

Jean Fraser - Planner
City of Portland
Planning & Urban Development Department
389 Congress Street
Portland, ME 04101

October 16, 2013

Subject: Munjoy Heights
 Preliminary Level III Site Plan Application
 Comment Response Letter

On behalf of Redfern Properties, LLC we are pleased to address the preliminary comments from the City of Portland, including:

- Woodard & Curran – Peer Review Memo, dated October 9th, 2013.

To facilitate the review comments are provided below in italics followed by Acorn Engineering, Inc.'s response.

Woodard & Curran – Peer Review Memo

- 1) *The application is preliminary. As such, we anticipate that additional documents will be submitted with the final application, including design details and a Construction Management Plan. Woodard & Curran will perform a review of the Final Application upon receipt of those documents.*

Response: Acorn Engineering and the design team will provide a greater level of detail and additional documents as part of the Final Application. Wright-Ryan will provide a Construction Management Plan.

- 2) *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 Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. Future submittals should address the following:*
 - a. *Basic Standards: The Applicant should provide notes and details 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 Standards: The project will result in a net increase in impervious area of approximately 32,879 square feet. As such, the project is required to provide stormwater management features for stormwater quality treatment. The Applicant has noted that the intent is to provide an Underdrained Subsurface Sand Filter BMP to provide treatment for no less than 95% of the new*

impervious area, and 80% of the developed area. We anticipated that additional notes, details and calculations will be provided to allow us to review the design of this system. In addition, the subsurface stormwater management system is proposed on a steep fill slope; as such, the geotechnical engineer should provide a review of the system design relative to potential impacts on slope stability, foundation drainage, and potential for break-out of infiltrated stormwater on the downhill side of the system.

- c. *Flooding Standard: The project will result in a net increase in impervious area of approximately 32,879 square feet. As such, the project is required to provide stormwater management features to control the rate of stormwater runoff from the site, such that the peak rate of runoff from the post-development site will not exceed that from the pre-development site.*

Response: As part of the Final Application the applicant will document that project meets the Maine DEP Basic, General and Flooding Standard. Furthermore, the geotechnical engineer will review the impacts of the proposed stormwater infrastructure.

- 3) *The Stormwater Management Plan will need to include a stormwater inspection and maintenance plan developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.*

Response: As part of the Final Application the Stormwater Management Plan will include a Stormwater Inspection and Maintenance Plan.

- 4) *The Portland Water District has noted several Conditions of Service regarding the development's connection to the Public water main; at this time additional information regarding these conditions (i.e. easements for the water main extension) has not been provided. This information, along with updates on other utility coordination, should be included as part of future submittals.*

Response: As part of the Final Application additional utility information will be provided.

- 5) *Final plans must be stamped by a professional engineer (Section 14-527, sub-section (e) of the City of Portland Land Use Ordinance).*

Response: The plans associated with the Final Application will be stamped by each respective professional engineer responsible for such plans.

- 6) *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. At this time, only a preliminary boundary survey has been received. Additionally, the existing conditions plan, Sheet C-02 has not been received at this time.*

Response: Nadeau Land Surveys will provide a final stamped Boundary and Existing Conditions Survey for the Final Application.

- 7) *The Preliminary Geotechnical Report has noted that the proposed grading at the site will require the construction of retaining walls near both the east and west property*



lines, and that the walls are estimated to be up to 25-feet high. The final submission should include specific details for these proposed walls, in addition to any associated assumptions and geotechnical design criteria.

Response: The following response is from Bill Peterlien, P.E. President & Principal Engineer of Summit Geoengineering Services, Inc. in an email October 15th, 2013. The Typical Wall Cross-Section Detail is attached to this letter.

"A typical retaining wall cross section is attached. Summit Geoengineering Services, the geotechnical engineer of record for this project, has been retained to design the retaining walls. SGS will consider the following conditions in the wall design.

1. Internal and external wall stability for all walls.
2. Global Stability for the east walls (fill side).
3. Method of constructing the west retaining walls - open cut and temporary or permanent shoring.
4. Consideration of the new building foundations in the design of the east walls.

A set of wall construction drawings stamped by a Maine PE will be prepared prior to construction. We anticipate submitting the wall drawings along with other documents submitted to obtain a building permit for the project."

- 8) *The Applicant has noted on the Preliminary Site Plan Checklist that state and/or federal approvals are "Not Applicable"; however, the Project Data Sheet indicates that the proposed project will disturb over one acre. Disturbances over one acre require filing a Notice of Intent to Comply with the Maine Construction General Permit with the Maine DEP. Copies of this notification submittal should be forwarded to the City for the project record.*

Response: The notification submittal of the Maine Construction General Permit – Notice of Intent will be submitted to the City.

Please let me know if you have any additional questions or comments.

Sincerely,

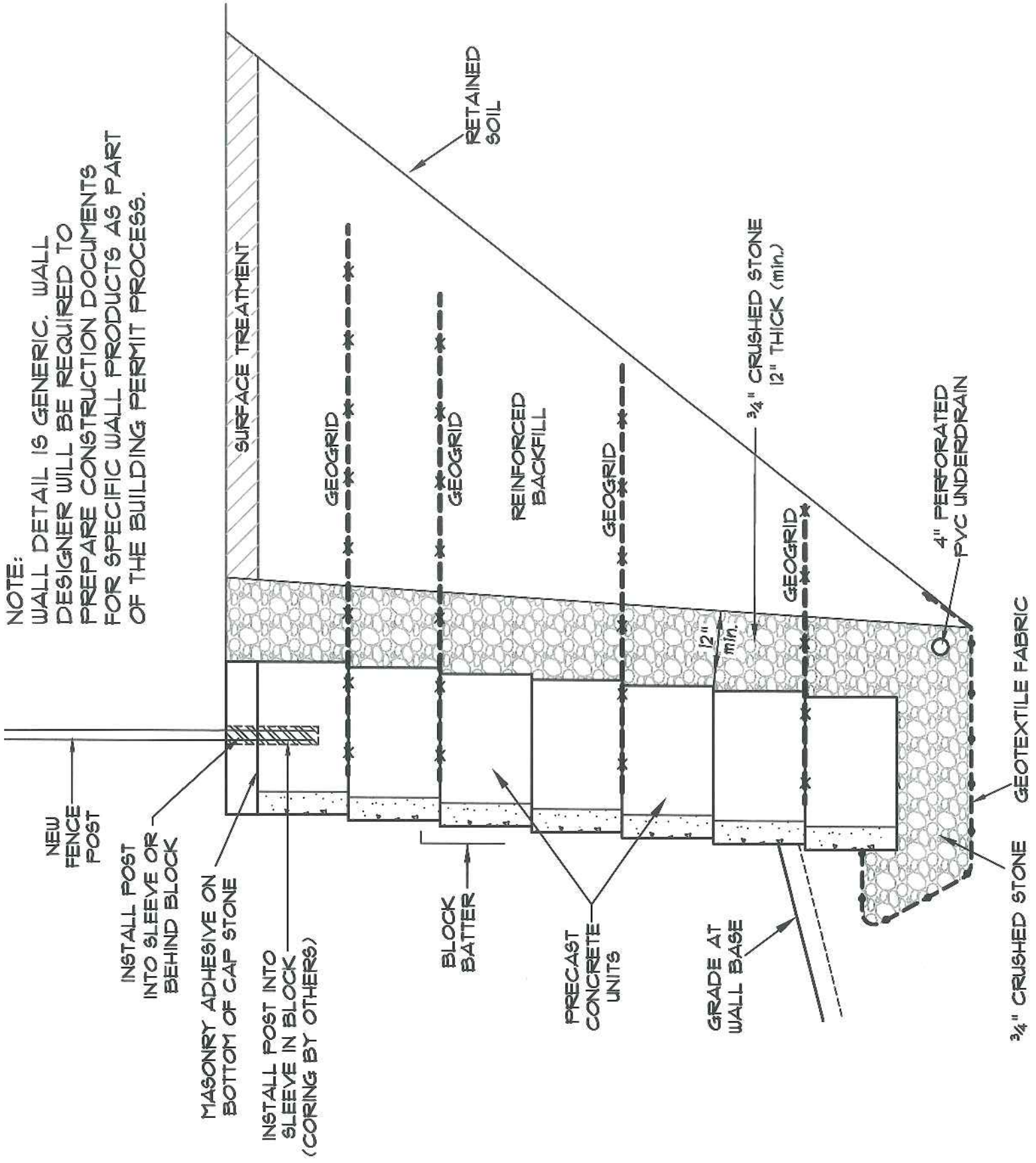


William H. Savage, P.E.
Project Manager
Acorn Engineering, Inc.

Attachment:

1. Summit Geoengineering Services, Inc. – Typical Wall Cross-Section Detail

NOTE:
 WALL DETAIL IS GENERIC. WALL
 DESIGNER WILL BE REQUIRED TO
 PREPARE CONSTRUCTION DOCUMENTS
 FOR SPECIFIC WALL PRODUCTS AS PART
 OF THE BUILDING PERMIT PROCESS.





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September 30, 2013

Barbara Barhydt
City of Portland
Planning Division
389 Congress Street, 4th Floor
Portland, ME 04101

Re: Munjoy Heights/Housing Replacement Ordinance

Dear Barbara:

This letter should serve as an Addendum to the Munjoy Heights Site Plan Application submitted earlier today.

Our plan contemplates the demolition of two structures, a multi-family building at 79 Walnut Street and a single-family house at 1 East Cove Street. We believe that the house at 79 Walnut Street is a legal four unit dwelling. Thus, it is our understanding that five housing units will be demolished. These five housing units will be replaced with the 29 new residential units, for a net addition of 24 housing units. We understand that our development may trigger certain provisions of the Housing Replacement Ordinance.

We look forward to working with the Planning Division to better understand how this project is impacted by the Housing Replacement Ordinance. Thank you.

Sincerely,

Jonathan Culley

A handwritten signature in blue ink, appearing to read "Jonathan Culley", is written over the printed name.