

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: David Senus, P.E.
DATE: June 8, 2015
RE: 72 Bishop Street Efficiencies, Final Level III Site Plan Application

Woodard & Curran has reviewed the Final Level III Site Plan Application for the proposed efficiencies located at 72 Bishop Street in Portland, Maine. The project involves the construction of 30 housing units with 12 parking spaces and associated site improvements.

Documents Reviewed by Woodard & Curran

- Response to Comments Letter and attachments, dated May 22, 2015, prepared by Mitchell & Associates, on behalf of Avesta 72 Bishop Street, LP.
- Plans, Sheets L1.0-L9.0, REV May 22, 2015, prepared by Mitchell & Associates & Ransom Engineering, on behalf of Avesta 72 Bishop Street, LP.
- Stormwater Management Report, dated May 22, 2015, prepared by Ransom Consulting on behalf of Avesta 72 Bishop Street, LP.

Comments

- 1) The Applicant has noted that an NRPA Tier 1 Permit Application and an ACOE Category 1 Permit Application will be submitted to the MaineDEP and ACOE, respectively, and that copies of the applications will be submitted under separate cover; copies of the permit approvals should be provided upon receipt.
- 2) Per Section 13 of the City's Technical Manual, the Applicant is required to submit a Boundary Survey that has been stamped by a Maine Licensed Professional Surveyor; the Applicant has noted in their response to comments letter that the survey has been stamped by a Maine licensed professional surveyor and submitted. However, it does not appear that the stamped survey has been received at this time. Additionally, the Applicant has noted that additional survey field work will be conducted to confirm the location of an existing City stormwater line that crosses the UNE property and proposed development parcel.
- 3) A construction management plan has not been submitted; the applicant is requesting that a Construction Management Plan be required as a condition of approval.
- 4) The Applicant has noted that a photometric plan will be submitted under separate cover. At this time, cutoff sheets for the proposed light fixtures have been submitted; however, the City awaits a photometric plan for the project.
- 5) The Applicant has presented two options for electrical / communications service connections to the project site and has requested that final location of these services be identified and submitted as a condition of approval.
- 6) 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 Standards: Plans, notes, and details have been provided to address erosion and sediment control requirements, inspection and maintenance requirements during-construction, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500.
 - b) General Standards: The project will result in a net increase in impervious area of approximately 17,382 square feet. As such, the project is required to include stormwater management features for stormwater quality control. Overall, the treatment systems proposed by the Applicant are acceptable for compliance with the General Standards; however, the following comment should be addressed:



- i) The Applicant has noted that the treatment associated with the roof drain in-line filter system(s) requires coordination with the manufacturer and is subject to final roof and internal drain design. The Applicant has also noted that a copy of the manufacturer's product documentation has been attached; however, this does not appear to have been received at this time. Details and pollutant removal data should be provided for the proposed filter cartridges and the plans should indicate the location of the filter cartridges, even if approximate and internal to the building.
- c) Flooding Standard: The project will result in a net increase in impervious area of approximately 17,382 square feet. As such, the project is required to include stormwater management features to control the rate of stormwater runoff from the site. The Applicant has provided a HydroCAD Report that indicates the peak rate of runoff from the proposed development will not exceed that from existing conditions. We find the project to be in compliance with the Flooding Standard.
- 7) Urban Impaired Stream Standard: The project is located within the Capisic Brook Watershed, which is identified as an Urban Impaired Stream by the Maine DEP. Section 5 of the City of Portland Technical Manual requires that all development within the Capisic Brook watershed, except single and two family homes, comply with the Urban Impaired Stream Standard pursuant to MaineDEP Chapter 500 Rules. To meet the Urban Impaired Stream Standard, the Applicant must either pay an in-lieu compensation fee or mitigate project impacts by treating, reducing, or eliminating an off-site or on-site pre-development impervious stormwater source. The Applicant has calculated an in-lieu compensation fee of \$1,927 as payment to comply with the Urban Impaired Stream Standard.
- 8) The Post Construction Stormwater Inspection and Maintenance Plan should include specific inspection and maintenance requirements for the vegetated soil filter, the R-Tanks, the roof drip-line filter and the in-line roof filters, including manufacturer-specific requirements as applicable.
- 9) The Applicant has noted that the stormwater design has been modified to construct a vegetated soil filter with a perforated six inch drain pipe that will connect to the Outlet Control Structure; however, the extent, location and grading of the proposed vegetated soil filter does not appear to be clearly delineated on the proposed plans.
- 10) The OCS Outlet Apron and Rip-Rap Detail provided on Sheet L7 does not specify stone size, stone depth or the width of the outlet control rip-rap apron. The detail should be revised to provide additional design detail; refer to Section E-3 of the Maine Erosion and Sediment Control BMP Manual.
- 11) The Applicant has requested letters from utilities confirming capacity to serve the proposed development. The Portland Water District confirmed ability to serve the proposed development. A letter confirming ability to serve sanitary sewer from the City of Portland DPS should be forwarded upon receipt.
- 12) Sheet L3 – A catch basin located at the south end of the parking lot appears to have a typo related to the pipe invert-out elevation.