



December 23, 2014
06267

Shukria Wiar
City of Portland
Planning Department
389 Congress Street
Portland, ME 04101

Application for Level 1 Site Alteration
Proposed Parking Lot Expansion

Dear Shukria:

We have reviewed the staff comments emailed on December 11, 2014 and offer the below responses:

Comments Submitted by: Shukria Wiar/ Planning:

1. Minimal tree removal will be required because a majority of the site to be developed is currently cleared. A tree save area was added near the southwesterly corner of the parking area.
2. The dumpster was relocated in 2013 to the southerly side of the building near the generator area on Hooper Street, however the concrete pad still exists. Project improvements will include the removal of the concrete pad so that a new paved surface can be constructed and graded to drain as required.
3. Trees along Hooper Street were removed for the installation of a generator area during the summer of 2013. The generator area was installed as part of the Phase 2 building wing expansion for the principal Eyecare Medical Group building. Removal of the trees allow for direct access to the generator which provides life safety backup for the surgery center.
4. The light pole between the parking lot constructed in 2006 and the proposed parking expansion will be protected. Please note that a new light pole to be installed will be centered off the southerly edge of pavement, similar to the existing light pole.
5. A stormwater agreement was not attached in your email to me on December 11, 2014.

Comments Submitted by: David Margolis-Pineo/ Engineering:

1. Signed and stamped boundary surveys are enclosed for your review.
2. Sheet 2 was revised to show an 8" invert out for the catch basin serving as the primary outlet of the proposed underdrained soil filter. The 8" pipe will extend approximately 6 feet and connect to an existing 24" RCP via an insert-a-tee connection. We respectfully request a waiver from the standard requiring a new manhole at this location.

3. We are agreeable with the Portland Water District inspecting the pipe for structural integrity and infiltration.

Comments Submitted by: Tom Errico/ Traffic:

1. We respectfully request a waiver for the percent of allowable compact parking spaces (Section 1.14 of Technical Design Manual). Note 10 on the Site Plan uses the overall parking supply to calculate the percentage of compact spaces. Although the parking lot will primarily will be used by employees that park in the morning and leave in the afternoon, there may be times when parking is limited and patients need to find parking. Eyecare Medical Group will encourage employees to use the rear parking lots, including the one proposed, leaving spaces closer to the facility open for patients. We are agreeable with the compact spaces being designated for long term use only.
2. A reduced drive aisle width of 22-feet allows for the center of the underdrained soil filter to be slightly offset (north) from an existing sewer line that bisects the subject parcel. Norman Twaddell of Portland Water District indicated the District is in the process of working with CMP for a future water line 10 feet south of the existing sewer line. With the underdrained soil filter slightly north of the sewer, there will be additional room for installation of a new pipe to the south with little to no impact on the proposed underdrained soil filter. A 22-foot drive aisle also allows for the standard sized spaces along Hooper Street to be constructed fully within the subject parcel without encroaching on the public right-of-way. Additionally, reducing the drive aisle width will result in less impervious area created. We believe a 22-foot drive aisle will be adequate for a low-turnover employee parking lot as proposed.

Comments Submitted by: Ann Machado/ Zoning:

We are currently in the process of working with Zoning on a conditional use permit application that needs to be reviewed and approved by the Zoning Board of Appeals.

Comments Submitted by: Jeff Tarling/ City Arborist:

We still have not received comments by Jeff Tarling.

Comments Submitted by: David Senus/ Civil Engineering:

- 1a. Sheet 2 was revised to show a temporary sedimentation barrier (filter berm, designated FB) immediately downgradient of the embankment. Erosion control notes and details on Sheet 3 provide additional requirements for site stabilization, include specific requires for the installation of sedimentation barriers prior to the beginning of construction.
- 1b. OK.
- 1c. A stormwater runoff analysis was developed using "HydroCAD" computer modeling software, which incorporates the TR-55 and TR-20 methodologies as provided by the Soil Conservation Service of the U.S. Department of Agriculture. A Class 'D' Medium Intensity Soil Survey published by the United States Department of Agriculture, Natural Resources Conservation Service for

Cumberland County and part of Oxford County, Maine was used to develop the HydroCAD model. The soil survey indicates Hydrologic Group C Belgrade soils in the general development area. A drainage plan was created to illustrate the different watershed areas, reaches and ponds in the pre- and post-development conditions. Flows paths are assumed negligible because sheet flow mainly occurs over paved and gravel surfaces, therefore no TC paths are shown in the drainage plan and direct entry (5 minutes) was used. Also, the 24" RCP that outlets to the "swamp" pond was assumed to have 10 CFS base flow (Half full) since the project in pre- and post-development conditions ties into the closed storm drainage system at downstream in the overall watershed.

For the post-development condition, the HydroCAD model predicts slight decreases in peak flow rates during the 2-, 10- and 25-year storm events at the study point SP1. The following table summarizes the results of stormwater calculations for the design storm events for the project area. Please see the enclosed HydroCAD summaries for compliance.

Stormwater Peak Discharge Summary Table									
Study Point	2-Year Storm			10-Year Storm			25-Year Storm		
	Pre (cfs)	Post (cfs)	Diff. (cfs)	Pre (cfs)	Post (cfs)	Diff. (cfs)	Pre (cfs)	Post (cfs)	Diff. (cfs)
SP1	10.66	10.11	-0.55	11.43	10.85	-0.58	11.74	11.60	-0.14

2. We have initiated correspondence with the Department of Public Services and Portland Water District with regard to the existing sewer pipe. Existing easements will be added to the plan if found applicable.
3. The proposed overflow spillway is set at elevation 30.9, and the top of embankment was revised to be 31.4 so that sufficient freeboard is provided. Please note that the HydroCAD model predicts that water elevations will not overtop the overflow spillway during the 2-, 10- and 25-year storm events.
4. Sheet 4 was revised to show Eyecare Medical Group as responsible for maintenance.

Upon your review of our responses and the enclosed drawings, please contact me if you have any questions.

Sincerely,

SEBAGO TECHNICS, INC.



Craig A. Burgess, P.E.
Project Engineer

CAB/llg
Enc.