

MEMORANDUM



TO: Jean Fraser, Planner
FROM: David Senus, P.E. & Ashley Auger, E.I.T.
DATE: June 23, 2011
RE: Harborview Townhouses, Level III Final Site Plan Application

Woodard & Curran has reviewed the Response to Comments for 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)

- *Response to Comments Letter dated June 21, 2011, prepared by Acorn Engineering, Inc., on behalf of Harborview Development, LLC.*
- *Email Summary of Plan Changes, dated June 21, 2011, sent by Will Savage*
- *Engineering Plans, Sheets C-1-C-6, dated June 21, 2011 (REV.), prepared by Acorn Engineering, Inc., on behalf of Harborview Development, LLC.*
- *Snow Removal Plan, Sheet S, dated June 21, 2011, prepared by Acorn Engineering, Inc., on behalf of Harborview Development, LLC.*
- *Post Construction – Stormwater Inspection & Maintenance Plan, dated June 2011, prepared by Acorn Engineering, Inc., on behalf of Harborview Development, LLC.*
- *Stormwater Drainage System Maintenance Agreement to be recorded with Declaration of Condominium for Harborview Townhomes Condominium.*
- Declaration of Condominium for Harborview Townhomes Condominium.

Comments

- In the Applicant's response to comments letter, an explanation was provided on how the proposed grading will match into adjacent, existing conditions; however, this is not clearly presented on the most recent plans. Proposed contours along the majority of the perimeter of the property are not shown to connect to existing contours. Additional clarification is needed on the plans, especially along the eastern side of the property and the northwest portion of the parking lot.
- The updated plans show proposed grading on the adjacent McCormick Place Condominium property as a means to match into the existing conditions. Because this work will occur beyond the applicant's property, the applicant must provide appropriate easements or temporary construction rights granted by the adjacent land owner(s).
- The updated plans still do not provide clarity to the location and type of proposed curbing and sidewalks within the site.
- The applicant has provided additional documentation for the Stormwater Maintenance and Inspection Plan. The plan suggests that the Subsurface Sand Filter (SSSF) should be inspected annually. The frequency of SSSF inspections should be revised to reflect the requirements outlined in Section 7.3 of Volume III of the Maine Department of Environmental Protection's BMP Manual: *"The system should be inspected after every major storm in the first few months to ensure proper function. Thereafter, the filter should be inspected at least once every six months to ensure that it is draining within 24 hours to 36 hours."*
- Based on the clarification provided in the applicant's response to comments, we understand the applicant is considering using underdrains with down-facing perforations for the proposed foundation drain system, which will also convey surface drainage from area drains & roof leaders. We also understand that the applicant will coordinate and review the use of the building foundation



drain with the project's geotechnical and structural engineers (per applicant's response to comments letter). The applicant should ensure that the design of the underdrain system from a geotechnical and structural building foundation perspective is not compromised by the addition of surface flows into the subsurface drainage gravels.

- Based on the applicant's response to comments letter, we understand that the utility contractor installed the proposed sewer, water, and storm drain connections within the City ROW on June 9th – 10th following approval of this work by Planning and DPS. The plans should be updated to reflect the work performed to date, and should clarify how these connections were installed (ie. - The plans currently reflect proposed inserta-tee connections at 45 degree angles to both the sewer and storm drain lines; however, instera-tees must meet the mainline perpendicular)