

**From:** David Senus <dsenus@woodardcurran.com>  
**To:** Jean Fraser <JF@portlandmaine.gov>  
**CC:** "Barbara Barhydt (bab@portlandmaine.gov)" <bab@portlandmaine.gov>, "DMP@...  
**Date:** 5/23/2014 9:50 AM  
**Subject:** RE: 97 Cumberland Ave. - Stormwater/Traffic Memo

RE: Proposed Multi---family building located at 97 Cumberland Ave  
Hi Jean:

Based on the May 19, 2014 Response to Comments letter prepared by Sebago Technics, the majority of the comments contained in our memo dated May 5, 2014 will be addressed by the Applicant as part of future submittals; however, a significant comment that remains to be resolved is Comment #6:

6) The Applicant proposes a rip-rap spillway to manage overflow from the proposed infiltration basin. Overflow from this spillway will drain west, below a stockade fence, across a fenced dumpster area on the 7-Eleven property, and across the 7-Eleven parking lot to the Washington Avenue drainage collection system. The applicant notes that this route is similar to the pre-development drainage pattern (existing condition); however, a review of the HydroCAD model indicates that more area will be directed to this location in the post-development condition, and although the infiltration basin will provide minor detention, the model predicts an increase in runoff rate at this location (from the spillway) in the postdevelopment 10- and 25-year storm events. The drainage design should be revisited to eliminate directing overflow onto the neighboring property, unless the Applicant obtains drainage easements from N/F Ginn Portland LLC and modifies the adjacent fence and dumpster/parking area to accommodate drainage from the site. The Applicant should propose an alternative means of managing overflows from the infiltration basin. The Applicant has responded by stating that the increase in flow is not substantial (0.01 CFS), that there are no viable storm drain connection options in the area, and that it is "(their) belief that the developer of 7-Eleven took into account the offsite drainage at that time" (when the 7-Eleven site was developed). Although we would agree that the increase in the modeled flow rate is insignificant, the plan indicates that all of the flow will be directed to a specific, and different location (from the existing condition) on the neighboring property. This requires approval and accommodations from the neighboring property per 14-526 (b) 3. Water Quality, Stormwater Management and Erosion Control, and per the Flooding Standard contained in Section 5 of the Technical Standards. The Applicant needs to demonstrate that appropriate measures are in place on the neighboring property to accommodate stormwater flow across this property, and that they have approval in the form of an easement from the 7-Eleven property owner to convey drainage onto and across their property at this specific location.

Thanks

Dave

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From: Jean Fraser [mailto:JF@portlandmaine.gov]  
Sent: Tuesday, May 20, 2014 10:50 AM  
To: David Senus  
Subject: Fwd: 97 Cumberland Ave. - Stormwater/Traffic Memo

Dave

If you have time to consider this and add to/revise your comments (in next couple of days), that would be appreciated.

Thank you

Jean

>>> Timothy Lock <tim@gologic.us<mailto:tim@gologic.us>> 5/19/2014 2:48 PM >>>  
Jean,

Please see attached comments from our civil engineer to the comments from your storm water and traffic review.

Thanks!

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