

MEMORANDUM



TO: Jean Fraser
FROM: David Senus, P.E., Lauren Swett, P.E.
DATE: April 19, 2011
RE: Harborview Townhouses, Level III Preliminary Site Plan Application

Woodard & Curran has reviewed the Preliminary Level III Site Plan Application for new Harborview Townhouses located at 127-129 York Street in Portland, Maine. The proposed project includes the construction of a new 4,160 square foot building to house seven new residential units on an urban infill lot.

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

- *Site Plan Application and attachments dated March 28, 2011, submitted by Kaplan Thompson Architects on behalf of Harborview Development, LLC.*
- *Engineering Plans, Sheets C-1 and C-2, dated March 24, 2011, prepared by Acorn Engineering, Inc., on behalf of Harborview Development, LLC.*
- *Preliminary Erosion & Sedimentation Control Report, dated March 2011, prepared by Acorn Engineering, Inc., on behalf of Harborview Development, LLC.*
- *Preliminary Stormwater Report, dated March 2011, prepared by Acorn Engineering, Inc., on behalf of Harborview Development, LLC.*

Comments

- The submitted application is in the preliminary stage. Additional information on the underdrained subsurface sand filter, site drainage, details, grading, and erosion control should be provided as part of the final submittal and will be reviewed in detail at that time.
- In general, the stormwater management concept proposed would be an acceptable BMP relative to quality and quantity control, however, more design details and calculations are needed to assist in conducting an engineering review of the system.
- The Applicant will be required to address depth to groundwater and bedrock at the site to allow for our review of the stormwater management systems.
- Stormdrain pipes are not permitted to be connected into City of Portland catch basins per the City of Portland Technical Manual, Section 2.7.8. The Applicant should propose an alternate means of connection or work with DPS to determine if the proposed approach is acceptable.
- Grading and Drainage Note 1 on Sheet C-2 states that acceptable types of stormdrain pipes include Corrugated Metal Pipe (CMP) and High Density Polyethylene Pipe (HDPE). Per Section 2.5.2 of the City of Portland Technical Manual, these are not acceptable pipe materials for work within the City of Portland Right of Way.
- The Applicant appears to be referencing an outdated City of Portland standard with their statement in the project summary that "The site will contain less than 20 vehicles at any time, therefore no additional water quality treatment measures are warranted." The level of stormwater treatment shall be determined per the current City of Portland Technical Manual, Section 5.