

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: Lauren Swett, PE
DATE: August 23, 2016
RE: 30 Merrill Street, Level III Site Plan Application

Woodard & Curran has reviewed the Site Plan Application for the proposed development located at 30 Merrill Street in Portland, Maine. The project involves the construction of a four story residential building with parking in the rear of the lot.

Documents Reviewed by Woodard & Curran

- Site Plan Application and attachments, dated July 15, 2016, prepared by bild ARCHITECTURE, on behalf of Banner Properties, LLC.
- Engineering Plans, Sheets C1 and C2, dated May 11, 2016, prepared by Plymouth Engineering Inc., on behalf of Banner Properties, LLC.
- Survey Plan, Sheet 000, dated July 15, 2016, prepared by R.W. Eaton Associates, on behalf of Banner Properties, LLC.
- Photometric plan, Sheet 000, dated July 06, 2016, prepared by Visible Light, Inc., on behalf of Banner Properties, LLC.
- Ability to Serve Letter, dated July 26, 2016, prepared by Portland Water District.

Comments

- 1) 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.
- 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 MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. We offer the following comments:
 - a) Basic Standard: The Applicant has provided Erosion & Sediment Control notes and sedimentation barrier details 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. However, details should be provided for a stabilized construction entrance and catch basin inlet protection measures and the locations of proposed erosion and sediment control measures should be indicated on the drawings.
 - b) General Standard: The project will result in a de minimis increase in impervious area of approximately 315 square feet, assuming the roof to be impervious and proposed parking as pervious. The Applicant has proposed pervious pavers and a green roof. The Applicant should address the following comments:
 - The Pervious Paver Section Detail provided on Sheet C2 includes a Filter Layer; however, the Site Plan and stormwater management plan indicate that the limit of the proposed filter bed does not extend over the full area of proposed pervious pavers. A detail should be provided for paver installation in areas outside of the filter bed, to confirm that the entire paver area may be considered pervious. If the additional pavers are not installed in such a way that they are pervious, the impervious surface calculations should be updated, and the filter area should be designed per the Maine DEP Stormwater BMP manual's guidance for "Run-On Modular Pervious Pavement."
 - The Applicant should provide information on the depth to groundwater and bedrock in the area of the proposed pervious pavers.
 - The Pervious Paver Section Detail should include specifications for the filter layer per Chapter 7.7 of Volume III of the MaineDEP Stormwater BMP Manual.



- The Operation and Maintenance Plan should specify that winter sand be prohibited in the area of Pervious Pavers. If the Applicant intends to seek credit from the City's Stormwater Service Charge for the proposed Pervious Pavers, the Applicant should ensure that the Operations and Maintenance Plan specifies that accumulated sediment and debris be removed from joint space monthly.
 - A green roof design has not been reviewed. The Applicant should note that green roofs are not currently included in the City's list of treatment systems eligible for credits from the City's Stormwater Service Charge. We encourage the Applicant to review the City's Stormwater Service Charge Credit Manual (available online) to evaluate whether they may want to incorporate stormwater quality treatment measures that qualify for a future Stormwater Service Charge credit.
- c) Flooding Standard: The project will result in a de minimis increase in impervious area of approximately 315 square feet. As such, the project is not required to include any specific stormwater management features to control the rate or quantity of stormwater runoff from the site.
- 3) The Applicant should provide a detail for pipe trenches, brick sidewalk repair, and pavement repair within the City of Portland Right-Of-Way per the City of Portland Technical Manual.
- 4) It appears that the Applicant is proposing to abandon an existing sanitary sewer service connection and install a new one. The Applicant should clarify what methods will be utilized to abandon the existing connection.