



January 30, 2018  
15466

Jean Fraser, City Planner  
City of Portland  
389 Congress Street  
Portland, ME 04101

**Response to Peer Review Comments dated January 25, 2018**  
**Maine Medical Center, East Tower and Visitor Parking**

Dear Jean:

On behalf of Maine Medical Center we have prepared the following responses and materials addressing engineering peer review comments from Wright Pierce Engineers dated January 25, 2018 on the above referenced project. The text of the comments are provided in italics for reference, followed by our response.

1. *Level III Site Plan applications with the City of Portland must submit a stormwater plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules. This includes conformance with the Basic, General, and Flooding Standards (Ref: Technical Manual, Section 5. II. Applicability in Portland. C. a.; and Ref: City of Portland Code of Ordinances Sec. 14-526. Site Plan Standards, (b). 3. b.)*
  - a. *Basic Standard: Project Plans and Application should be provided to address erosion and sedimentation requirements, inspection and maintenance requirements, and good housekeeping practices in accordance with MaineDEP Chapter 500, Appendix A, B, and C. The applicant has provided information that the project will have no disturbance. The applicant shall provide information confirming proposed construction practices for concrete installation, including location of concrete washout, and protection for down-gradient storm drain inlets. Construction Management Plan submitted includes mention of sweeping sidewalks to remove trash and debris; storm drain inlets shall be protected in sidewalk locations adjacent to the project. The applicant shall provide information relative to the control of construction equipment mud tracking.*

The project is limited to a vertical expansion of the building. No site work or site disturbance is proposed. As such the Basic Standards of Chapter 500 would not typically apply to the project.

The Construction Management plan has been revised and expanded to identify housekeeping and maintenance plans for the work zone. The revised plan includes the installation of "Silt Sack" inlet projection for catch basins down gradient of the work zone.

- b. General Standard: no additional impervious surfaces are being added to the facility. Applicant shall submit statement and reasoning for the facility not being subject to the General Standard, or report on how the project meets the terms and conditions of the General Standard.*

The proposed project is a vertical expansion of the building. There is no change in impervious area and no disturbed area as defined in the Chapter 500 standards that would trigger the General Standards.

- c. Flooding Standard: No additional impervious surfaces are being added to the facility. Applicant shall submit statement and reasoning for the facility not being subject to the Flooding Standard, or report on how the project meets the terms and conditions of the Flooding Standard.*

The existing building was approved by the Planning Board in 2004. As part of the contract zoning and site plan approvals, a Stormwater Management plan was prepared that included a pre and post development runoff analysis of the entire Bramhall Campus. This analysis addressed the Chapter 500 standards in place at the time including the Flooding Standard. There are no changes in disturbed area, impervious area or drainage patterns on the site proposed as part of the vertical expansion when compared to the 2004 approval.

*2. Connection to Existing System:*

- a. The existing facility currently discharges to a combined sewer system. The applicant shall provide the following:*
  - i. For floor drains not exposed to roof runoff, an oil-water separator connected to the sanitary sewer. Locations of oil-water separator shall be confirmed on the engineering permitting plans, and detailed.*

There are no floor drains proposed as part of the vertical expansion of the building.

- ii. For floor drains exposed to roof runoff, a proposed connection to the separated storm sewer system on A Street shall be evaluated.*

There are no floor drains proposed as part of the vertical expansion of the building. The existing building's roof runoff is currently connected to the separated storm drain in A Street. The new roof will be connected to the same system.

- iii. The applicant shall address the potential to separate existing combined sanitary and stormwater flows in the East Tower to help reduce the impact of storm drainage on the existing combined sewer system.*

The roof runoff from the East Tower building is fully separated and is tributary to the separated storm drain in A Street. Roof runoff from the East Tower is collected in a storm drain

constructed in 2004 that extends below the Emergency Department entry plaza, then west between the employee garage and the LL Bean Wing to Gilman Street where it is treated in an existing hydrodynamic separator unit, installed as part of the 2004 approved plan, and discharged to the separated storm drain in A Street ( See attached Annotated As Built Survey ).

The sanitary sewer from the East Tower drains in a sewer line constructed in 2004 below the emergency department entry plaza, then through the Visitor Garage to Congress Street uphill of its intersection with Forest Street.

- iv. It is understood that the sewers adjacent to the facility are near capacity to serve new development. Applicant shall demonstrate opportunity to offset proposed new sewer flows.*

As indicated in the application, the East Tower expansion is a decompression of facilities and will not increase the number of hospital beds. There will be a slight increase in staff and fixtures (approximately 6 additional staff toilets and 2 additional staff sinks) with a calculated increase in water usage of 2,050 gallons per day, or an average of 0.003 cfs. Because the hospital is a 24 hour operation, peaking factors are expected to be small. Conservatively assuming a peaking factor of four, the maximum expected peak increase in sewer flow from the project is 0.01 cfs. It is our opinion that this increase will not have a measurable impact to the offsite sewer system. In addition, we have not received any evidence of capacity issues in the adjacent sewers.

- v. Proposed and existing connections to the sewer and stormwater system shall be indicated on the proposed engineering permitting plans.*

There are no new connections to the sewer or storm drainage system. The vertical expansion will connect to the existing building plumbing internal to the building.

Enclosed is a copy of the site survey with the existing storm drain and sanitary sewer connections highlighted.

- vi. Details of connections, pipes, structures shall be provided.*

There are no proposed pipes, connections or structures. All work is internal to the building.

- 3. Confirmation of adherence to the Technical Manual and Site Plan Standards regarding storm drain and sewer shall be provided.*

Sincerely,

SEBAGO TECHNICS, INC.

Name  
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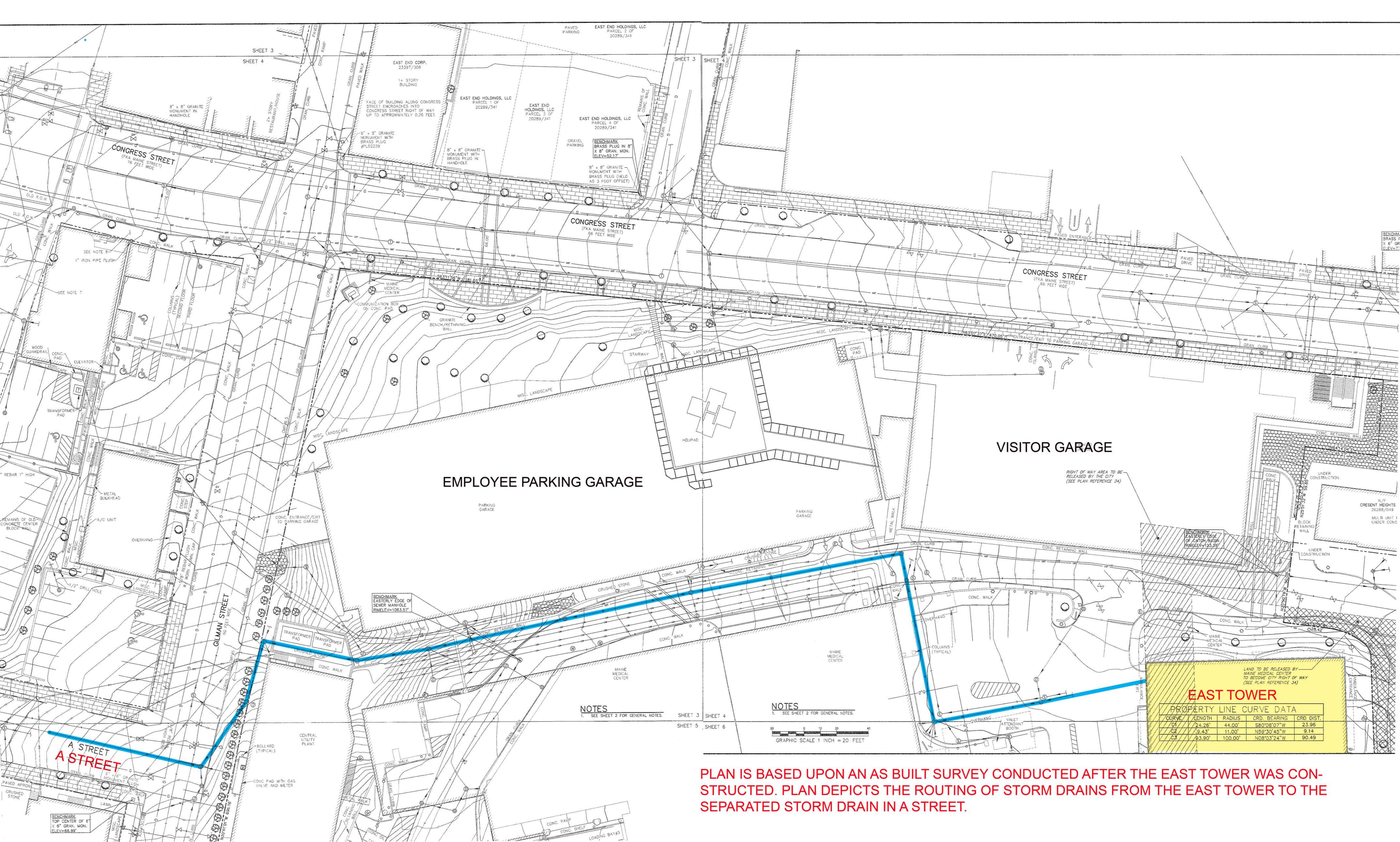
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January 29, 2018

Daniel L. Riley , PE  
Vice President, Engineering

DLR:jg  
Enc.





EMPLOYEE PARKING GARAGE

VISITOR GARAGE

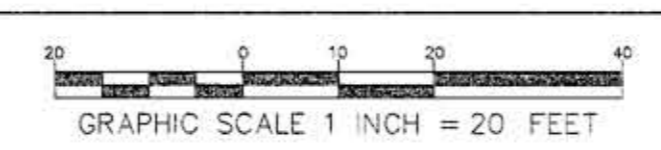
**EAST TOWER**

LAND TO BE RELEASED BY MAINE MEDICAL CENTER TO BECOME CITY RIGHT OF WAY (SEE PLAN REFERENCE 34)

PROPERTY LINE CURVE DATA				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	74.26'	44.00'	S80°08'07"W	23.96
C2	9.43'	11.00'	N59°30'45"W	9.14
C3	93.90'	100.00'	N08°03'24"W	90.49

**NOTES**  
1. SEE SHEET 2 FOR GENERAL NOTES.

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**PLAN IS BASED UPON AN AS BUILT SURVEY CONDUCTED AFTER THE EAST TOWER WAS CONSTRUCTED. PLAN DEPICTS THE ROUTING OF STORM DRAINS FROM THE EAST TOWER TO THE SEPARATED STORM DRAIN IN A STREET.**