

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: David Senus, PE
DATE: January 8, 2016
RE: 65 Munjoy Street, Final Level III Site Plan Application

Woodard & Curran has reviewed the Final Level III Site Plan Application for the proposed 8-unit condominium located at 65 Munjoy Street in Portland, Maine. The project involves the construction of an 8-unit condominium building to be constructed on an existing paved parking lot area.

Documents Reviewed by Woodard & Curran

- Final Level III Site Plan Application and attachments, dated December 11, 2015, prepared by Ransom Consulting, Inc. for Adams Apple LLC.
- Boundary & Topographic Survey, dated October 21, 2015, prepared by Owen-Haskell, Inc., on behalf of ANEW Development.
- Engineering Plans, Sheets C-1, C-2 & C-3, dated December 11, 2015, prepared by Ransom Consulting, Inc., for Adams Apple LLC.

Comments

- 1) In accordance with Section 5 of the City of Portland Technical Manual, a Level III development project is required to 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. We offer the following comments:
 - a) Basic Standards: Additional notes and details should be provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500. Specific attention should be paid to controlling the tracking of silt and mud onto the City roadway. The plans should include a requirement for frequent street sweeping of Munjoy Street (currently called out as "May Street" in the note on C2). Temporary catch basin inlet protection (silt sacks) should be installed at the catch basins downhill of the site, both at the corner of Munjoy & Wilson and at the field inlet within the park.
 - b) General Standards: The project will result in a net decrease in impervious area of approximately 1,300 sq ft, as such, the project is not required to include stormwater management features for stormwater quality control. The Applicant has proposed to construct three rain gardens to capture and infiltrate stormwater runoff, along with a pervious paver patio area to infiltrate stormwater that falls onto the patio surface. We find this to be an acceptable approach for stormwater management for the site.
 - c) Flooding Standard: The project will result in a net decrease in impervious area of approximately 1,300 sq ft, as such, the project is not required to include stormwater management features for stormwater quantity control. The Applicant has proposed to construct three rain gardens to capture and infiltrate stormwater runoff, along with a pervious paver patio area to infiltrate stormwater that falls onto the patio surface. These measures will help to further reduce runoff from the site; as such, we find the project to be in conformance with the Flooding Standard.
- 2) The Applicant has requested letters from utilities confirming capacity to serve the proposed development; evidence of confirmation of capacity to serve the proposed development should be provided upon receipt.
- 3) In accordance with Section 2.6.9 of the City's Technical Manual, all new (sewer) laterals connecting to a combined sewer system shall have a back water valve. The back water valve should be located on private property and a detail should be provided.



- 4) Runoff from the driveway area will enter a raingarden that is situated approximately 2.5' lower in elevation than the adjacent driveway grade through a break in a retaining wall. A detail should be provided to show the interface of the wall/inlet into the raingarden.
- 5) A detail should be provided for the proposed retaining wall.
- 6) The intent of having a "swale" within the tree lined vegetated strip between the driveway and the western property edge is unclear. The tree plantings in this location and snow storage is likely to impede drainage.
- 7) Pavement saw cut lines should be shown for the utility connections within Munjoy Street.
- 8) As noted on the plans, additional coordination is needed to re-route overhead utilities that cross the property to provide service to the adjacent, abutting properties.