

MEMORANDUM



TO: Jean Fraser, Planner
FROM: David Senus, P.E. & Ashley Auger, E.I.T.
DATE: December 2, 2013
RE: 118 on Munjoy Hill, Level III Site Plan Review

Woodard & Curran has reviewed the 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

- Level III Site Plan Application and attachments, dated November 13, 2013, 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, & C1.8, dated November 13, 2013, prepared by Pinkham & Greer Consulting Engineers on behalf of 118 Condominiums, LLC.

Comments

- 1) Additional documents will need to be submitted with the final application, including letters from utilities confirming capacity to serve the proposed development and 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:
 - a) Basic Standards: 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 Maine DEP Chapter 500. The plan should 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.
 - b) General Standard: The project will result in a de minimis increase in impervious area of approximately 383 square feet. As such, the project is not required to include any specific stormwater management features for stormwater quality control.
 - c) Flooding Standard: The project will result in a de minimis increase in impervious area of approximately 383 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 to meet the Flooding Standard; however, the project proposes direct connections for the roof drains and foundation drains to the combined sewer system in St. Lawrence Street. In accordance with Technical Standard 2.1.1., introduction of non-contaminated water such as rain water and groundwater from foundation drains shall not be allowed to discharge to the sewer unless approved by the City Engineer. The Applicant should explore a means of eliminating these connections to the City's combined sewer system. DPS would allow surface discharge of roof water.
- 3) The following details should be added for work within the City Right-of-Way in accordance with the City of Portland Technical Manual:
 - a) Brick Sidewalk
 - b) Pavement Repair Cross Section