
TO:	Helen Donaldson, Sr. Planner	DATE:	12/6/2018
FROM:	Michael Guethle, PE; Ryan Wingard, PE	PROJECT NO.:	13982C
SUBJECT:	Gilman St. - 22; MMC Parking Building (PL-000331-2018)		

Wright-Pierce has reviewed the Level III Site Plan Application information provided for the Congress Street Patient Care Building proposed at 22 Gilman Street. The project will include redeveloping an existing parking garage into 64 modern patient rooms and 19 procedure rooms.

Documents Reviewed by Wright-Pierce:

- Level III Site Plan application, dated (most recent) November 30, 2018.
- Engineering Permitting Plans, dated (most recent) November 28, 2018.
- Construction Management Plan, dated November 6, 2018.
- Response to Reviewer Comments #2, dated November 28, 2018.

Comments:

- 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. General Standard: The applicant has provided information regarding the size and scope of the project indicating the project is subject to the Redevelopment Standard within the City of Portland.
 - i. The MaineDEP Stormwater BMP manual indicates that, “The surface area of the filter must be no less than the sum of 5% of the impervious area and 2% of the landscaped area draining to the system.”. The proposed system

exceeds this threshold in order to accommodate additional surface areas to meet other City goals. The applicant has provided the following reasoning:

1. Limited sedimentation loading from impervious surfaces due to high percentage of roof areas;
 2. Additional pre-treatment is provided in the form of an isolator row;
 3. An additional amount of pre-treatment is provided for the garage location through an existing separator unit;
 4. Through these three items, the proposed amount of nutrient loading, total suspended solids, and temperature pollution entering the system will be less than other permitted land uses entering the system.
- ii. Based on the information provided, we agree that the pollutant loading to the system is anticipated to be limited by the oversized pre-treatment devices, and by the large portion of roof surfaces which typically convey fewer pollutants than many other impervious surfaces.
 - iii. One other concern is flow rate to the filter from large impervious surfaces. Materials testing during construction is recommended to confirm that the flow rate through the media will match the design permeability.

2) Discharge to Combined Sewer Overflow (CSO) Locations

- a. The applicant has provided information for pre-development and post-development flow rates to the combined sewer system for a 1-inch, 24-hour rain event. This storm event has been mentioned in previous discussions with the applicant and City Department of Public Works (DPW). The applicant has requested written confirmation from City DPW to ensure that all involved parties agree with evaluating this storm event for the CSO location, and has indicated that this confirmation will be provided as it becomes available. This item can be a condition of approval.

3) Connection to Existing System:

- a. The applicant has asked for a written or e-mail confirmation from the Department of Public Works that proposed connections to existing drainage and sewer systems are being completed in accordance with City of Portland Code of Ordinances section 14-526 (b) 3.a, subsection iii and iv. The applicant has indicated that this confirmation will be provided as it becomes available. This item can be a condition of approval.

4) Proposed Drainage Design

- a. Additional information has been provided on Sheet C30-01, C11-01, C40-01, and C30-04 to indicate site grading and pipe information. The following shall be clarified:
 - i. SD-2 pipe references have been qualified with two separate pipes; Pipe SD-2 and SD- 2.1. No further action necessary.
 - ii. SD-3 pipe size has been confirmed to be 15". No further action necessary.
 - iii. Data provided in the project pipe tables have been modified so that pipe slopes generally match slopes as calculated from the invert and length data. No further action necessary.
 - iv. A 1% cross-slope is shown for the sidewalk locations of Congress Street. The applicant has confirmed that a longitudinal slope of 5.5% is being provided, and as such surface ponding is not anticipated. No further action necessary.
- b. Isolator row detail on C30-04 pipe size has been increased to 24", and the applicant has confirmed that a 12" or greater pipe is large enough facilitate maintenance/cleaning access to the isolator row. No further action necessary.
- c. Locations and details of granite headstone curb and gutterline "dishpan" grading at catch basins has been provided. Applicant has confirmed that headstones will only be provided in the Right-Of-Way. No further action is necessary.

5) Additional Utility Infrastructure:

- a. Electrical and Communications Infrastructure
 - i. Electrical and Communications manholes, pull boxes, and duct banks are proposed. Utility duct bank details have now been provided with a level of information confirming conduit counts, minimum cover requirements, and generic information. No further action necessary.
 - ii. The applicant has confirmed that the only transformer being removed is being completed by utility companies prior to the project. No further action necessary.
- b. The applicant has provided additional information regarding sewer details on Sheet C11-01 and Sheet C30-03. No further action necessary.
- c. The applicant has indicated that capacity to serve letters from utilities will be provided as they become available. This may be considered a condition of approval for the project.
 - i. The Capacity to Serve process will require a level of coordination between the applicant and utility companies and typically includes compliance with applicable utility standards and details. Central Maine Power and Consolidated Communications should review the plan and verify the depiction of changes to primary electrical and communication lines, respectively.
 - ii. Minor modifications to utility layout and design from the capacity to serve process are anticipated, and shall be submitted to the City prior to construction.
 1. The Applicant shall coordinate with the City should the utility layout plan include additional transformer units, pole relocations, or impacts to water or sewer infrastructure.



Helen Donaldson <hcd@portlandmaine.gov>

MMC Drawings

Michael Guethle <michael.guethle@wright-pierce.com>
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Thu, Dec 13, 2018 at 4:56 PM

Hi Nell,

My notes for the updated plans are as follows, and includes information on other utilities in the ROW as discussed today:

-Sheet C-11: CB 13370 (NE Corner) and CB 12640 (SW corner) are existing basins that are located in proposed crosswalks. If these structures have eccentric cones, rotate them so they are outside of the crosswalk.

-General: Structures in ROW are proposed to have eccentric cones. A note should be added to the construction plans indicating that covers and frames should be rotated to be outside of wheel travel lane locations.

-Sheet C-11: SD-16 callout is obstructed or missing, and should be included on the construction plans.

-Sheet C-11: Existing Storm Drain Structure Data table shall be updated to include inlet from Pipe SD-13

-Sheet C-11: Existing CB 13395 rim/frame/cover should be reviewed: Other CBs located in sidewalks are being raised and converted to Drainage Manholes (DMHs). Applicant shall confirm if this structure is to remain a CB or a DMH.

-Sheet C-11: There appear to be conflicts at the existing storm drain and proposed tree wells. Applicant shall provide solution to minimize future root intrusion from trees, or relocate storm drain.

-Sheet C-11: There appear to be conflicts with underground utilities at several structures and pipes. Applicant shall provide additional information for location of proposed utilities at the following pipes and structures:

Storm Drain 9

Sanitary Sewer 9

Catch Basin 7

Catch Basin 10

[Quoted text hidden]