amended Site Plan Response to Comments

Woodard & Curran has reviewed the Level II Amended Site Plan Application for the proposed development located at 1039 Riverside Street in Portland, Maine. The project involves the construction of the Unit 15 building, parking, utilities, and ancillary features.

Documents Reviewed by Woodard & Curran

- Response to comments and attachments, dated April 24, 2017, prepared by Stantec, on behalf of 1039 Riverside, LLC.

Comments *(comments from prior memos included in italics)*

- 1) *The Applicant has noted that letters have been sent to the Portland Water District and the Portland Public Services Division requesting confirmation of ability to serve the proposed development and that their responses will be provided to the Planning Authority upon receipt.*
- 2) *We recommend providing rip rap or other erosion control at the underdrain outlet of the roof line drip strip filter to the proposed rain garden.*
- 3) 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 Standard: Plans, 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 Standard: The Applicant has noted that a stormwater collection system, which includes several proprietary water quality treatment units, was previously installed to collect and convey stormwater from proposed impervious areas, and that this method was deemed acceptable for compliance with the stormwater management standards at the time of the original approval in 2004. As added measures, the Applicant is proposing a roof line drip strip filter for the Unit #15 building and a rain garden per the MaineDEP BMP Manual to provide additional water quality benefits. We find these as acceptable approaches for stormwater management for the project.
 - c) Flooding Standard: The Applicant has requested a waiver of the Flooding Standard based on the project's location within the Presumpscot River Watershed as has previously been considered for the site. We do agree that the roof drip edge filter and rain garden will help attenuate the rate of runoff and we would support the granting of this waiver.