



August 6, 2013

Nell Donaldson  
Planner  
Portland Planning Division  
4<sup>th</sup> Floor, Portland City Hall  
389 Congress Street  
Portland, Maine 04101

Subject: Hillcrest Avenue Street Extension/Single Family Home  
Letter of Correspondence #1

Dear Nell,

This letter is in response to review comments contained in your letter dated July 29, 2013.

For ease of review each comment as been repeated followed by our response.

#### 14-403 Street Extension

**Comment:**

1. *The application includes curbing and sidewalk waivers as granted by David Margolis-Pineo of the Department of Public Services in May of 2013.*

**Response:** No response necessary.

**Comment:**

2. *In conversations on site, the applicant has indicated that the existing tree stand north of the proposed roadway will remain largely intact, thereby satisfying the street tree requirement. Please Identify tree saves and/or tree save areas in the revised plans.*

**Response:** The tree save areas have been added to the roadway plan.

#### David Senus Comments

**Comment:**

1. *i) Basic Standard: The applicant has provided plans, notes and details 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.*

**Response:** No response necessary.

**Comment:**

*ii) General Standard: As noted by the Applicant, the new roadway (Level 1 Site Plan Application) will create 1,863 sq. ft. of new impervious area. Following the requirements outlined in the City's Ordinance, and per previous determinations provided by the City on Level 1 Site Alteration projects, the applicant is required to provide water quality treatment for 75%\* of the new impervious area, or an area equivalent to 75%\* of the new impervious area(\*project is considered a*

Ms. Nell Donaldson

August 6, 2013

Page 2

*linear project under general standards). Given the grading and layout of the street extension (a crowned road at the crest of a hill), integration of stormwater quality treatment within the right-of-way may be difficult to achieve; therefore treatment of stormwater on the private single family residential property is an acceptable alternative to direct roadway treatment. Given the small scale of the project impacts, when preparing a design to meet the general standards, the Applicant does not need to provide stormwater modeling data, soils data, design calculations, or sizing data for the proposed BMP; however the BMP should be designed to provide water quality treatment. The plan should note the location of the BMP, the drainage features and/or grading associated with the BMP, and provide a design detail for the system. Although a review of the single family residential property has not been provided under this review memo, we encourage the Applicant to design a stormwater management system that provides treatment and does not result in any additional, concentrated runoff onto the adjacent, downhill property.*

**Response:** A filtration BMP has been added to the Single Family Residential Lot plans which will provide treatment of stormwater runoff.

**Comment:**

*iii) Flooding Standard: The roadway project will result in an increase in impervious area of approximately 1,863 square feet. The resultant increase in flow will be minimal, and therefore we support a waiver from meeting the Flooding Standard.*

**Response:** No response necessary.

**Comment:**

*iv) Urban Impaired Stream Standard: The project falls within the Nason's Brook Watershed, which is classified as an Urban Impaired Stream by the MaineDEP. The City of Portland requires that all development, except single and two-family homes, subject to City of Portland review shall be required to comply with the Urban Impaired Stream Standard pursuant to MaineDEP Chapter 500 Stormwater Management Rules if they are located within an Urban Impaired Stream watershed (Technical Manual, Section 5.II.A). A project in the direct watershed of an urban impaired stream must pay a compensation fee or mitigate project impacts by treating, reducing, or eliminating an off-site or on-site pre-development impervious stormwater source following the guidance outlined in MaineDEP Chapter 500 standards. The Level I Site Alteration application associated with the extension of Hillcrest Ave shall be subject to meeting the Urban Impaired Stream Standard; the single family home permitted under a Level I Minor Residential Application will not be subject to this standard. The Applicant has proposed to pay a compensation fee in order to comply with this Standard and should submit calculations identifying the fee associated with this project, per this Standard.*

**Response:** The project will result in 1,863 square feet (0.043 acres) of new impervious area. Per the MDEP Chapter 500 rules, the required compensation fee for non-roof impervious area is \$5,000 per acre. The fee for this project is  $0.043 \times \$5,000 = \$215$ . The fee payment of \$215 will be submitted upon request.

Ms. Nell Donaldson  
August 6, 2013  
Page 3

**Comment:**

- 2. The Stormwater Management Plan will need to include a stormwater inspection and maintenance plan for all stormwater BMP's designed to meet the General Standards, developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.*

**Response:** Stormwater inspection and maintenance notes have been added to the single family residence plan sheet.

**Comment:**

- 3. The Applicant has requested a waiver from the requirement to install underdrains within the proposed street, as the existing, unaccepted and private portion of Hillcrest Avenue does not appear to have underdrains. DPS will need to provide a determination on this waiver request. If the waiver is granted, the Typical Residential Roadway Cross Section detail should be revised to not include underdrains. Note that the Department of Public Services has indicated that they are willing to waive the underdrain requirement.*

**Response:** The underdrains have been removed from the detail.

**Comment:**

- 4. The Applicant has proposed to construct a swale on the eastern side of Hillcrest Avenue to direct runoff to the southwest. Additional information should be provided, such as stabilization requirements for the swale and any downhill areas not shown on the plan.*

**Response:** A note to install erosion control mesh over the disturbed area on the southeasterly side of Hillcrest Avenue has been added to the roadway plans.

### Single Family Site Plan

**Comment:**

- 1. Please revise the grading plan so that it is clear that neighboring properties are not negatively impacted by stormwater surface drainage, ie adding drip edge around the foundation, berming and swaling so that stormwater is directed to a drywell or stormwater infiltration area, rain garden, etc.*

**Response:** Grading has been revised, a drip strip and a filtration BMP have been added.

**Comment:**

- 2. Please move the outlet to the foundation drain so that it is no closer than 10 feet to any property line.*

**Response:** The foundation drain has been revised.

**Comment:**

- 1. In addition, per the request of zoning, please revise the site plan as necessary to match the size of the deck shown on the associated building plans.*

**Response:** The deck size has been revised.

Gorrill-Palmer Consulting Engineers, Inc.

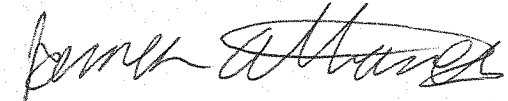
---

Ms. Nell Donaldson  
August 6, 2013  
Page 4

The revised plans, and this letter will be submitted electronically. If you have any further questions please contact us.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

  
Alton M. Palmer, P.E.  
Senior Vice President

FOR

Copy: Timothy Higgins