

MEMORANDUM



TO: Jean Fraser, Planner
FROM: David Senus, PE
DATE: March 29, 2016
RE: Second Tee Condominium Association Business Park, Level II Amended Site Plan Application

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 2 building, parking, utilities, and ancillary features.

Documents Reviewed by Woodard & Curran

- Level II Amended Site Plan Application and attachments, dated March 10, 2016, prepared by Stantec, on behalf of 1039 Riverside, LLC.
- Engineering Plans, dated February 2016, prepared by Stantec, on behalf of 1039 Riverside, LLC.

Comments

- 1) Final plans must be stamped by a professional engineer (Section 14-527, sub-section (f) of the City of Portland Land Use Ordinance).
- 2) 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.
- 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 an added measure, the Applicant is proposing a roof line drip strip filter for the new Unit #2 building per the MaineDEP BMP Manual to provide additional water quality benefits. We find this to be an acceptable approach for stormwater management for the project.
 - c) Flooding Standard: The Applicant has requested a waiver to provide updated stormwater management calculations. Because there is no proposed change in impervious area from the previously reviewed approval, and because the roof drip edge filter will help attenuate the rate of runoff, we find this to be an acceptable approach for stormwater management for the project and agree to granting a waiver from modeling runoff from this area to prove compliance with the Flooding Standard.
- 4) The Applicant should provide a stormwater inspection and maintenance plan developed in accordance with and in reference to Chapter 32 of the City of Portland Code of Ordinances and the maintenance criteria of Chapter 7.6 of Volume III of the MaineDEP Stormwater BMP Manual.