

MEMORANDUM



TO: Jean Fraser, Planner
FROM: David Senus, P.E.
DATE: August 27, 2013
RE: 133 York Street – 6 Unit Residential Building, Level III Site Plan

Woodard & Curran has reviewed the Level III Site Plan Application for the proposed 6 unit residential building located at 133 York Street in Portland, Maine. The project consists of replacing an existing 2 unit building with a 6 unit building, along with associated site improvements, landscaping, and utility connections. The project will result in a net increase in impervious area of 3,652 SF.

Documents Provided By Applicant

- Final Level III Site Plan Application and attachments dated July 24, 2013, prepared by Pinkham & Greer Consulting Engineers.
- Engineering Plans, Sheets C1.1 – 1.5, C2.1 - 2.4, and D1.1, dated July 24, 2013, prepared by Pinkham & Greer Consulting Engineers.

Comments

- 1) 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. We have reviewed these standards relative to the proposed project and offer the following comments:
 - a) Basic Standard: Plans, notes, and details have been provided to address 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. In addition to the notes and details contained on the plans, consider adding a temporary stabilization measure within the shallow swale on the east edge of the driveway.
 - b) General Standard: The Applicant has proposed a stormwater tree well to treat runoff from an impervious area in excess of the proposed new impervious area; the approach meets the intent of the General Standards. The Applicant should provide calculations on the sizing and design of the tree filter system, and clarify the system dimensions on Tree Filter detail sheet.
 - c) Flooding Standard: The project will result in a net increase in impervious area of 3,652 SF, resulting in an increase in the volume and rate of stormwater discharge from the site. The Applicant proposes to collect and route much of the stormwater from the site (and from uphill areas that drain onto the site) into the City's closed drainage system in York Street. As such, the project will result in a net reduction of stormwater runoff onto the neighboring properties. The Applicant should confirm with DPS that the existing storm drain system in York Street has adequate capacity to accept drainage from the site. If acceptable to DPS, the Applicant must request a waiver from the Flooding Standard for the current design. A waiver from the Flooding Standard appears to be appropriate for this project, as the increase in impervious area is relatively insignificant and the project will provide an improved drainage condition for the neighboring downhill properties.
- 2) Please confirm that POA#2 on the "Proposed Conditions" depicted on D1.1 is not intended to indicate runoff onto the Harborview Development parcel.
- 3) Storm drain and sewer pipe in the City Right of Way must conform to City Standards (refer to Section 2.5.2 of the City of Portland Technical Manual).



- 4) Provide additional information related to the roof drain connection to the treewell filter and the treewell filter connection to the site's storm drain system (provide pipe sizes, invert elevations, and detail the connections to the tree filter).
- 5) Proposed topography on C1.3 indicates that a portion of the drainage from uphill lots will be routed directly along the west building wall, please review the grading in this area.
- 6) Note 3 on C1.1 states that "All Powerline Utilities Shall Be Overhead"; however, a note on C1.3 indicates an underground connection from the utility pole at the rear of the building; please clarify. In addition, it appears that an easement will be required from McCormick Place Condominium for this underground utility connection.
- 7) A modular block retaining wall system is proposed along the property line on the west side of the site. It appears that an easement or temporary construction access agreement will be required from the Gilman-Flint and the Wallingford properties. The wall should be designed by a professional engineer. If the stamped design of the retaining wall system will be performed by the retaining wall manufacturer, a note should be added to the detail indicating this requirement.
- 8) The Stormwater Management Plan should include a stormwater inspection and maintenance plan developed in accordance with and in reference to Chapter 32 of the City of Portland Code of Ordinances.