

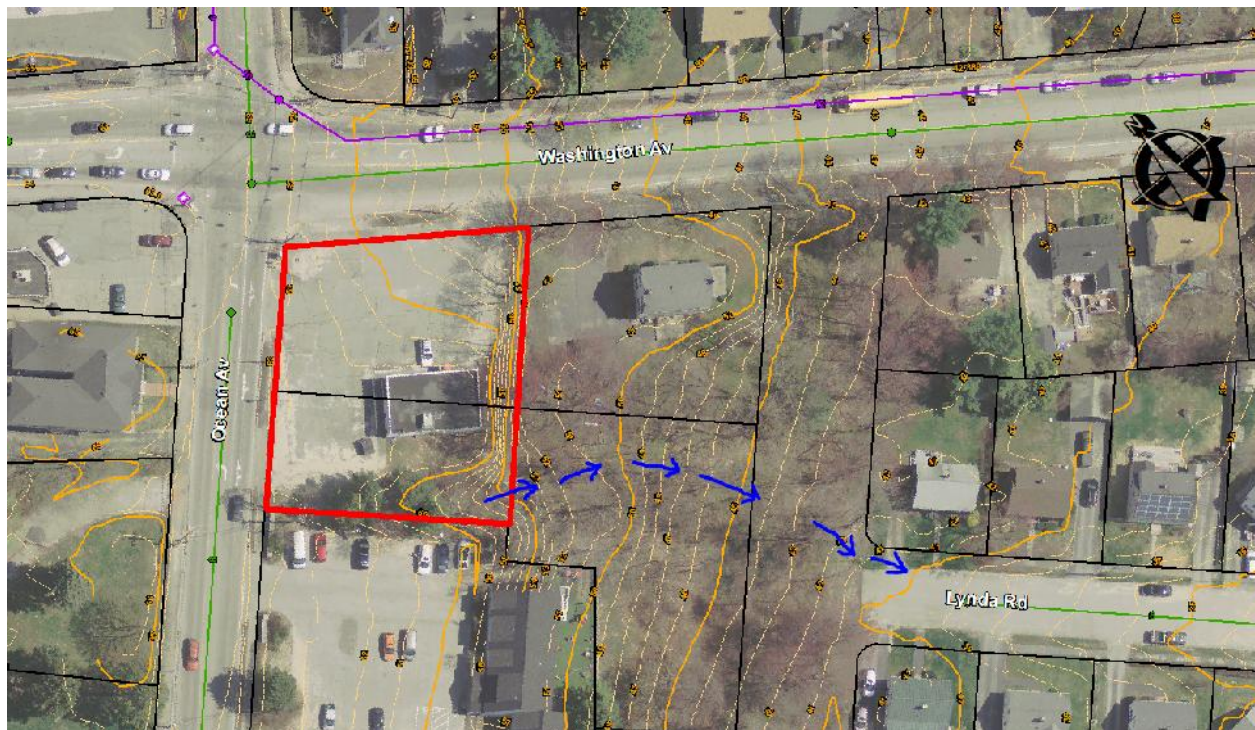
Monte's Fine Foods Stormwater Narrative

Date: June 12, 2018
To: City of Portland
From: John Mahoney, P.E.
Peer Review: Stephen J. Bradstreet, P.E.
Location: 788 Washington Avenue, Portland, Maine

Existing Conditions:

The site is an 18,060 SF (0.41 acre) lot located at 788 Washington Avenue, on the corner of Ocean Street. The site is currently a restaurant with a paved surface parking in front and grass/wooded areas in back.

The site drains from north to south, away from Ocean Avenue. The eastern portion of the site, including the majority of the parking area, drains to the Washington Avenue gutter via an existing curb cut in the south east corner of the site. The western portion of the site, including the existing building and a smaller paved area drains to a drainage swale that runs along the western property line. Stormwater discharge from this channel flows through an undeveloped wooded area and eventually onto Lynda road (see image based on GIS data below). Based on GIS contours and site reconnaissance, stormwater appears to flow through the wooded area in a dispersed manner, maximizing filtration/infiltration, increasing time of concentration, and minimizing thermal impacts.



Stormwater discharged from western portion of site

Stormwater discharge to the Washington Avenue gutter flows into a catch basin on the corner of Washington and Fernald Street (approximately 600' southeast of Washinton-Ocean), then appears to flow into a combined sewer running down Fernald Street. Stormwater discharge to Lynda Road appears to flow into the same combined sewer on Fernald Street based on available GIS data.

Based on the Cumberland County USDA soil survey data, the existing soils on this site consist of hydrological group D and C/D (Poorly). Surficial Geology information from the Maine Geological Survey indicates that site soils are part of the Presumpscot Formation (marine silt/clay). The Phase II environmental site assessment indicates that onsite soils are fill consisting of "rock/rubble".

Proposed Development:

The applicant, Quattrucci & Rouda LLC., proposes to expand the existing single-story, 1,393 SF building with a 2,222 SF addition in order to develop a restaurant and food retail establishment. The existing paved parking area will be reconfigured to provide 19 parking spaces and landscaped buffers will be added along the Washington and Ocean Avenue sidewalks.

The proposed development will increase the site's impervious area from 12,870 SF to 13,158 SF. Therefore, the change in impervious area will be an increase of approximately 288 SF.

Stormwater Management – Basic Standards:

Erosion and sedimentation control measures are described on Sheet C-2 with details on Sheet C-5. Good housekeeping practices shall be in accordance with Maine DEP Best Management Practices. A stormwater BMP inspection and maintenance log is included with this submission.

Stormwater Management - Quality:

The existing drainage pattern will be maintained with the western portion of the site draining to the existing drainage swale along the western property line, while the eastern portion of the site will continue drain to the Washington Avenue gutter via an existing curb cut.

Stormwater runoff from a combined building roof area (3,616 SF) will be directed to an underdrained crushed stone drip edge with a sand filter. Based on an assumed void ration of .33, the drip edge/sand filter will provide 207 CF of storage, which is approximately 0.7" of rainfall over the combined roof area.

While desirable, treatment of the parking area (encompassing the eastern portion of the site) was determined not to be practical due to the existing grades and the pavement in moratorium in Washington Avenue. The proposed *redevelopment of non-roof impervious area* is approximately 3,848 SF including 3,003 SF of paved parking area (shown as crosshatched area on C2) as well as an outdoor dining area and new walkway. However, the proposed landscape buffers will decrease the amount of impervious area that drains to the Washington Avenue. While the impervious area that drains to the swale will increase

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somewhat, this increase will be mitigated by storage/attenuation provided by the proposed crushed stone drip edge.

Stormwater Management - Quantity:

The proposed development will increase the total impervious area of the site by less than 300 SF. This increase will likely be mitigated by increased infiltration/storage in the proposed crushed stone drip edge.

788 Washinton Avenue: Stormwater BMP Inspection and Maintenance Log

The City of Portland, ME requires ongoing annual inspections to ensure the proper maintenance and operation of stormwater management facilities. Inspections must be conducted by third parties qualified by the City.

A. General Information

Use only one Cover Sheet per site with as many specific structural BMP Inspection Report attachments as needed. Attach required color digital photos of site, structures and devices as applicable with captions.

Project Name:	Monte's Fine Foods	Inspection Date:	
Parcel Map, Block and Lot:	163 E005 & 163 E006	Current Weather:	
BMP Owner:	Quattrucci & Rouda, LLC	Date / Amount Last Precip:	
Owner Mailing Address:	109 Sheridan Street Portland, ME 04101	3PI Company:	
		3PI Mailing Address:	
Owner Phone #:	207-939-5616		
Owner Email:	stevequattrucci@gmail.com	Inspector Name:	
		Inspector Phone #:	
		Inspector Email:	

B. Inspection Report Attachments

Please document the number of each structural BMP type found at this site in the blank spaces provided below. Use additional Attachments if / as needed and submit all Attachments together with the Cover Sheet as a single report.

BMP Type	Number BMPs at site
Vegetated Areas	-
Underdrained Drip Edge	1
Parking-Driveway Area	1
Stormdrain (Underdrain) Outlets	1

Other (describe

C. Inspection Results

FAIL**

** If any one item on an Inspection Report attachment is coded as "Work Needed" then entire BMP fails inspection.

** If a site has multiple BMPs and one fails inspection, mark as "Fail" until all BMPs pass inspection.

Note: Applicable BMP Inspection Reports and confirmatory color digital photos summarizing required repairs must be submitted to the City following completion of the preliminary inspection. A re-inspection and certification must be completed within 60 days of the failed preliminary report. It is recommended that the inspector be part of the repair / maintenance process to ensure that repairs are performed properly.

PASS

Note: a qualified professional (as determined by the City) must sign below and include all applicable Inspection Report attachments and confirmatory digital color photos with captions.

D. Professional Certification (as qualified by City of Portland Stormwater Program Coordinator)

To be completed only when all BMPs at this site are functioning as designed with no outstanding maintenance issues.

I, _____, as a duly qualified third party inspector attest that a thorough inspection has been completed for ALL applicable BMPs that are associated with this particular site. All inspected structural BMPs are performing as designed and intended and are in compliance with the provisions of the City Portland's Standards

Signature: _____

Date: _____

	Date:
General Information	Observations
Inspection duration (hours)	
Days since last precipitation	
Quantity of last precipitation (in)	
Type of inspection	
Storm event	
Current weather	
Photos taken	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Nearby natural resources	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Copy of ESC plan	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
MEDEP Permit # (if applicable)	
General info notes	
Vegetated Areas	Observations
No bare areas (< 90% covered) with sparse growth	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
No erosion	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Vegetated area notes	
Stormdrain (underdrain) outlets	Observations
Accumulated sediments and debris at the outlet and within the conduit have been removed.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Erosion damage at the outlet have been repaired	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Outlet notes	
Underdrained Drip Edge Area	Observations
Pea stone surface observed to be free draining and clear of sediment and debris.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Sediment and debris removed as needed	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Drip Edge Notes:	
Parking/Driveway Area	
Accumulated winter sand has been cleared	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Pavement swept to help remove sediment	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
No stormwater is impeded by accumulations of material	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Notes:	

Other Comments		Observations	
Corrective action needed		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> NA
<i>If corrective action in needed, please explain detail</i>			
Verbal notification provided to responsible party		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Verbal notification contact			
Follow up required		<input type="checkbox"/> Yes	<input type="checkbox"/> No
<i>Final comment notes</i>			

Photos (use additional pages as needed)

Review Notes
Date Reviewed: Reviewed by: Date entered: Date edited: Edited by: