

## MEMORANDUM



**TO:** Jean Fraser, Planner  
**FROM:** David Senus, PE  
**DATE:** January 25, 2016  
**RE:** 31 Fore Street, Preliminary Level III Site Plan Application

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Woodard & Curran has reviewed the Preliminary Level III Site Plan Application for the proposed 4-unit condominium development at 31 Fore Street in Portland, Maine. The project involves the demolition of an existing house structure and the construction of a 4-unit condominium building with ground level parking below the units.

### **Documents Reviewed by Woodard & Curran**

- Preliminary Level III Site Plan Application and attachments, dated January 5, 2016, prepared by Acorn Engineering, Inc. for Peninsula Property Development, LLC.
- Boundary & Topographic Survey, dated September 24, 2015 (Rev Oct. 17, 2015), prepared by Owen-Haskell, Inc., on behalf of Peninsula Property Development, LLC.
- Engineering Plans, Sheets C-1, C-2, C-20, C-30, C-40, C41, C-42, C-43, C-44, dated January 5, 2016, prepared by Acorn Engineering, Inc. for Peninsula Property Development, LLC.

### **Comments**

- 1) The Application is preliminary. As such, we anticipate additional information and details will be provided with the final submittal.
- 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 Standards: The written Plan included with the application addresses 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 sheets should reflect specific elements of the plan, including catch basin inlet protection, a stabilized construction entrance, perimeter controls, and notes regarding dust control and frequent street sweeping.
  - b) General Standards: The project will result in a net increase of impervious area of just below 1,000 SF, as such, the project is not required to include stormwater management features for stormwater quality control. The Applicant has proposed to construct a rain garden to capture and treat stormwater runoff. We find this to be an acceptable approach for stormwater management for the site. We request additional grading detail be added to the site plan in and around the rain garden to understand how the rain garden in-slopes will transition to the building wall and the adjacent sidewalk. Also, a stabilized discharge location for the roof water into the raingarden should be identified in the Final submittal.
  - c) Flooding Standard: The project will result in a net increase of impervious area of just below 1,000 SF, as such, the project is not required to include stormwater management features for stormwater quantity control. The Applicant has proposed to construct a rain garden to capture and filter stormwater runoff. This measure will help to reduce the rate of runoff from the site to the combined sewer system; as such, we find the project to be in conformance with the Flooding Standard.
- 3) 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.
- 4) In accordance with Section 2.6.9 of the City's Technical Manual, all new (sewer) laterals connecting to a combined sewer system shall have a back water valve. The back water valve should be located on private property and a detail should be provided.



- 5) Pavement saw cut lines should be shown for the utility connections within Waterville Street.
- 6) An Oil/Water separator unit is required to treat the garage floor drains prior to entry into the City's combined sewer.
- 7) Future plans should indicate the location and connection point for the building foundation drain; this connection can be combined with the storm drain discharge from the site if preferable, but should not be combined with the sewer pipe discharge from the site.