

MEMORANDUM



TO: Jean Fraser
FROM: Dan Goyette, PE and Lauren Swett, EIT
DATE: April 24, 2008
RE: Portland Museum of Art, Spring Street Site Plan

Woodard & Curran has reviewed the site plan application for the Portland Museum of Art Spring Street parking lot. The Museum has purchased the former YWCA property located at the corner of Spring Street and Walnut Street, and is proposing to construct a 45-vehicle parking lot for museum employees. The project will include extensive landscaping and the construction of a bioretention cell for stormwater treatment.

Documents Reviewed

- Portland Museum of Art, Spring Street Site Plan Submission, prepared by Mohr & Seredin Landscape Architects, Inc., on behalf of the Portland Museum of Art, dated March 31, 2008.
- Engineering Plan Sheets, B-1, L1.0 to L5.0, L5.1, L5.2, and C-1 to C-4, prepared by Mohr & Seredin Landscape Architects, Inc. and Land Consulting Engineers on behalf of the Portland Museum of Art, dated March 28, 2008,
- Stormwater Analysis for Portland Museum of Art Spring Street Parking and Gardens, prepared by Land Consulting Engineers, on behalf of the Portland Museum of Art, dated March 25, 2008.
- Supplemental Submission Information for the Portland Museum of Art, Spring Street Site Plan Submission, prepared by prepared by Mohr & Seredin Landscape Architects, Inc., on behalf of the Portland Museum of Art, dated April 11, 2008

Comments

- The applicant should confirm that the survey for the project coincides with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. Also, the project needs to be tied to the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD 1983 (HARN) Datum and the U.S. Survey Foot as the unit of measure. This should be indicated on the survey.
- The condition of the sidewalk at the site will need to be evaluated to determine if the applicant will be required to install new sidewalk and curbing.
- The applicant will need to provide verification to the City that the old sewer has been capped at the sewer main.
- The applicant has proposed to tie storm drain from the site into the existing catch basin on Spring Street. This connection should either be made to the existing manhole on Oak Street or a new manhole should be provided in Spring Street. The connection directly to the catch basin will not be allowed.
- City of Portland standards do not allow the use of HDPE pipe. PVC and RCP pipes are acceptable and need to at least be used within the City right-of-way for the connections to City infrastructure.
- The application states that the project has no domestic water needs, however an irrigation system connected to the existing Clapp House water supply is proposed. Has this water capacity requirement been addressed with the Water District?
- The landscaping plans and the engineering plans both include details for pipe trenches. These details should be the same and should show crushed stone above and below the pipe.



- Catch basins should have casco traps. A detail should be included and the casco trap should be shown in the catch basin detail as well.
- The bioretention cell detail does not include a depth for the soil filter bed.
- It was noted that the proposed bioretention cell has a ponding depth of 18". MaineDEP standards for BMPs call for a maximum ponding depth of 6" to allow for plant growth. We recommend that the applicant contact the DEP to discuss allowable ponding depth relative to the plants that have been chosen for the site.

Please contact our office if you have any questions.

DRG/LJS
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