

## MEMORANDUM



**TO:** Nell Donaldson, Planner  
**FROM:** Lauren Swett, PE  
**DATE:** July 14, 2016  
**RE:** 23 Ocean Ave, Level III Site Plan Application

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Woodard & Curran has reviewed the Level III Site Plan Application for the proposed redevelopment located at 23 Ocean Avenue. The project includes the construction of a new mixed use building and associated site improvements.

### Documents Reviewed by Woodard & Curran

- Level III Site Plan application and attachments, dated June 6, 2016, prepared by Kevin Moquin and Ransom Consulting, Inc., on behalf of owner Steven and Roberta Cope.
- Project plans, dated June 6, 2016, prepared by Kevin Moquin, Ransom Consulting, Inc., and Carroll Associates Landscape Architects, on behalf of owner Steven and Roberta Cope..

### Comments

- 1) The Applicant has submitted a City of Portland Wastewater Capacity Application. The Applicant should note that they will be required to provide evidence of capacity to serve and approval of the proposed design from the City of Portland.
- 2) The Applicant has indicated on their plans that they will be extending gas and electrical services from meters to be installed on the existing building to remain. The Applicant should provide verification from both Unitil and CMP that the ability to serve exists, and that the configuration will be acceptable to each utility.
- 3) The proposed underground gas and electric utilities will be located beneath an existing hedge located along Ocean Avenue. The site preparation plan notes that the hedge is to remain, and the landscaping plan does not provide any new plantings in this area. The Applicant should comment on the plan for maintaining this existing landscaping with the proposed utility installation
- 4) 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. 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. The applicant has provided details, and notes indicating erosion control requirements, but we recommend the addition of erosion and sedimentation control locations on the plans and additional notes on inspection and maintenance requirements should be added to the plans to be in conformance with the standards.
  - b) General Standard: The project is required to include stormwater management features for stormwater quality control. The Applicant is proposing to install rain gardens, pervious pavers, and underdrained roof drain collection systems on the site.
    - The proposed systems are anticipated to provide acceptable stormwater treatment, but the Applicant is required to provide calculations and additional design information verifying compliance with the Maine DEP Chapter 500 and City of Portland Technical Standards Section 5.
    - The proposed rain gardens do not appear to have any overflow structures or bypass outlets. Applicant should provide model and information indicating the peak water elevations within these systems during storm events, as well as information on infiltration rates at these sites. The Applicant should provide comment on the potential for these systems to overflow during storm events, and the impact that this may have on their site and adjacent properties.



- c) **Flooding Standard:** The project is required to include stormwater management features to control the rate or quantity of stormwater runoff from the site. The Applicant has requested a waiver of the flooding standard. The project will result in the creation of greater than 1,000 square feet of new impervious surface, which cannot be considered as a de minimus increase. Additional information, including stormwater calculations and verification of downstream infrastructure capacity to handle any increases in flow, is required before we can consider a potential waiver of the flooding standard.
- 5) The Applicant has requested that the outlet from one of the proposed rain gardens on the site be connected to the City of Portland combined sewer system in Hersey Street. Per Section 2 of the City of Portland Technical Manual, “the introduction of non-contaminated water such as rain water, non-contact cooling water, groundwater from foundation drains, sump pumps, surface drains or any other sources of inflow shall not be allowed to discharge into a sewer which conveys sanitary waste unless approved by the City Engineer.” A waiver of this requirement may be considered when no other alternative exists. Before a waiver can be considered for this project, additional information on the anticipated flow quantities must be provided.
- 6) The Applicant should provide proposed locations for snow storage, or comment on a plan for snow removal from the site. The site’s stormwater features should not be utilized for snow storage.