

MEMORANDUM



TO: Jean Fraser
FROM: David Senus, P.E. & Ashley Auger, E.I.T.
DATE: June 15, 2011
RE: Harborview Townhouses, Level III Final Site Plan Application

Woodard & Curran has reviewed the Final Level III Site Plan Application for the Harborview Townhouses located at 127-129 York Street in Portland, Maine. The project includes the construction of a new three story 4,160 square foot (footprint) building to house seven new residential units on an urban infill lot, along with associated site improvements.

Documents Provided By Applicant (documents reviewed by Woodard & Curran italicized)

- *Site Plan Application and attachments dated June 7, 2011, submitted by Harborview Development, LLC.*
- *Engineering Plans, Sheets C-1-C-6, dated June 6, 2011 (REV.), prepared by Acorn Engineering, Inc., on behalf of Harborview Development, LLC.*
- *Boundary Survey/Site Plan, dated June 6, 2010 (REV.), prepared by Ocean Park Land Surveying, LLC, on behalf of Harborview Development, LLC.*
- Landscaping Plans, Sheets L1.0-L3.0, dated June 7, 2011, prepared by Soren Deniord Design Studio, on behalf of Harborview Development, LLC.
- Building Plans, two sheets, dated June 7, 2011, prepared by Kaplan Thompson Architects on behalf of Harborview Development, LLC.

Comments

- The applicant should clarify how the proposed topography along the limits of work will match to existing grades on adjacent properties and internal to the site. It is unclear whether curbing, retaining walls, or other methods of grade transition are proposed. Several areas along the limit of work appear to result in a significant grade transition between proposed contours / spot grades and adjacent, existing topography.
- The Utility Plan (C-1) and Grading, Drainage, Erosion & Sed. Control Plan (C-2) do not provide information on the materials of construction for surface features such as sidewalks, curbing, pavement, etc. An engineering plan should be provided addressing surface materials of construction (refer to Land Use Code 14-527 - Content of Site plan applications, (d)(4))
- The proposed sawcut lines for utility connections within York Street should be extended and squared off to the furthest utility cut within the street, resulting in a single, rectangular trench patch.
- The plans should indicate the proposed rims and pipe inverts for all drainage structures, and should include pipe lengths, slopes, sizes and materials of construction for all conveyance and underdrain piping. The type of underdrain (perforation pattern; facing up or down) should be noted on the plan or in the details.
- In accordance with the City of Portland Technical Manual Figure II-12, the single pipe trench detail should specify a minimum of nine inches of crushed stone bedding on either side of the pipe for work within the Right-of-Way.
- Details should be provided for the eight inch Nyloplast inline drain.
- The location of the proposed sedimentation barriers should be indicated on the plans.
- The composition of the Erosion Control Mix Berm should be specified in accordance with Section B-1 of the Maine Department of Environmental Protection (MaineDEP) Erosion and Sediment Control Best Management Practices (BMPs).



- The catch basin at the south edge of the parking lot (CB1) has a proposed rim elevation that is even with the adjacent parking lot grades. To avoid runoff bypassing this catch basin and entering York Street, the rim elevation should be lowered by approximately 3" per the City's guidance on Typical Pavement Grading on Slopes for Catch Basin and Inlet (Figure II-10 of the Technical Manual)
- The applicant proposes to utilize the building's foundation drain system for conveyance of surface drainage and roof drainage. We recommend the applicant evaluate this approach with the project's geotechnical and structural engineers.
- The applicant should clarify how much space is provided above the weir and below the top slab of the outlet control structure on the Outlet Control Structure Detail.
- The exact placement of geotextile fabric around and below the isolator row on the Isolator Row Detail is unclear from the detail provided. The applicant should clarify how the geotextile layers are to be placed around and below the StormTech Chamber isolator row. The placement of geotextile fabric shall conform with Section 7.3 of Volume III of the MaineDEP Stormwater Management BMPs for Underdrained Subsurface Sand Filters (USSFs):
- The StormTech chambers & stone (subsurface detention pond) are proposed to be lined with a low density polyethylene liner due to the presence of a high groundwater table. Detail(s) for the pipe penetrations through this liner system should be provided.
- The proposed driveway entrance is shown on the plans with radial curbing. The detail provided on sheet L3.0 for the Reconstructed Brick Driveway Apron Layout does not indicate the use of radial curbing. The applicant should clarify the type of curbing and modify the plans or detail to reflect the correct curbing layout.