

MEMORANDUM



TO: Jean Fraser, Planner
FROM: David Senus, P.E. & Ashley Auger, E.I.T.
DATE: January 16, 2014
RE: 118 on Munjoy Hill, Level III Site Plan Review

Woodard & Curran has reviewed the revised Level III Site Plan Application for the development project located at 118 Congress Street in Portland, Maine. The project will involve the construction of a new four story mixed-use building consisting of residential units and retail space.

Documents Reviewed by Woodard & Curran

- Revised Level III Site Plan Application and attachments, dated January 2, 2014, prepared by Pinkham & Greer Consulting Engineers on behalf of 118 Condominiums, LLC.
- Engineering Plans, Sheets C1.0, C1.1, C1.2, C1.3, C1.4, C1.5, C1.6, & C1.7, revised January 2, 2014, prepared by Pinkham & Greer Consulting Engineers on behalf of 118 Condominiums, LLC.
- Landscaping Details, Sheet L2.0, dated December 31, 2013, prepared by Mohr & Seredin Landscape Architects, Inc.
- Construction Management Plan, dated November 13, 2013, prepared by Pinkham & Greer Consulting Engineers on behalf of 118 Condominiums, LLC.

Comments

- 1) The final submittal does not include letters from utility companies confirming capacity to serve the proposed development. If responses are not received prior to Public Hearing, we recommend requiring submittal of ability to serve letters from the utilities as a condition of approval.
- 2) The Applicant has provided a plan, 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. The plan should also include a note stating that the street Right-of-Way shall be kept clean from dust, tracked soil/mud, and construction debris and swept as necessary or as requested by the City of Portland to minimize dust and sediment originating from the site.
- 3) The Applicant proposes a rain garden along the east edge of the site to promote infiltration and detention of roof water prior to discharge to the combined sewer. It appears that the roof drain pipe will connect to the underdrain system below grade, filling the rain garden from below. The roof drain pipe should include a screen or in-line filter to avoid debris or solid material passing into the below grade underdrain, where maintenance and cleaning would be challenging. The design should also include an above grade opening in the roof drain line to avoid a backup condition in the pipe (a high flow outlet).
- 4) The plans should note the size, material, and slope for the proposed storm drain connection to the combined sewer in St. Lawrence Street. Pending input from DPS, a wye connection to the sewer may be acceptable and the proposed sewer/drain manhole may not be needed. In addition, DPS would prefer that the storm drain pipe be installed "shallow" from the rain garden to the right-of-way, angling down to connect to the combined sewer (approximately 3' of cover in the road would be an acceptable depth). This will aid in potential future sewer separation efforts in St. Lawrence Street.
- 5) The following details for work within the City Right-of-Way should be provided in accordance with the City's Technical Manual:
 - a) Pavement Repair Cross Section detail
 - b) Brick Sidewalk detail
- 6) All previous review comments have been adequately addressed.