

## MEMORANDUM



**TO:** Jean Fraser, Planner  
**FROM:** David Senus, P.E. & Ashley Auger, E.I.T.  
**DATE:** October 12, 2012  
**RE:** 165 Presumpscot Street, Final Level II Site Plan Application

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Woodard & Curran has reviewed the Final Level II Site Plan Application for the proposed improvements at 165 Presumpscot Street in Portland, Maine. The project consists of paving an existing gravel lot (an existing impervious surface) and associated drainage improvements. The proposed paved lot falls within the footprint of the existing gravel lot, and therefore the project does not propose to increase impervious area on the site. Overall, the project proposes a net decrease of impervious area of 64,430 sq ft.

### Documents Provided By Applicant

- Final Level II Site Plan Application with cover letter and attachments dated September 24, 2012, prepared by Acorn Engineering, Inc., on behalf of Eldredge Lumber & Hardware, Inc.
- Engineering Plans, Sheets C-01, C-10, C-20, C-30 through C-32, dated September 24, 2012, prepared by Acorn Engineering, Inc., on behalf of Eldredge Lumber & Hardware, Inc.
- Existing Conditions, revised June 8, 2012, prepared by Titcomb Associates on behalf of Acorn Engineering, Inc.
- Snow Storage Plan, dated September 12, 2012, prepared by Acorn Engineering, Inc., on behalf of Eldredge Lumber & Hardware, Inc.

### Comments

- 1) In accordance with Section 5 of the City of Portland Technical Manual, a Level II 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 the applicability of these standards relative to the proposed project and 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, and good housekeeping practices in accordance with Appendix A, B, & C of MaineDEP Chapter 500.
  - b) General Standards: The project will result in a net reduction of impervious area. As such, the project is not required to include any specific stormwater management features for stormwater quality control.
  - c) Flooding Standards: The project will result in a net reduction of impervious area. The applicant has prepared and submitted a model demonstrating that peak flows from the post-development condition will not exceed those in the pre-development condition at two study points (discharge points) on the site. As such, the project is not required to include any specific stormwater management features to control the rate or quantity of stormwater runoff from the site.
- 2) The applicant is proposing two Inserta-T connections for new 12 and 18-inch storm drain pipes into an existing City-owned 36-inch RCP storm drain that crosses the site within a 30' wide easement. Per discussions with DPS, the applicant should utilize drain manhole(s) for these connections. A single drain manhole that allows for both connections would be acceptable; however, the applicant will need to verify that the pipe elevations and the configurations of the pipe penetrations can be accommodated by a single structure.
- 3) The applicant has indicated that an area of existing impervious gravel will be changed to grass, resulting in a net reduction in impervious surfaces on the site. The applicant should clarify the proposed grassed areas on the plan and should provide notes and information about the construction practice



that will be utilized to vegetate the site (removal of packed gravel, depth of loam, seeded areas, erosion controls as needed, including blanket lining at swales or steep slopes).

- 4) Sheet C-20 depicts a compacted gravel swale along the west edge of the site, adjacent to and parallel with the west wall of building #5. Concentrating flow over compacted gravel will result in erosion. We understand that the applicant is attempting to maintain a 10' pavement setback from the property line in this area, but we request the applicant propose an alternate surface (crushed stone) or alternate drainage concept in this area to avoid erosion.