COMMITMENT & INTEGRITY
DRIVE RESULTS

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MEMORANDUM

TO: Jean Fraser, Planner
FROM: Lauren Swett, PE
DATE: August 30, 2017
RE: One Joy Place, Level III Site Plan Application

Woodard & Curran has reviewed the Level III Site Plan Application for the proposed development located at 1 Joy Place in Portland, Maine. The project involves the demolition of an existing vacant single family home and the construction of a proposed 12-unit condominium and associated improvements to Joy Place a Private Road accessing the site.

Documents Reviewed by Woodard & Curran

- Response to comments and attachments, dated August 7, 2017, prepared by Terradyn Consultants, LLC, on behalf of Onejoy Place, LLC.
- Engineering Plans, Sheets C-2.3, C-3.0, C-4.0, C-5.0, C-6.0, C-6.1 REV. dated August 7, 2017, prepared by Terradyn Consultants, LLC, on behalf of Onejoy Place, LLC.
- Landscaping Plan, L.1, REV dated August 07, 2017, prepared by Anthony Muench Landscape Architect, on behalf of Onejoy Place, LLC.

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 MaineDEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards. The Applicant has indicated that there will be an increase in impervious area of approximately 820 square feet on the property of 1 Joy Place. We offer the following comments:
   a) Basic Standard: Plans, notes, and details have provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500.
   b) General Standard: The project will result in an increase in impervious area of less than 1,000 square feet, and will not be required to meet the General Standard. We encourage the Applicant to review the City's Stormwater Service Charge Credit Manual (available online) to evaluate whether they may want to incorporate stormwater quality treatment measures that qualify for a future Stormwater Service Charge credit.
   c) Flooding Standard: The project will result in an increase in impervious area of less than 1,000 square feet, and will not be required to meet the Flooding Standard.
2) The detail and plan view provided for the brick driveway apron is not in conformance with the City of Portland's Technical Manual. The standard requires a 12" bituminous strip at the base of the driveway where the Applicant is currently showing a flush granite curb. Any variation from the standard will require approval from the City.
3) All other comments have been addressed at this time.

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MEMORANDUM

TO: Jean Fraser, Planner
FROM: Lauren Swett, PE & Craig Sweet, EIT
DATE: July 6, 2017
RE: One Joy Place, Level III Site Plan Application

Woodard & Curran has reviewed the Level III Site Plan Application for the proposed development located at 1 Joy Place in Portland, Maine. The project involves the demolition of an existing vacant single family home and the construction of a proposed 12-unit condominium and associated improvements to Joy Place a Private Road accessing the site.

Documents Reviewed by Woodard & Curran

- Level III Site Plan Application and attachments, dated April 26, 2017, prepared by Terradyn Consultants, LLC, on behalf of Onejoy Place, LLC.
- Engineering Plans, Sheets C-1.0, C-1.1, C-2.0, C-2.2, C-2.3, C-3.0, C-4.0, C-5.0, C-6.0, C-6.1, P-1.0, dated April 25, 2017, prepared by Terradyn Consultants, LLC, on behalf of Onejoy Place, LLC.
- Architectural Plans, Sheets A1.00, A1.01, A1.02, A1.03, & A2.01 , dated May 19, 2017, prepared by Archetype Architects, on behalf of Onejoy Place, LLC.
- Landscaping Plan, L.1, dated April 25, 2017, prepared by Anthony Muench Landscape Architect, on behalf of Onejoy Place, LLC.

Comments

1) In accordance with Section 14-526.4.d(i) The plans should note a location for snow storage. The snow storage location should be sited outside of existing and proposed drainage courses.
2) Per the City of Portland Technical Standards, sewer laterals are not permitted to connect to manholes. The service should connect directly to the main.
3) 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. The Applicant has indicated that there will be an increase in impervious area of approximately 820 square feet on the property of 1 Joy Place. We offer the following comments:
   a) Basic Standard: Plans, notes, and details should be provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500. Details have been provided and location of erosion control features are shown on the grading plan. Notes addressing inspection and maintenance requirements and housekeeping practices should be provided.
   b) General Standard: The project will result in an increase in impervious area of less than 1,000 square feet, and will not be required to meet the General Standard. We encourage the Applicant to review the City's Stormwater Service Charge Credit Manual (available online) to evaluate whether they may want to incorporate stormwater quality treatment measures that qualify for a future Stormwater Service Charge credit.
   c) Flooding Standard: The project will result in an increase in impervious area of less than 1,000 square feet, and will not be required to meet the Flooding Standard.
4) All work within the City Right-of-Way is required to comply with City of Portland Technical Standards. Brick sidewalk and pavement details for work within the right of way should be in compliance with the Technical Standards.
5) The pipe burial detail notes that minimum cover is 1 foot. It was noted that in some areas, cover over pipe will be less than 3'. Insulation should be provided in areas with minimal cover to prevent freezing.