

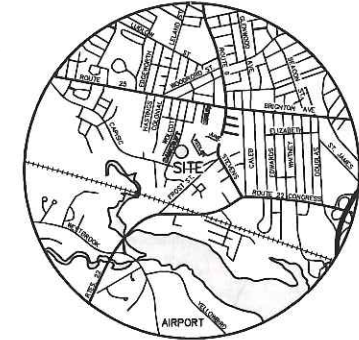
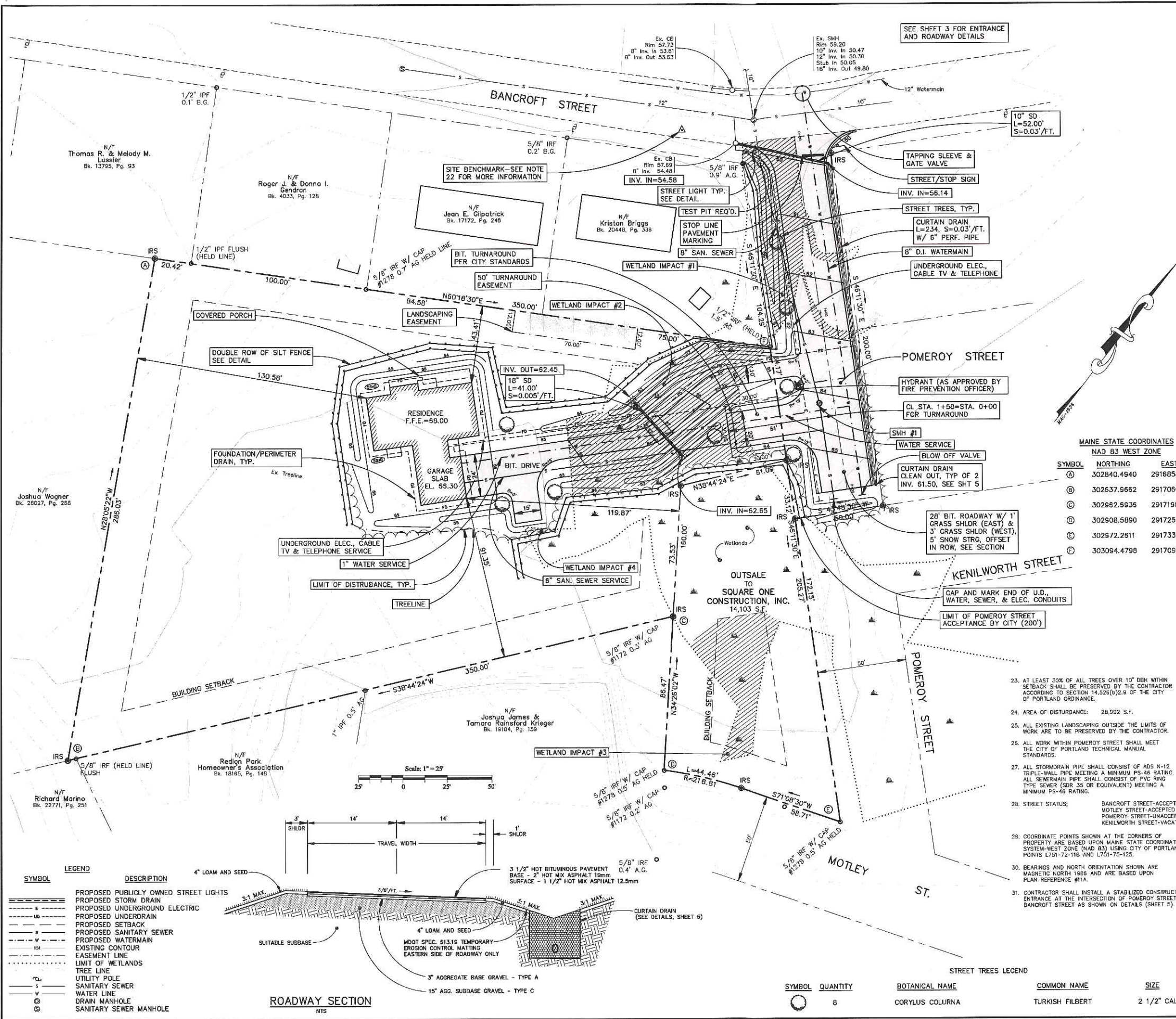
193-E-1

#2012-471

11 Pomeroy Street

Single Family and Street Construction

Chabad Lubavitch of Maine, Inc.



LOCATION MAP

NOTES:
 1. OWNER/APPLICANT: CHABAD LUBAVITCH OF MAINE INC. POMEROY STREET PORTLAND, MAINE
 2. ENGINEER: LESTER S. BERRY, PE #3341 BH2M
 3. SURVEYOR: ROBERT LIBBY JR., PLS #2190 BH2M
 4. WETLAND DELINEATION: MARK HAMPTON, C.S.S. #216 MARK HAMPTON & ASSOCIATES PORTLAND, MAINE
 A TIER ONE WETLAND PERMIT WAS GRANTED BY THE MAINE DEP (L22414-TS-A-N) FOR 13,028 S.F. ON AUG. 16, 2005 FOR THIS PROJECT. CURRENT PROJECT RESULTS IN FOLLOWING WETLAND IMPACTS:
 WETLAND IMPACT #1 2,468 S.F.
 WETLAND IMPACT #2 5,498 S.F.
 WETLAND IMPACT #3 1,978 S.F.
 WETLAND IMPACT #4 59 S.F.
 TOTAL IMPACTS 9,980 S.F.

5. TAX MAP REFERENCE: MAP 193, BLOCK E, LOT 1
 6. DEED REFERENCES: BK. 21417, PG. 198
 7. ZONING: R-3
 8. PROPOSED USE: SINGLE FAMILY RESIDENCE
 9. MINIMUM STANDARDS: MINIMUM LOT AREA = 6500 S.F.
 MINIMUM FRONT YARD SETBACK = 50'
 MINIMUM SETBACKS: FRONT & REAR = 25'
 SIDE (SIDE ST.) = 20'

10. PROJECT AREAS:
 ORIGINAL LOT=87,924 S.F. (2.02 AC.)
 OUTSALE LOT=14,103 S.F. (0.32 AC.)
 CHABAD LOT=73,821 S.F. (1.70 AC.)
 11. PLAN REFERENCE:
 A. INFORMATION PROVIDED BY APPLICANT AND FROM PLAN OF PROPERTY MADE FOR STUART B. HERRICK, JR., BANCROFT STREET, PORTLAND, MAINE JULY 31, 1986, R.P. TITCOMB ASSOC. INC.
 B. "SITE PLANS FOR CHABAD LUBAVITCH OF MAINE INC., POMEROY STREET, PORTLAND", BY BH2M DATED MARCH 2004 WITH REVISIONS THROUGH JULY 2, 2007.

12. SOLID WASTE: CURBSIDE BY CITY OF PORTLAND
 13. PARKING: PRIVATE RESIDENCE = 2 SPACES
 14. IF LEDGE IS ENCOUNTERED DURING CONSTRUCTION A PRE-BLAST INVENTORY SHALL BE CONDUCTED AND SUBMITTED TO THE ENGINEERING DEPARTMENT.
 15. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL BMP'S, LATEST REVISION.

16. WAIVERS:
 A. A WAIVER IS REQUESTED TO ELIMINATE ALL OF THE SIDEWALK ALONG POMEROY STREET.
 B. A WAIVER IS REQUESTED TO ELIMINATE CURBING ALONG THE ENTIRE LENGTH OF POMEROY STREET.
 17. ALL PERMITS FOR BLASTING MUST BE COORDINATED WITH BOTH THE FIRE AND ENGINEERING DEPARTMENTS.

18. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING.
 19. IF WORK WILL OCCUR WITHIN THE PUBLIC RIGHT-OF-WAY SUCH AS UTILITIES, CURB, SIDEWALK AND DRIVEWAY CONSTRUCTION, A STREET OPENING PERMIT(S) IS REQUIRED FOR SITE WORK. PLEASE CONTACT CAROL MERRITT AT 874-8300, EXT. 8828. (ONLY EXCAVATORS LICENSED BY CITY OF PORTLAND ARE ELIGIBLE.)
 20. ALL REQUIRED DIG SAFE REQUIREMENTS MUST BE FOLLOWED PRIOR TO THE CONSTRUCTION BEGINNING.

21. THE PROPOSED CITY OWNED STREET LIGHT (WITHIN THE POMEROY STREET ROW) WILL BE PROVIDED BY THE APPLICANT AND WILL MEET ALL APPLICABLE CITY OF PORTLAND STANDARDS. CONTRACTOR SHALL CONSULT WITH KEVIN THOMAS, CITY REPRESENTATIVE PRIOR TO INSTALLATION OF STREET LIGHT.
 22. BENCHMARK: SURVEY CONTROL POINT #9 PK NAIL SET IN PAVEMENT ON BANCROFT STREET, ELEVATION=58.89'
 CITY OF PORTLAND DATUM
 I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:
 1. NO SURVEYORS REPORT

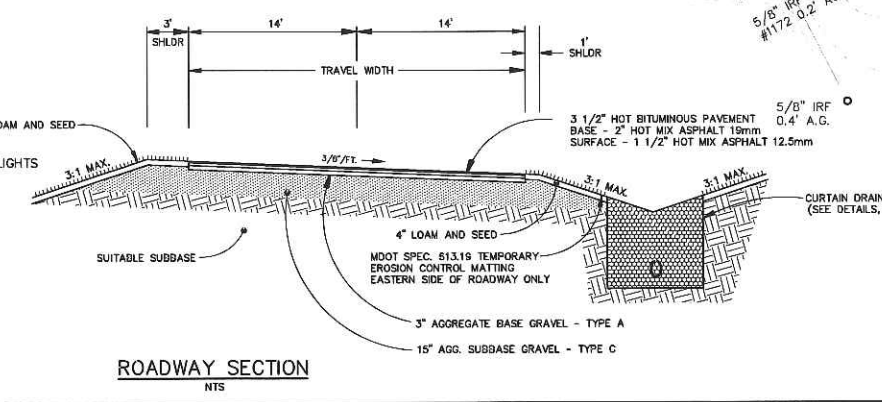
MAINE STATE COORDINATES
NAD 83 WEST ZONE

SYMBOL	NORTHING	EASTING
A	302840.4940	2916850.2911
B	302637.6662	2917060.2727
C	302962.5536	2917190.8566
D	302908.5890	2917258.3109
E	302972.2511	2917339.2307
F	303064.4798	2917099.1047

23. AT LEAST 30% OF ALL TREES OVER 10" DBH WITHIN SETBACK SHALL BE PRESERVED BY THE CONTRACTOR ACCORDING TO SECTION 14.828(b)(2) OF THE CITY OF PORTLAND ORDINANCE.
 24. AREA OF DISTURBANCE: 28,992 S.F.
 25. ALL EXISTING LANDSCAPING OUTSIDE THE LIMITS OF WORK ARE TO BE PRESERVED BY THE CONTRACTOR.
 26. ALL WORK WITHIN POMEROY STREET SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
 27. ALL STORMDRAIN PIPE SHALL CONSIST OF ADS N-12 TRIPLE-WALL PIPE MEETING A MINIMUM PS-46 RATING. ALL SEWERMAIN PIPE SHALL CONSIST OF PVC RING TYPE SEWER (SDR 35 OR EQUIVALENT) MEETING A MINIMUM PS-46 RATING.
 28. STREET STATUS: BANCROFT STREET-ACCEPTED MOTLEY STREET-ACCEPTED POMEROY STREET-UNACCEPTED KENILWORTH STREET-VACATED
 29. COORDINATE POINTS SHOWN AT THE CORNERS OF PROPERTY ARE BASED UPON MAINE STATE COORDINATE SYSTEM-WEST ZONE (NAD 83) USING CITY OF PORTLAND POINTS L751-72-118 AND L751-75-125.
 30. BEARINGS AND NORTH ORIENTATION SHOWN ARE MAGNETIC NORTH 1985 AND ARE BASED UPON PLAN REFERENCE #115.
 31. CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE AT THE INTERSECTION OF POMEROY STREET AND BANCROFT STREET AS SHOWN ON DETAILS (SHEET 5).

LEGEND

SYMBOL	DESCRIPTION
—	PROPOSED PUBLICLY OWNED STREET LIGHTS
—	PROPOSED STORM DRAIN
—	PROPOSED UNDERGROUND ELECTRIC
—	PROPOSED UNDERDRAIN
—	PROPOSED SETBACK
—	PROPOSED SANITARY SEWER
—	PROPOSED WATERMAIN
—	EXISTING CONTOUR
—	EASEMENT LINE
—	LIMIT OF WETLANDS
—	TREE LINE
—	UTILITY POLE
—	SANITARY SEWER
—	WATER LINE
—	DRAIN MANHOLE
—	SANITARY SEWER MANHOLE



STREET TREES LEGEND

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
○	8	CORYLUS COLUMNNA	TURKISH FILBERT	2 1/2" CAL.

REVISION

NO.	DATE	DESCRIPTION
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2	3/12/12	Submitted Level 1 & II Site Plans
3	9/29/12	Revisions for Level I & II Applications
4	11/17/12	Revisions for Level I & II Applications Per City Comments
5	4/15/13	Revisions for Level I & II Applications Per City Comments
6	5/24/13	Revisions for Level I & II Applications Per City Comments



BH2M
 Berry, Huff, MacDonald, Milligan Inc.
 Engineers, Surveyors
 28 Swan Street
 Portland, Maine 04108
 Tel: (207) 859-8771
 Fax: (207) 859-8550

for
 Chabad Lubavitch
 Bancroft Street
 Portland, Maine

SITE PLAN
 LEVEL I-MINOR RESIDENTIAL DEV.
 LEVEL II-ROAD IMPROVEMENTS
 LAND OF
 CHABAD LUBAVITCH OF MAINE INC.
 POMEROY STREET
 PORTLAND, MAINE

DESIGNED W. Pelkey	DATE Jan. 2012
DRAWN Dopt.	SCALE As Noted
CHECKED W. Thompson	JOB. NO. 11093

SHEET
1
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LOCATION MAP
SCALE: 1" = .5 MILES

NO.	DATE	REVISION DESCRIPTION
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BH2M
Engineers, Surveyors
Berry, Huff, McDonald, Milligan, Inc.
29 State Street
Portland, Maine 04108
Tel: (207) 893-2771
Fax: (207) 893-8250

for
Chabad Lubavitch
21 Bancroft Street
Portland, Maine

STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS PLAN
LAND OF
CHABAD LUBAVITCH OF MAINE INC.
POMEROY STREET
PORTLAND, MAINE

DESIGNED Survey	DATE Jan. 2012
DRAWN Dgt.	SCALE As Noted
CHECKED R. Libby Jr.	JOB. NO. 11093

SHEET
2

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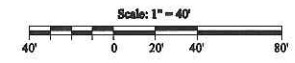
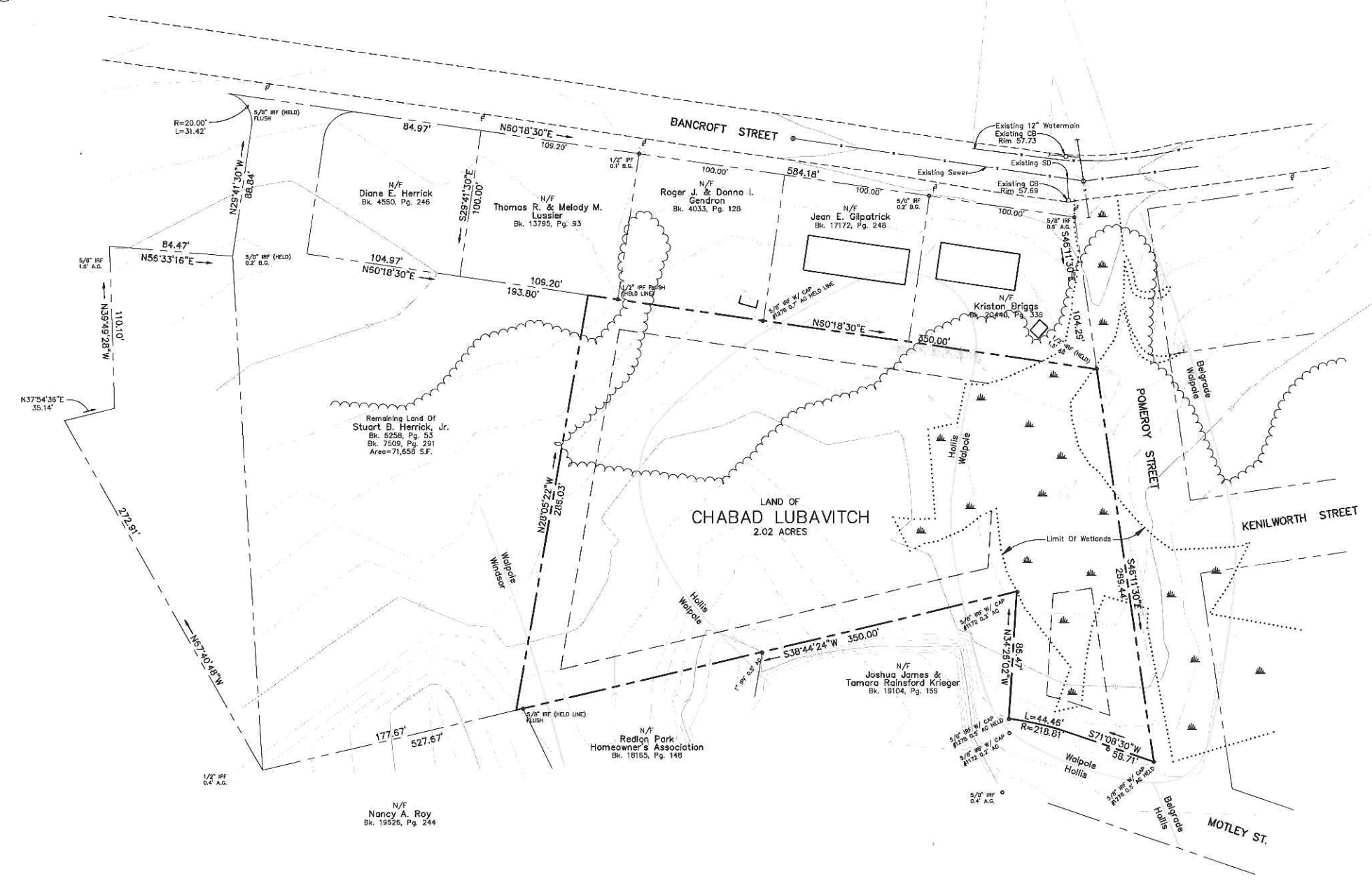
- NOTES:
- OWNER/APPLICANT: CHABAD LUBAVITCH OF MAINE INC. POMEROY STREET PORTLAND, MAINE
 - SURVEYOR: ROBERT LIBBY JR., PLS#2190 BH2M INC.
 - WETLAND MAPPING: MARK HAMPTON ASSOCIATES PORTLAND, MAINE
 - TAX MAP REFERENCE: MAP 193, BLOCK E, LOT 1
 - DEED REFERENCES: BK. 21417, PG. 198
 - ZONING: R-3
 - PLAN REFERENCE: INFORMATION FOR THIS PLAN WAS PROVIDED BY APPLICANT AND FROM PLAN OF PROPERTY MADE FOR STUART B. HERRICK JR., BANCROFT STREET, PORTLAND, MAINE, JULY 31 1986, R.P. TITCOMB ASSOCIATES INC.
 - SOIL MAPPING FROM CUMBERLAND COUNTY MEDIUM INTENSITY SOIL MAP.
 - BENCHMARK: SURVEY CONTROL POINT #9 PK NAIL SET IN PAVEMENT ON BANCROFT STREET, ELEVATION=58.89' CITY OF PORTLAND DATUM

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARD BOUNDARY SURVEY CATEGORY I, CONDITION I, WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYOR'S REPORT



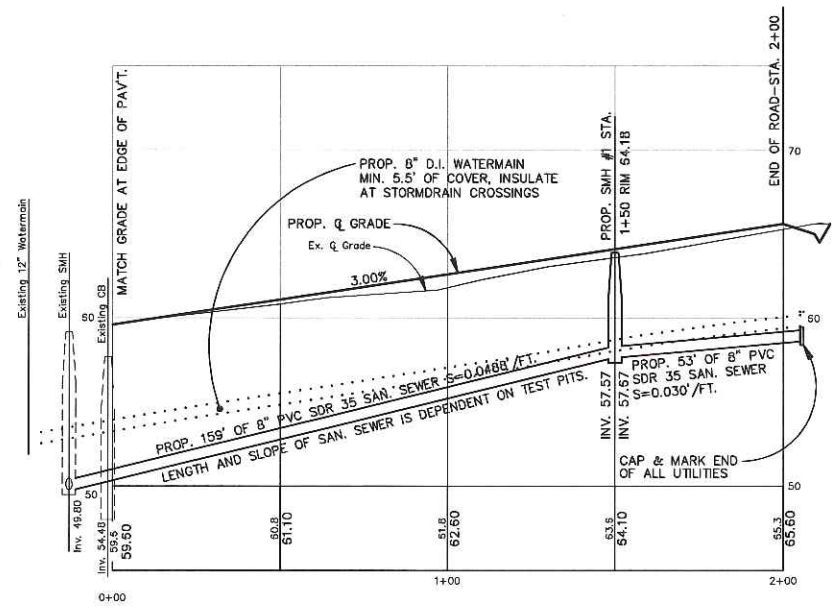
ROBERT C. LIBBY JR. PLS #2190



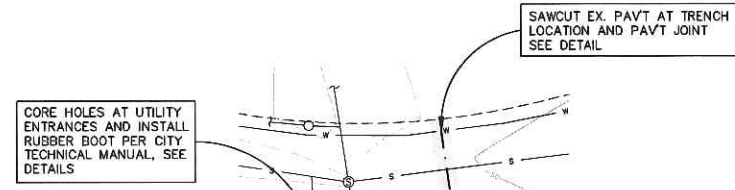
LEGEND

SYMBOL	DESCRIPTION
○ IRF	IRON ROD FOUND
○ IPIF	IRON PIPE FOUND
□ GMS	GRANITE MONUMENT FOUND
● IRS	5/8" IRON ROD W/ CAP TO BE SET
□ GMS	GRANITE MONUMENT SET
- - -	LIMIT OF WETLANDS
---	EXISTING CONTOUR
---	SOIL BOUNDARY
N/F	NOW OR FORMERLY

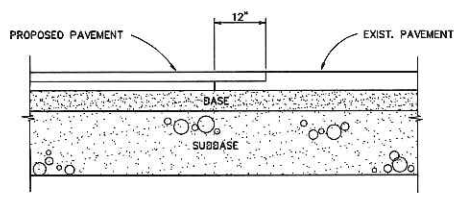
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**POMEROY STREET
PROFILE**
SCALE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 25'



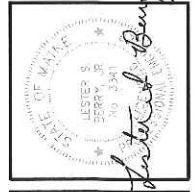
ENTRANCE PLAN
SCALE: 1" = 25'



SAWCUT EXIST. PAVEMENT ALONG A SMOOTH LINE TO
A NEAT EVEN VERTICAL JOINT, APPLY TACK
PRIOR TO PROPOSED PAVING (AS REQ'D)

PAVEMENT JOINT DETAIL
N.T.S.

NO.	DATE	DESCRIPTION
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Portland, Maine 04108
Fax (207) 858-6650

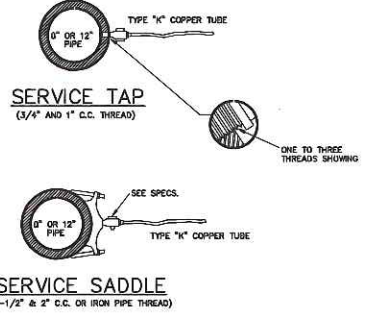
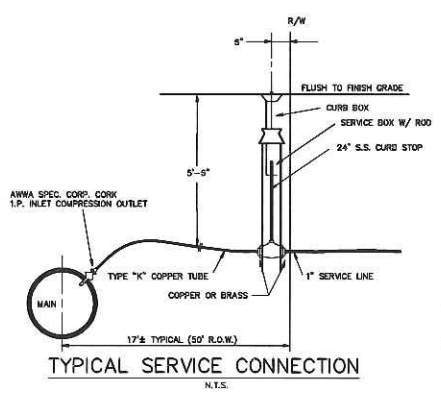
FOR
Clairbud Lubavitch Of Maine Inc.
Pomeroy Street
Portland, Maine

**MINOR STREET
CONSTRUCTION**
POMEROY STREET
PORTLAND, MAINE

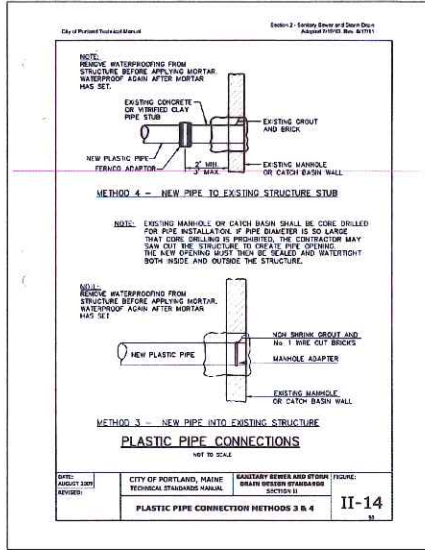
DESIGNED W. Thompson	DATE Jan. 2012
DRAWN Dept.	SCALE As Noted
CHECKED W. Thompson	JOB. NO. 11093

SHEET
3

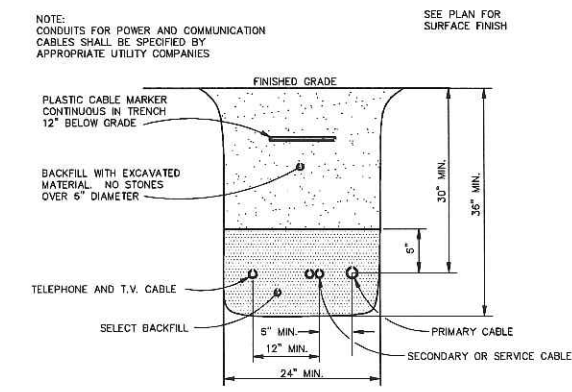
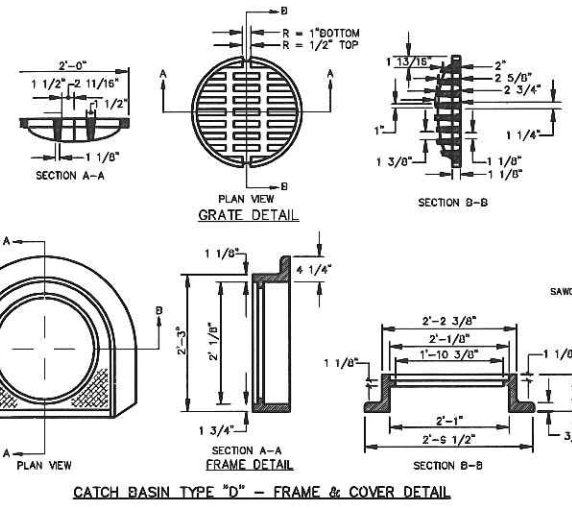
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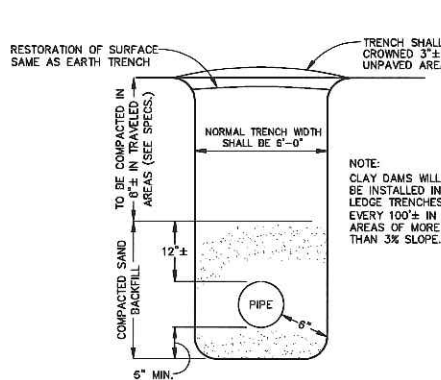
NOTE: SERVICE CONNECTIONS (DIRECT TAPS AND SERVICE CLAMPS) WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 45° ABOVE THE HORIZONTAL. ALWAYS PUT A BEND OR "KICK" IN THE SERVICE LINE PRIOR TO CONNECTING TO PROVIDE FLEXIBILITY AND "GIVE" TO COUNTERACT THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSION AND/OR CONTRACTION (SEE DETAILS).



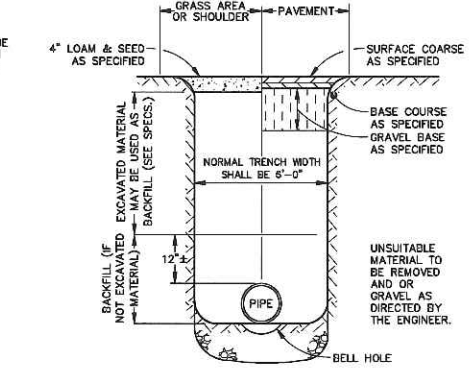
PIPE CONNECTION DETAILS



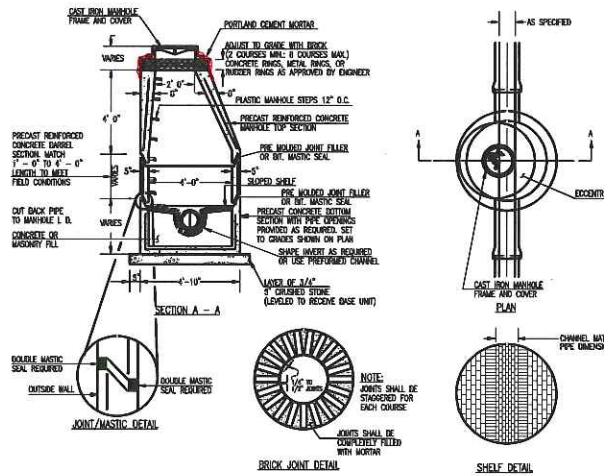
UNDERGROUND CABLE TRENCH



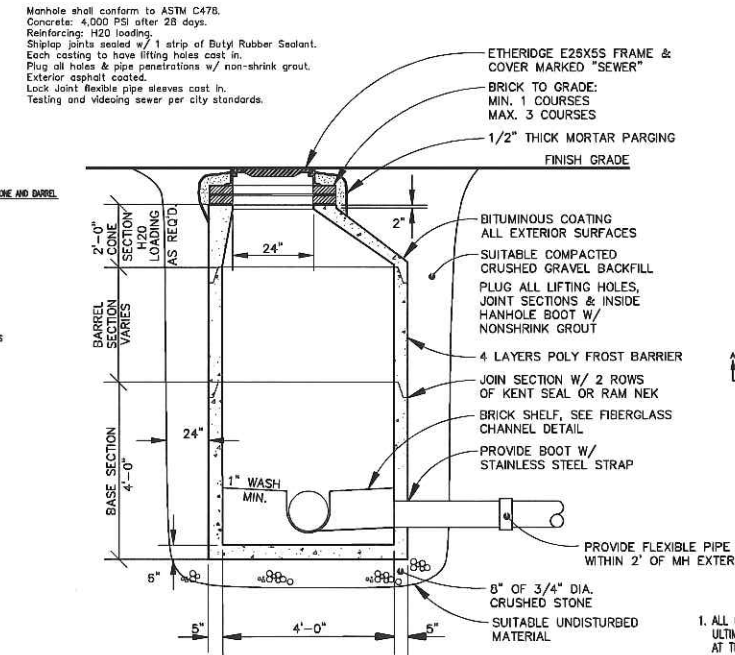
WATER THROUGH LEDGE TRENCH



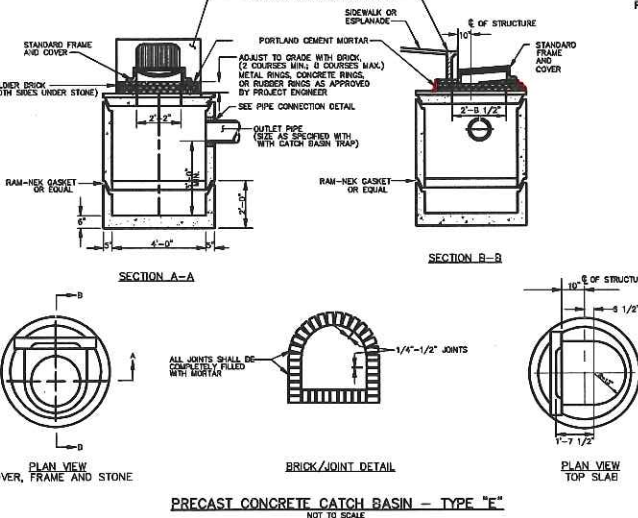
WATER THROUGH EARTH TRENCH



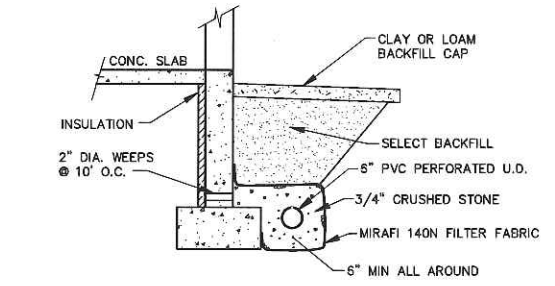
PRECAST CONCRETE MANHOLE TYPE "A"



PRECAST CONCRETE SANITARY SEWER MANHOLE



PRECAST CONCRETE CATCH BASIN - TYPE "E"



FOUNDATION DRAIN DETAIL

- GENERAL NOTES FOR MANHOLES AND CATCH BASINS
1. ALL CONCRETE SHALL BE CLASS "A" AND HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 LBS. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
 2. PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478-87
 3. SEWER BRICK SHALL CONFORM TO ASTM SPEC. DESIGNATE ON C-32-83, GRADE MA AND SA.
 4. ALL MANHOLES SHALL HAVE A BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE. IF CONSTRUCTED OF BRICK MASONRY, SURFACE SHALL BE PLASTERED WITH A SMOOTH MORTAR FINISH 3/8" THICK. AFTER THE MORTAR HAS SET, THE SURFACE SHALL BE WATERPROOFED AS REQUIRED BY SUPPLEMENTAL SPECIFICATIONS SECTION 504.
 5. CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE, SHALL RECEIVE A COAT OF COAL TAR PITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.
 6. MANHOLES MAY BE CONSTRUCTED OF MASONRY, PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
 7. ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY STATION AND OFFSET, PAINTED ON THE SIDE OF THE STRUCTURE BY THE MANUFACTURER.
 8. STORM AND SEWER MANHOLES SHALL HAVE SOLID COVERS WITH ONE DRILLED PICK HOLE.
 9. EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.
 10. WHEN THE FLOW CHANGES DIRECTION IN A MANHOLE, THE CHANNEL ALIGNMENT SHALL FOLLOW A SMOOTH RADIUS. CHANNELS SHALL BE FORMED TO ACCEPT ALL INLET PIPES.
 11. THE MANHOLE SHELF AND CHANNEL SHALL BE LINED WITH BRICK SET IN CEMENT MORTAR ON ALL SANITARY SEWER MANHOLES. BRICKS SHALL BE LAID FLAT ON THE SHELF AND ON EDGE IN THE CHANNEL.
 12. ON STORM DRAIN MANHOLES, THE SHELF AND CHANNEL SHALL BE FORMED BY BRICK SET IN CEMENT MORTAR OR BY FACTORY PRE-CAST CONCRETE. SUCH PRE-CAST CONCRETE SHALL BE EPOXY COATED AND THE SHELF SHALL HAVE A PERMANENT NON-SKID SURFACE.

PIPE INSTALLATION DETAIL

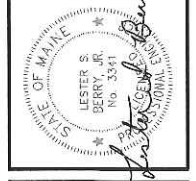
1. ALTERNATIVE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2. IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
3. DIMENSION "B" SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE; BUT IN ALL CASES "B" SHALL BE AT LEAST 9".
4. DIMENSION "A" SHALL BE THE MAXIMUM WIDTH ALLOWED FOR CALCULATING PAY QUANTITIES UNDER ITEMS 203.25 GRANULAR BORROW, 203.25 CRUSHED STONE, 206.06 STRUCTURAL EARTH EXCAVATION, AND 205.17 STRUCTURAL ROCK EXCAVATION. DIMENSION "A" SHALL BE BASED ON PIPE DIAMETER, AS SET FORTH IN THE FOLLOWING TABLE.

PIPE DIAMETER, "D" (INCHES)	MAX. TRENCH WIDTH, "A" (FEET)
6	4.0
8	4.0
10	4.0
12	5.0
15	5.0
18	5.0
21	6.0
24	6.0
27	6.0
30	7.0
36	7.0
42	8.0
48	8.0

PIPE INSTALLATION DETAIL - NOTES

REVISION

NO.	DATE	DESCRIPTION
1	1/24/12	Submitted Amended Site Plan
2	3/12/12	Submitted Level I & II Site Plans
3	6/29/12	Revisions for Level I & II Applications
4	11/7/12	Revisions for Level I & II Applications Per City Comments
5	4/15/13	Revisions for Level I & II Applications Per City Comments
6	5/24/13	Revisions for Level I & II Applications Per City Comments



BH2M
 Engineers, Surveyors
 Berry, Huff, MacDonald, Milligan, Inc.
 20 State Street
 Portland, Maine 04108
 Tel: (603) 886-8771
 Fax: (603) 886-8650

for
 Chabad Lubavitch
 180 State Street
 Portland, Maine

DETAIL SHEET
 LAND OF
 CHABAD LUBAVITCH OF MAINE INC.
 FORTNEY STREET
 PORTLAND, MAINE

DESIGNED W. Thomason	DATE Jan. 2012
DRAWN Dypt.	SCALE As Noted
CHECKED W. Thomason	JOB. NO. 11093

SHEET
4

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LOCATION MAP
SCALE: 1" = .5 MILES



ANALYSIS POINT #1
EXISTING CB#1
ALL FLOW IS ASSUMED
TO ENTER THE
COMBINED SEWER
SYSTEM

PROJECT SITE
PRE DEVELOPMENT
DRAINAGE BOUNDARY

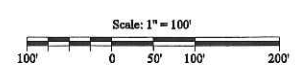
REDLON PARK POST
DEVELOPMENT
DRAINAGE BOUNDARY

SOILS LEGEND

SYMBOL	DESCRIPTION
—	SOIL BOUNDARY LINES
- - -	LIMIT OF WETLANDS
- - - - -	DRAINAGE BOUNDARY
←	FLOW DIRECTION

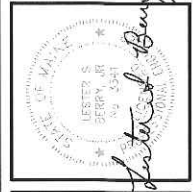
HYDROLOGIC SOIL GROUP

SOIL	GROUP
HOLLIS	C/D
WINDSOR	A
WALPOLE	C
BELGRADE	B



- NOTES:
- TOPOGRAPHY: PLAN ENTITLED "DRAINAGE ANALYSIS, REDLON PARK" DATED JUNE 4, 1997, BY PINKHAM & GREER.
 - BOUNDARY: BH2M ROBER C. LIBBY JR. PLS #2190 28 STATE STREET GORHAM, MAINE
 - WETLAND DELINEATION: MARK HAMPTON & ASSOCIATES PORTLAND, MAINE
 - BENCHMARK: SURVEY CONTROL POINT #9 PK NAIL SET IN PAVEMENT ON BANCROFT STREET, ELEVATION=58.85' CITY OF PORTLAND DATUM
 - SOILS: CUMBERLAND COUNTY SOILS SURVEY, MEDIUM INTENSITY SOILS MAPS.

NO.	DATE	DESCRIPTION
1	3/7/12	Submittes Level 1 & II Site Plans
2	8/29/12	Revisions for Level I & II Applications
3	11/7/12	Revisions for Level I & II Applications Per City Comments
4	4/15/13	Revisions for Level I & II Applications Per City Comments
5	5/24/13	Revisions for Level I & II Applications Per City Comments



BH2M
Berry, Huff, McDonald, Milligan, Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel: (207) 858-2771
Fax: (207) 858-8250

FOR
Chabad Lubobitch
Bancroft Street
Portland, Maine

**PRE DEVELOPMENT
DRAINAGE PLAN**
LAND OF
CHABAD LUBOBITCH OF MAINE INC.
POMEROY STREET
PORTLAND, MAINE

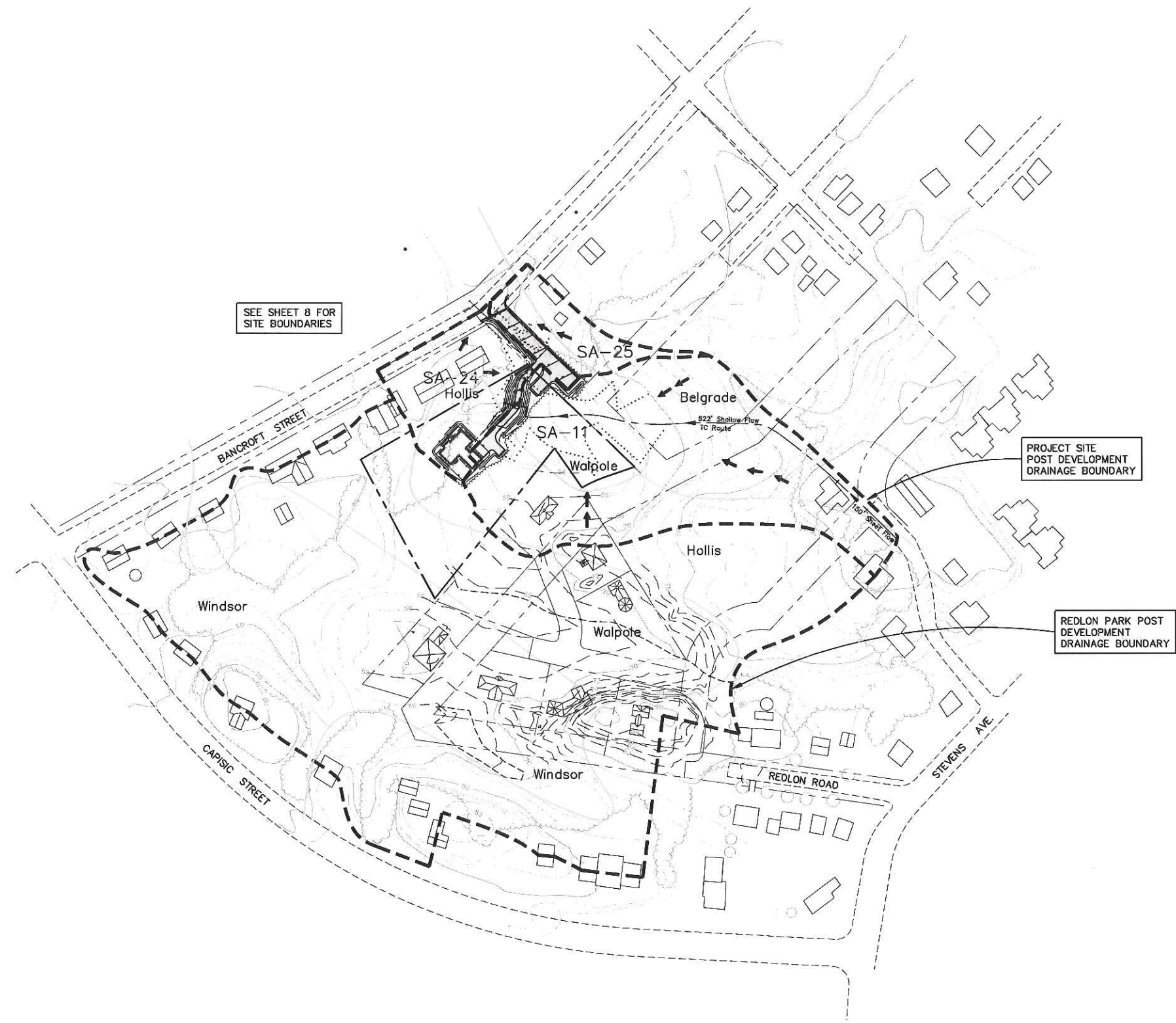
DESIGNED L. Berry	DATE Jan. 2012
DRAWN Dept	SCALE As Noted
CHECKED L. Berry	JOB. NO. 11093

SHEET
6

REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF BH2M INC. IS PROHIBITED



LOCATION MAP
SCALE: 1" = .5 MILES



SEE SHEET 8 FOR
SITE BOUNDARIES

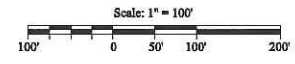
PROJECT SITE
POST DEVELOPMENT
DRAINAGE BOUNDARY

REDLON PARK POST
DEVELOPMENT
DRAINAGE BOUNDARY

SOILS LEGEND

SYMBOL	DESCRIPTION
—	SOIL BOUNDARY LINES
- - -	LIMIT OF WETLANDS
- - - - -	DRAINAGE BOUNDARY
←	FLOW DIRECTION

HYDROLOGIC SOIL GROUP	
SOIL	GROUP
HOLLIS	C/D
WINDSOR	A
WALPOLE	C
BELGRADE	B



- NOTES:
- TOPOGRAPHY: PLAN ENTITLED "DRAINAGE ANALYSIS, REDLON PARK" DATED JUNE 4, 1997, BY PINKHAM & GREER.
 - BOUNDARY: BH2M ROBER C. LIBBY JR. PLS #2190 28 STATE STREET GORHAM, MAINE
 - WETLAND DELINEATION: MARK HAMPTON & ASSOCIATES PORTLAND, MAINE
 - BENCHMARK: SURVEY CONTROL POINT #9 PK NAIL SET IN PAVEMENT ON BANCROFT STREET, ELEVATION=58.85' CITY OF PORTLAND DATUM
 - SOILS: CUMBERLAND COUNTY SOILS SURVEY, MEDIUM INTENSITY SOILS MAPS.

NO.	DATE	REVISION DESCRIPTION
1	3/2/12	Submitted Level I & II Site Plans
2	8/25/12	Revisions for Level I & II Applications
3	11/15/12	Revisions for Level I & II Applications Per City Comments
4	4/15/13	Revisions for Level I & II Applications Per City Comments
5	5/24/13	Revisions for Level I & II Applications Per City Comments



BH2M
 Berry, Huff, McDonald, Milligan, Inc.
 Engineers, Surveyors
 28 State Street
 Gorham, Maine 04038
 Tel: (207) 858-2771
 Fax: (207) 858-9250

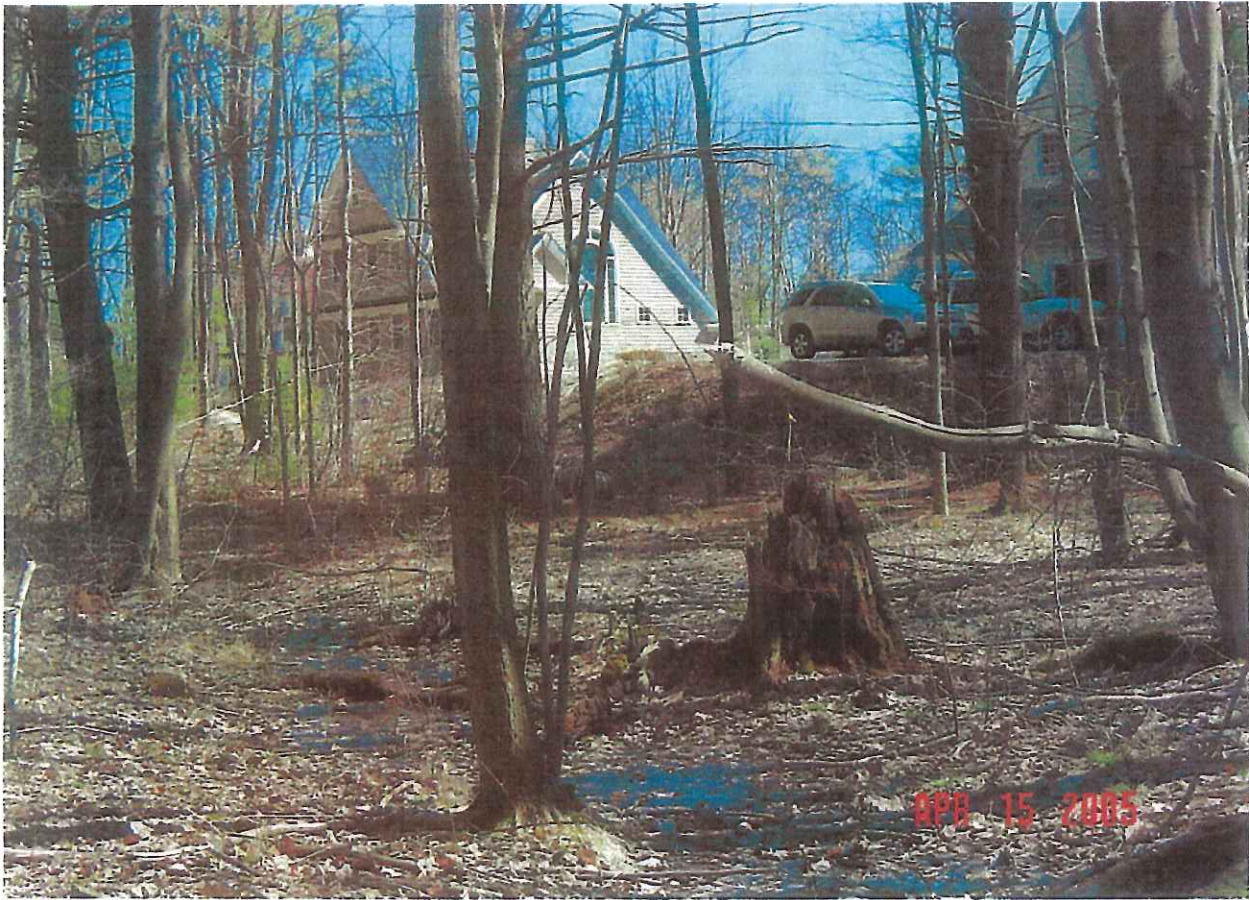
for
 Chabad Lubavitch
 Bancroft Street
 Portland, Maine

**VICINITY
 POST DEVELOPMENT**
 LAND OF
 CHABAD LUBOVITCH OF MAINE INC.
 POMEROY STREET
 PORTLAND, MAINE

DESIGNED L. Berry	DATE Jan. 2012
DRAWN Dept.	SCALE As Noted
CHECKED L. Berry	JOB. NO. 11093

SHEET
7

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LOOKING S.E.

PHOTO #4
CHABAD LUBOVITCH
NRPA
WETLAND
ALTERATION
4/28/13



Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

LESTER S. BERRY
WILLIAM A. THOMPSON
ROBERT C. LIBBY, Jr.
WALTER E. PELKEY

May 23, 2013

Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, Me. 04333

Re: NRPA Tier 1 Permit
Wetland Alterations

Dear MHPC;

As a requirement of the Maine Department of Environmental Protection's NRPA Permit process, we are enclosing a copy of our application.

This application is for wetland alterations in the City right-of-way of Pomeroy Street (a paper street) and for the access drive off Pomeroy Street to serve the proposed residential project.

If during your review you required additional information, please contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "William A. Thompson", written in a cursive style.

William A. Thompson
Project Manager

Encl.



Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

LESTER S. BERRY
WILLIAM A. THOMPSON
ROBERT C. LIBBY, Jr.
WALTER E. PELKEY

May 23, 2013

Bill Bullard
Maine DEP
312 Canco Road
Portland, Me. 04101

Re: Revised NRPA Permit
Chabad Lubavitch of Maine Inc.

Dear Bill;

I am enclosing a copy of the NRPA permit L-22414-TB-A-N assigned to this site dated August 17, 2005. This permit was for a larger wetland impact and with our redesign this will be reduced.

We are preparing a new permit which will be an amendment to the previous reference permit. The amended permit is for 9,980 square feet of wetland associated with an access drive and associated drainage swales.

Please find enclosed copies of the amended NRPA permit and the amended site plans with the required submission fees.

Sincerely,

A handwritten signature in black ink, appearing to read "William A. Thompson", is written over a light blue horizontal line.

William A. Thompson
Project Manager

cc: Rabbi Wilansky

APPLICATION FOR A NATURAL RESOURCES PROTECTION ACT PERMIT

→ PLEASE TYPE OR PRINT IN **BLACK INK ONLY**

1. Name of Applicant:		Chabad Lubavitch of Maine Inc.		5. Name of Agent:		Windsor Construction c/o John Ponzetti	
2. Applicant's Mailing Address:		101 Craigie St. Portland, Me.		1. Agent's Mailing Address:		198 Saco Avenue Old Orchard Beach, Me.	
2. Applicant's Daytime Phone #:		207 871-8947		8. Agent's Daytime Phone #:		207 934-7622 x24	
4. Applicant's Email Address: Required from either applicant or agent:			8. Agent's E-mail Address:			jp-windsor@hotmail.com	
9. Location of Activity: (Nearest Road, Street, Rt.#)		Pomeroy Street		10. Town:		Portland	
				11. County:		Cumberland	
12. Type of Resource: (Check all that apply)		<input type="checkbox"/> River, stream or brook <input type="checkbox"/> Great Pond <input type="checkbox"/> Coastal Wetland <input type="checkbox"/> Freshwater Wetland <input type="checkbox"/> Wetland Special Significance <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Fragile Mountain		13. Name of Resource:		Isolated Wetland	
				14. Amount of Impact: (Sq.Ft.)		Fill: 9,980 s.f.	
						Dredging/Veg Removal/Other:	
15. Type of Wetland: (Check all that apply)		<input type="checkbox"/> Forested <input type="checkbox"/> Scrub Shrub <input type="checkbox"/> Emergent <input type="checkbox"/> Wet Meadow <input type="checkbox"/> Peatland <input type="checkbox"/> Open Water <input type="checkbox"/> Other _____		FOR FRESHWATER WETLANDS			
		<i>Tier 1</i>		<i>Tier 2</i>		<i>Tier 3</i>	
		<input type="checkbox"/> 0 - 4,999 sq ft <input checked="" type="checkbox"/> 5,000-9,999 sq ft <input type="checkbox"/> 10,000-14,999 sq ft		<input type="checkbox"/> 15,000 - 43,560 sq. ft.		<input type="checkbox"/> > 43,560 sq. ft. or <input type="checkbox"/> smaller than 43,560 sq. ft., not eligible for Tier 1	
16. Brief Activity Description		Construction of 200 feet of Pomeroy Street and an access drive for a single family house.					
17. Size of Lot or Parcel & UTM Locations:		<input type="checkbox"/> _____ square feet, or <input checked="" type="checkbox"/> <u>2.02</u> acres					
18. Title, Right or Interest:		<input checked="" type="checkbox"/> own <input type="checkbox"/> lease <input type="checkbox"/> purchase option <input type="checkbox"/> written agreement					
19. Deed Reference Numbers:		Book#: 6258 Page: 53		20. Map and Lot Numbers:		Map #: 193 Lot# 19 block E	
21. DEP Staff Previously Contacted:		Bill Bullard		22. Part of a larger project:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
23. Resubmission of Application?		<input checked="" type="checkbox"/> Yes → <input type="checkbox"/> No		If yes, previous application #		L-22414-TB-A-N Previous project manager: Bill Bullard	
24. Written Notice of Violation?		<input type="checkbox"/> Yes → <input checked="" type="checkbox"/> No		If yes, name of DEP enforcement staff involved:		25. Previous Wetland Alteration: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
26. Detailed Directions to the Project Site:		Capisic Street to Bancroft Street turn right onto Bancroft Street, entrance to Pomeroy Street 900' on right.					
27. TIER 1		TIER 2/3 AND INDIVIDUAL PERMITS					
<input checked="" type="checkbox"/> Title, right or interest documentation <input checked="" type="checkbox"/> Topographic Map <input checked="" type="checkbox"/> Narrative Project Description <input checked="" type="checkbox"/> Plan or Drawing (8 1/2" x 11") <input checked="" type="checkbox"/> Photos of Area <input checked="" type="checkbox"/> Statement of Avoidance & Minimization <input checked="" type="checkbox"/> Statement/Copy of cover letter to MHPC		<input type="checkbox"/> Title, right or interest documentation <input type="checkbox"/> Topographic Map <input type="checkbox"/> Copy of Public Notice/Public Information Meeting Documentation <input type="checkbox"/> Wetlands Delineation Report (Attachment 1) that contains the Information listed under Site Conditions <input type="checkbox"/> Alternatives Analysis (Attachment 2) including description of how wetland impacts were Avoided/Minimized		<input type="checkbox"/> Erosion Control/Construction Plan <input type="checkbox"/> Functional Assessment (Attachment 3), if required <input type="checkbox"/> Compensation Plan (Attachment 4), if required <input type="checkbox"/> Appendix A and others, if required <input type="checkbox"/> Statement/Copy of cover letter to MHPC <input type="checkbox"/> Description of Previously Mined Peatland, if required			
28. FEES Amount Enclosed:		\$75.00					

CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2



17 State House Station
Augusta, ME 04333

IN THE MATTER OF

CHABAD LUBAVITCH OF MAINE INC
Portland, Cumberland County
HOUSE AND CHAPEL ACCESS DRIVE
L-22414-TB-A-N (approval)

-) NATURAL RESOURCES PROTECTION ACT
-) FRESHWATER WETLAND ALTERATION
-) WATER QUALITY CERTIFICATION
-) FINDINGS OF FACT AND ORDER

Project Description: The applicant proposes to alter 13,028 square feet of forested wetland to construct a project located off Pomeroy Street in the City of Portland. The project consists of a residence with attached chapel, access drive and stormwater detention pond. On-site impacts include 4,713 square feet of wetland fill associated with construction of portions of the access drive and detention pond. The parcel is situated off the westerly side of Pomeroy Street, a road previously approved by the City but never constructed.

According to a letter dated August 10, 2005, from City Planner Ethan Boxer-Macomber, the City of Portland's Land Use Code requires any developer of a lot located on an unimproved City street to construct that street to City standards along the entirety of their site's frontage. As such, the applicant is required to impact an additional 8,315 square feet of forested wetland to construct Pomeroy Street to City standards. Total proposed impacts for the project are 13,028 square feet. The project is shown on a plan entitled, "Site Plan - Land of Chabad Lubavitch of Maine Inc." drawn by BH2M and dated March 2004. Wetland impacts were reduced to the current total after site visit by Department staff and subsequent discussions with the applicant's agent. Details of the revised plans are outlined in a memo from BH2M dated June 30, 2005.

Permit for:	<input checked="" type="checkbox"/> Tier I
DEP Decision:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied (see attached letter)
CORPS Action:	<input checked="" type="checkbox"/> The Corps has been notified of your application. The following are subject to Federal screening: (1) projects with previously authorized or unauthorized work, in combination with a Tier 1 permit for a single and complete project, which total more than 15,000 square feet of altered area; (2) projects with multiple state permits and/or state exemptions which apply to a single and complete project that total more than 15,000 square feet of altered area; and (3) projects that may impact a vernal pool, as determined by the State of Maine or the Corps. If your activity is listed above, Corps approval is required for your project. For information regarding the status of your application contact the Corps' Maine Project Office at 623-8367.

Standard Conditions:

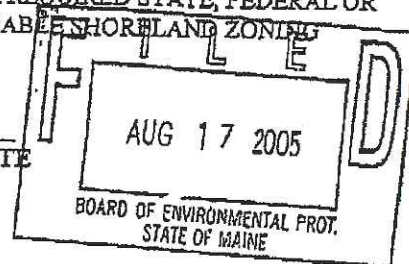
- 1) If construction or operation of the activity is not begun within two (2) years from the date signed, this permit shall lapse and the applicant shall reapply to the Department for a new permit. This permit is transferable only with prior approval from the Department. If the activity is associated with a larger project, starting any aspect of that project constitutes start of construction.
- 2) The project shall be completed according to the plans in the application. Any change in the project plans must be reviewed and approved by the Department.
- 3) Properly installed erosion control measures shall be installed prior to beginning the project, and all disturbed soil should be stabilized immediately upon project completion.
- 4) A copy of this approval will be sent to the City of Portland. Department approval of your activity does not supersede or substitute the need for any necessary local approvals.

Please note the attached sheet for guidance on appeal procedures.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DAWN R. GALLAGHER, COMMISSIONER

8/16/05
DATE



Date of initial application June 14, 2005
Date application accepted for processing June 25, 2005
Date filed with Board of Environmental Protection
VB/ATS#55224/L22414AN

Being the same premises conveyed to the Grantors herein by Warranty Deed of Stuart R. Herrick, Jr. dated May 28, 2004 and recorded in the Cumberland County Registry of Deeds at Book 21341, Page 37.

IN WITNESS WHEREOF, the said Moshe Wilansky and Chana Wilansky have caused this instrument to be signed and sealed on June 15, 2004.

Sandy Sheple
Witness

Moshe Wilansky
Moshe Wilansky

to both
Witness

Chana Wilansky
Chana Wilansky

State of Maine
Cumberland, ss.

June 15, 2004

Then personally appeared the above-named Moshe Wilansky and/or Chana Wilansky and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

Karen Belton
Notary Public, State of Maine

SEAL

Print Name: Karen Belton

My commission expires 08/26/06

Received
Recorded Register of Deeds
Jun 16 2004 11:22:23A
Cumberland County
John B O'Brien

Avoidance & Minimization

NRPA Tier 1

Wetland Alteration

City of Portland – Pomeroy Street

1. Avoidance – The proposed construction of Pomeroy Street is being done utilizing an existing 50-foot city right-of-way, which is currently a “paper” street.

The construction of this road will eliminate sidewalk and esplanade from both sides of the roadway thus narrowing up the fill limits through the wetlands area. We have also offset the 28’ roadway from the centerline of the right-of-way.

The construction of this roadway is required to access the house site. This roadway is the only legal frontage for the residential lot.

2. Minimization – Based on our design change listed above this will result in a reduction of the wetland area being disturbed for the new roadway to 2,606 square feet.



Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

LESTER S. BERRY
WILLIAM A. THOMPSON
ROBERT C. LIBBY, Jr.
WALTER E. PELKEY

May 23, 2013

City of Portland
Inspection Office & Planning Division
389 Congress Street
Portland, ME 04103

RE: Level I-Minor Residential Development Review Site Plan Revisions
Level II-Preliminary & Final Site Plan Development Revisions
Chabad Lubavitch of Maine LLC.
Pomeroy Street

Dear Nell Donaldson:

On behalf of the applicant, Chabad Lubavitch of Maine Inc., our office is submitting revisions for the above referenced project for both the Level I Site Plan application with the Inspection Division and the Level II Site Plan application with the Planning Division for the above referenced project. These revisions come in response to comments from the City. Please find attached electronic copies of the following information in support of this submission as requested. Our responses to the comments received from the City have been sorted by the source of the comment and we are utilizing the same numbering system for clarity:

- Revised Storm Water Management Report
- Revised Site Plans
- Submission to DEP for Revised NRPA Wetland Alteration Permit (Tier I)

Comments from Nell Donaldson, City Planner, dated May 15, 2013 for street extension:

Transportation Standards

1. The plans have been revised (see sheet 1 of plans) to include a turnaround with a depth of 30 feet as required by the City Technical Manual, Section I-3 and Schematic I-5.

responsible for the treatment system maintenance upon acceptance of Pomeroy Street.

8. A 1-foot wide grassed shoulder has been added along the Eastern side of the proposed Pomeroy Street (see sheet 1 of plans).
9. A temporary erosion control mat has been added along the inslope of the Eastern side of Pomeroy Street above the curtain drain per Maine DOT Specifications (see sheet 1 of plans).
10. Curtain drain clean outs have been added to the storm drain system as requested (see sheet 1 of plans). A detail of this cleanout was also added to sheet 5 of the plans.
11. The pipe crossing Pomeroy Street from the end of the curtain drain to the existing catch basin in Bancroft Street has been specified on the plans to be a 10-inch diameter stormdrain (see sheet 1 of plans).

Public Infrastructure and Community Safety Standards

1. No additional Comments

Site Design Standards

1. A street light detail has been added to sheet 5 of the plans as requested.

Additional Submittals Required

1. The site benchmark is described in note # 22 on sheet 1 of the plans. The description and history of the site benchmark was addressed in our previous response letter to the City dated November 12, 2012 (additional comments #2).

Comments from Nell Donaldson, City Planner, dated May 15, 2013 for single family house:

Transportation Standards

1. No additional comments

Environmental Quality Standards

1. The driveway to the proposed residence has been reduced in size to 10-feet in width as requested (see sheet 1 of plans).

Helen Donaldson - RE: Pomeroy Street Meeting-Chabab Lubavitch

From: "Andy Morrell" <amorrell@bh2m.com>
To: "Helen Donaldson" <HCD@portlandmaine.gov>
Date: 6/19/2013 10:14 AM
Subject: RE: Pomeroy Street Meeting-Chabab Lubavitch
CC: "Bill Thompson" <wthompson@bh2m.com>, "King Weinstein" <krekw1@aol.com>
Attachments: Pomeroy Street Level I & II Site Plans-6-19-2013.pdf

Nell,

Please find attached revised plans for the above referenced project based on the City's most recent comments. The following revisions have been made to the plans:

- Note #33 regarding cut off lights was added to sheet 1 of the plans as requested.
- Landscape buffering was added on the northern side of the proposed building as requested (see note #32 on sheet 1 of the plans for more information).
- Addressing David Senus of Woodard and Curran Comments:
 - The curtain drain detail on sheet 5 of the plans has been revised as requested.
 - A note was also added to this detail regarding the filter fabric to assure no clogging will occur.
 - A gravel transition layer has been added to the curtain drain detail as requested (see sheet 5).
 - A catch basin was added at approximate station 0+15 along Pomeroy Street as requested (See sheet 1 of plans).

We feel these revisions address all of the outstanding issues. We look forward to getting this project approved as the contractor would like to build during the current construction season.

Please let me know if you have any questions or if additional information is needed. Thanks

Andrew S. Morrell, P.E.
Berry Huff McDonald Milligan, Inc.
28 State Street
Gorham, Maine 04038
Phone-(207)839-2771 ext. 206
Fax-(207)839-8250
amorrell@bh2m.com
www.bh2m.com

From: Helen Donaldson [mailto:HCD@portlandmaine.gov]
Sent: Thursday, June 13, 2013 11:40 AM
To: Andy Morrell
Subject: RE: Pomeroy Street Meeting-Chabab Lubavitch

Andy,

PLANNING BOARD REPORT #39-05

**CHABAD LUBAVITCH RESIDENCE AND SYNAGOGUE
POMEROY STREET**

SITE PLAN AND CONDITIONAL USE PERMIT REVIEW

MOSHE AND CHANA WILANSKI, APPLICANTS

Submitted to:
Portland Planning Board
Portland, Maine

Submitted by:
Ethan Boxer-Macomber, Planner

July 8, 2005

A July 12, 2005 Public Hearing has been scheduled for the Planning Board to consider the above referenced application.

I. PROJECT SUMMARY

Applicants: Moshe and Chana Wilansky
101 Craigie Street
Portland, ME 04102

Application Types: Conditional Use Permit for an Institutional Use in an R3 Zone
Site Plan Review

Application #: 2004-0156

Site Location: Pomeroy Street in the Vicinity of Bancroft Street

CBL#: 193 E019001

Zoning: R3

Lot Area: 2.02-Acres

Development Proposal: 12,020 square foot structure containing a 6,350 square foot single family home and 5,670 square feet for an institutional place of worship. The project requires the development of approximately 500' of undeveloped paper street (Pomeroy Street) as well as site improvements in conformance with the site plan ordinance.

II. PROJECT BACKGROUND & DESCRIPTION

The applicants currently reside at 101 Craige Street in Portland; also know as the Chabad House. In June of 2004, the applicant's purchased the subject 2.02-ace vacant parcel on Pomeroy Street with the intention of developing the proposed project currently before the Planning Board.

The subject application twice triggers Planning Board review: 1) for new construction of over 10,000 square feet and (2) for review of a conditional institutional use in an R3 zone.

The applicant proposes a 12,020 square foot, three-story structure to house a single-family residence and an attached synagogue. Adequate parking is provided (4-6 spaces) for the proposed residence in a two-car garage and on a 40-foot driveway apron, which serves it. Twenty (20) additional spaces are provided on-site in a surface parking lot intended to serve the proposed place of worship use.

In conformance with §14-403(b) the applicants propose to develop the full extent of Pomeroy Street in conjunction with the proposed project. Pomeroy Street is currently a platted, undeveloped, unaccepted, paper street.

City staff and area residents know the area surrounding the subject site to feature heavy drainage flows and pockets of forested wetland.

Responding to concerns expressed by staff, area residents, and the Planning Board about drainage problems in the area, the applicant has conducted an extensive Hydro-Cad stormwater analysis using a whole watershed approach.

The applicants have conducted a wetland study, which identified just less than 15,000 square feet of wetland area, which will require filling for the proposed project to be constructed. The applicants have submitted a Tier I NRPA wetland fill permit application to the Maine DEP. The final results of the DEP's review were not known as of the date of this staff report.

III. PUBLIC OUTREACH AND RESPONSE

Upon receipt of the subject site plan application on April 24, 2004; staff noticed property owners within 500 feet of the site and placed an ad in the *Portland Press Herald* newspaper in accordance with the requirements of the site plan ordinance. Prior to September 28, 2004 and January 18, 2005 workshops and the July 12, 2005 Public Hearing, the project was again noticed in the same manner.

The applicants held a required neighborhood meeting on July 5, 2005 and have provided required documentation (Attachment N).

Throughout the public review process the project has received close attention of neighbors concerned with drainage issues as well as potential neighborhood impacts due to the proposed institutional use and the relative scale of the project. Six (6) letters received from concerned neighbors are attached (Attachment M).

Some of neighbors' questions and concerns expressed through the review process are summarized as follows:

- Will area drainage problems be exacerbated by the proposed project?
- Will abutting properties be adequately screened?
- Will light trespass from the proposed parking lot become a nuisance / impact the residential character of the area?

- Various information presented on the applicants' website (www.Chabadofmaine.com) would indicate that the proposed structure is intended to also act as a "Community Center", "Lodging House", and "Restaurant" which are prohibited uses in the R3 zone. The proposed floor plans only compound concerns that the applicant may intend these uses.
- Is the minimum required lot size being met? Should area requirements for mixed uses be cumulative?
- Is there precedent for an institutional use of this scale, conditionally approved in an R3 zone, on a minor residential street, in an area characterized exclusively by single-family homes?
- How will the proposed detention ponds perform? Will these become a nuisance?

This report will address these concerns to the extent possible based on the public record to date. However, further explanation by the applicants and their consultants may be necessary before the board can fully assess these matters.

IV. SITE PLAN

1. Traffic, Loading, and Circulation §14-526(a)(1)

Traffic

The City's consulting traffic engineer has reviewed the proposed project and found no traffic concerns. Safe, logical on-site circulation is adequately provided by the plan.

2. Parking §14-526(a)(2)

On-Site Parking

Residence

The applicant's propose a two-car garage to serve the proposed residential use.

Synagogue

The proposed synagogue's `40x`44 primary assembly area is proposed to feature 27 fixed seats (Attachments T1 and L).

Under §14-332(k), one on-site parking space is required for each 5 fixed seats. In cases where fixed seating is not employed, 1 space is required for each 25 square feet of principle place of assemblage.

The zoning administrator has calculated the required parking for the proposed synagogue use as follows:

Primary Assembly Area	27 Fixed-Seats @ 1 space per 5	=6 Spaces required
Residence	Single-Family	=2 Spaces required
Total		=8 Spaces

The proposed plan provides 22 spaces, 2 in a garage and 20 in a surface parking lot. The Zoning

Administrator found the proposed parking plan in conformance with the zoning code (Attachment P).

3. Health and Safety §14-526(a)(3)

Per the Site Plan ordinance, the massing and placement of the proposed building should "not cause health or safety problems as to the existing uses in the neighborhood". Staff finds the proposed project to be consistent with this standard.

4. Value / Utility of Neighboring Structures §14-526(a)(4)

With appropriate screening and light control measures employed, the proposed project minimizes to the extent feasible any diminution of value of adjacent properties under separate ownership.

5. Sewers, Stormdrains, Water §14-526(a)(5)

Capacity

The applicant has submitted a request to Public Works for a letter of wastewater capacity and to the Portland Water District for a letter of adequate water capacity.

As of the date of this report these capacity letters had not been received. Staff recommends that the Planning Board include two conditions of approval as follow:

The applicant shall submit to the Planning Authority a sewer capacity letter from the Department of Public Works.

The applicant shall submit to the Planning Authority a water capacity letter from the Portland Water District.

Drainage

The applicants' drainage and grading plan has been reviewed and approved by the City's consulting civil engineer as detailed in a July 5, 2005 memo from Jim Seymour P.E. (Attachment O).

Stormwater Management

At the request of the Planning Board, the applicant has prepared a revised stormwater analysis using a whole-watershed approach. The applicant has submitted hydro-cad modeling of each of the area's sub-catchment areas. The City's consulting engineer and the City Engineer have reviewed the revised stormwater analysis data and find it acceptable.

The applicants propose to install separated sanitary sewer and stormwater lines in Pomeroy Street, then to connect both of those lines into the existing combined system in Bancroft Street. The City's consulting civil engineer in conjunction with Engineering Division staff and the City Engineer has reviewed this plan. While this overall strategy has been found acceptable it was determined that post development stormwater increases would result from the proposed design. Until the City's CSO

Project reaches Bancroft Street, stormwater capacity at peak storm events is of concern. It is therefore suggested in the July 5, 2005 Seymour memo that the applicant should revise the plan to add additional catchbasins on the sanitary and storm water line where Pomeroy meets Bancroft and to install hydro-brakes or other orifice restrictor to regulate flows to pre-development levels. Staff recommends that the Planning board include a condition of approval as follows:

The applicant shall revise plans to address concerns expresses in a July 5, 2005 memo from Jim Seymour P.E. subject to final review and approval by Public Works and the Planning Authority.

6. On-Site Landscaping §14-526(a)(6)

The applicant's landscape plan (Attachment S4) attends to requests made by Planning staff and the City Arborist which were issued in reaction to an earlier plan. The proposed plan calls for a variety of large deciduous screening trees along property lines with abutters. The interior of the site features deciduous yard trees (White Birch and Red Maple) as well as various flowering and evergreen foundation plantings.

7. Significant Existing Vegetation §14-526(a)(7)

A vegetation preservation zone is proposed at a minimum width of 25 feet along most of the Southern and Western property lines except where interrupted by detention pond area. A wetland area in the Southeastern corner of the site is also included in this preservation zone. Necessary lot grading precluded the possibility of providing such a zone at the project's Northern edge which is not of major concern since this portion of the site is characterized by open field and features few existing trees.

8. Drainage and Erosion Control §14-526(a)(8)

The applicants' drainage, grading, and erosion control plans have each been reviewed and approved by the City's consulting civil engineer as detailed in a July 5, 2005 memo from Jim Seymour P.E. (Attachment O). All on-site runoff is contained and channeled into the city stormwater system without shedding water on to abutting properties. Proposed erosion control plans conform to State of Maine Best Management Practices.

9. Exterior Lighting §14-526(a)(9)

The applicant proposes three pole mounted lighting fixtures on the proposed 20-car parking lot on the North end of the property (Attachment S4). The proposed fixtures are cut-off, 400-watt, sodium lights. Pole height has not been specified.

The City's exterior lighting standards do not allow wattages of over 250 watts in residential areas. Pole heights are also limited to under 20 feet. Staff understands that a photometric study has been completed but that study has not been entered in to the record. Staff recommends a condition of approval as follows:

The applicant shall revise the exterior lighting plan to fully conform to the City of Portland's exterior lighting standards subject to final review and approval by the Planning Authority.

Even with the City's lighting standards met, staff is concerned that the proposed parking lot lighting plan is inconsistent with the residential character of the existing neighborhood. Staff recommends the following condition of approval:

The applicant shall not operate the pole mounted parking lot lights after 11PM or on nights when when synagogue uses are not taking place.

10. Fire Prevention §14-526(a)(10)

The Fire Department, Office of Fire Prevention, has reviewed and approved the proposed plan with the condition that a fire hydrant be shown on the plan within 500 feet path of travel from the proposed structure. The applicant's plan shows no hydrants but indicates in note 14 that there is an existing hydrant 450 from the proposed driveway, which is over 200 feet from the proposed structure. Staff recommends a condition of site plan approval that:

The applicant shall revise the site plan to include a fire hydrant on Pomeroy Street subject to final review and approval by the fire prevention officer.

11. Consistency with Off-Premises City Infrastructure §14-526(a)(11)

Staff finds the proposed project consistent with this section.

12. Environmental Impact §14-526(a)(20)

The propose project will require nearly 15,000 square feet of wetland filling as proposed. The applicants' have submitted a Tier I NRPA Wetland Fill Application to the Maine DEP. That application is currently under review by the DEP. Staff recommends the following condition of approval:

The applicant shall submit an approval letter to the Planning Authority from the Maine DEP for wetland fill associated with the proposed project.

13. Technical and Design Standards §14-498

Street Plan / Design

The proposed street plan features a 24-foot roadway with full granite curbing and a 5 foot esplanade and 5 foot bituminous sidewalk. Since the applicants first meetings with staff to discuss road way design, the City's' street standards have been amended. A 28 foot road width is now required. This needed correction is outlined in Jim Seymour's July 5, 2005 memo Describe sidewalk and esplanade,

The City's consulting civil engineer, Jim Seymour P.E., has reviewed the proposed street design. Mr. Seymour's comments are summarized in a July 5, 2005 memo (Attachment O). In that memo Mr. Seymour expresses concerns that the proposed street design has not responded to recent changes in City standards with regard to street width ('24 shown, '28 required) and utility locations. A conditional of approval that the applicant revise plans to address concerns in this memo has been added to the proposed motion and will ensure that these matters are resolved prior to issuance of a building permit.

The proposed street extends the full length of the Pomeroy Street right of way at substantial cost to the project as required by §14-403(b). It should be noted that much of the undeveloped land beyond the Wilanski's proposed driveway is held by a single-owner who is currently in negotiations with the Land Bank Commission for a conservation easement. Pockets of forested wetlands characterize this portion of the Pomeroy Street right of way. Furthermore, building the extent of the street results in added stormwater burdens on City infrastructure. §14-403(b) is a zoning standard and cannot be waived by the Planning Board or the City Engineer. However, in light of the specifics of the Pomeroy Street right of way, it may be in the best interests of the City, the applicant, and abutters alike if the street were not constructed fully.]

The applicant may wish to consider applying to the City to have portions of Pomeroy Street vacated. This process would likely require the cooperation of multiple area landowners who may rely on the street for access.

Curb and Sidewalk

The applicant has requested a waiver of the sidewalk requirement on the West side of Pomeroy Street (Attachment G). In order to grant this request, the Board must find the waiver consistent with §14-506(b) (Attachment V).

There is an alternative route on the East side of the streets and installation of the sidewalk would result in the loss of additional forested areas and would require additional wetland fill. Staff, therefore, recommends that the Board grant this waiver based on §14-506(b)(3) and (6).

Street Trees

Six (6) Turkish Filbert street trees have been proposed in the Pomeroy Street esplanade (Attachment S4). The street tree citing and species selection were coordinated with the City Arborist.

Street Lighting

The proposed plans do not indicate any street lighting. However residential streets are required to have street lights at 120 foot intervals (Technical and Design Standards). Staff recommends the follow condition:

The applicant shall submit a street lighting plan subject to final review and approval by the

City Engineer and the Planning Authority.

V. CONDITIONAL USE PERMIT

1. Institutional Uses in the R3 Zone §14-88(c)

The applicant proposes a “place of worship” use, which in the R3 zone, is a conditional use requiring a conditional use permit, subject to review and approval by the Planning Board.

Staff finds that conditional use standards in §14-88(c) of the R3 ordinance do not apply to the subject application.

2. Conditional Use Standards §14-474(2)

In accordance with §14-474(2), upon showing that a proposed use is an allowable conditional use in a given zone, a conditional use permit shall be granted unless the Board determines that:

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- b. There will be an adverse effect on the health, safety, or welfare of the surrounding public or the surrounding area; and
- c. Such impact differs substantially from the impact, which would normally occur from such a use in that zone.

Discussion

Regarding the scope and intensity of the proposed conditional use, there appears to be somewhat of an inconsistency between applicants’ conditional use narrative and the perceptions of concerned abutters as outlined in Attachment M. Staff recommends that the Board take advantage of the Public Hearing forum to bring clarity to the exact scope and intensity of the proposed institutional use. Once the scope and intensity of the use is understood, the Board will be best prepared to determine whether the proposal should be approved, denied, or approved with conditions in conformance with §14-474(2).

Generally, staff notes that institutional uses are commonly found the R3 zone in the City of Portland. However, larger, more intense institutional uses tend to be located along major arterial streets. R3 institutional uses located on minor residential streets tend to be of a small scale.

Planning staff and the Zoning Administrator (Attachment P) caution the Board that the applicant must be fully aware that lodging houses and restaurants are prohibited uses in the R3 zone.

VI. CONCLUSION AND RECOMMENDATION

Staff finds the proposed project consistent with the R3 Zoning Ordinance and the standards of the Site Plan ordinance and recommends that the Planning Board approve the proposed motions for site plan approval and sidewalk waiver subject to the proposed conditions.

With regard to the requested Conditional Use Permit, staff recommends that the Board use the Public Hearing forum to develop a clear understanding of the full scope and intensity of the proposed use and determine whether the proposal should be approved, denied, or approved with conditions in conformance with §14-474(2).

VII. MOTION FOR THE BOARD TO CONSIDER

On the basis of plans submitted by the applicant and on the basis of information contained in Planning Report #39-05 relevant to standards for site plan and conditional use permit regulations, and other findings as follows:

1. That the plan is in conformance with the site plan standards of the land use code.

Potential Conditions of Approval:

- i. The applicant shall revise the site plan to include a fire hydrant on Pomeroy Street subject to final review and approval by the fire prevention officer.
- ii. The applicant shall revise plans to address concerns expressed in a July 5, 2005 memo from Jim Seymour P.E. subject to final review and approval by Public Works and the Planning Authority.
- iii. The applicant shall revise the exterior lighting plan to fully conform to the City of Portland's exterior lighting standards subject to final review and approval by the Planning Authority.
- iv. The applicant shall submit an approval letter to the Planning Authority from the Maine DEP for wetland fill associated with the proposed project.
- v. The applicant shall submit a street lighting plan subject to final review and approval by the City Engineer and the Planning Authority.

2. That the plan is in conformance with the Conditional Use standards and conditions

of the land use code.

Potential Conditions of Approval:

- i. The applicant is aware that lodging and restaurants are prohibited uses in the R3 zone and that the Conditional Use permit applies to institutional, place of worship uses only.
3. That the Planning Board, at the request of the applicants and in compliance with §14-506(b), waives the sidewalk requirement for the West side of Pomeroy Street.

VIII. ATTACHMENTS

- A. Site Plan Application
- B. Conditional Use Permit Application
- C. Property Deed
- D. Financial Capacity Letter
- E. NRPA Tier I Wetland Fill Permit Application
- F. Applicant's March 21, 2005 Conditional Use Narrative
- G. Request for Sidewalk Waiver
- H. April 28, 2005 Thompson Letter, Revisions Summary
- I. Stormwater Management Report Summary
- J. August 27, 2004 Wetland Delineation Letter
- K. Proposed Exterior Light Fixture Catalog Cuts
- L. Proposed Fixed Seating Catalog Cuts
- M. Letters from Neighborhood Residents
- N. Neighborhood Meeting Certification
- O. Engineering Review Memo
- P. Zoning Review Memo
- Q. GIS Aerial Context Map
- R. City Tax Map
- S. Site Plans
- T. Floor Plans
- U. North Elevation Rendering
- V. §14-506(b) Sidewalk Waiver Criteria

August 8, 2005

Moshe and Chana Wilansky
101 Craigie Street
Portland, ME 04102

RE: Wilansky Residence / Synagogue
Application #2004-0156, CBL #193 E 019001

Dear Mr. And Mrs. Wilansky:

On July 12, 2005, the Portland Planning Board voted 5-0 (Beal Absent, Odokara abstained) to approve the site plan for the above referenced application based on the following motion:

1. That the plan is in conformance with the Conditional Use standards and conditions of the land use code.

On July 12, 2005, the Portland Planning Board also voted 5-0 (Beal Absent, Odokara abstained) to approve the requested sidewalk waiver for the above referenced application. The approval was based on the following motion and findings:

2. That the Planning Board, at the request of the applicants and in compliance with §14-506(b), waives the sidewalk requirement for the West side of Pomeroy Street finding that:
 - i. An alternative pedestrian route is available
 - ii. Providing the sidewalk would result in the loss of significant vegetation and additional wetland filling.

On July 26, 2005, the Portland Planning Board voted 0-5 (Beal Abstaining, Patterson Absent) to deny a request for waiver of street width standards from 28 to 24 feet for the above referenced application.

The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Board Report #39-05 and a July 22, 2005 staff memo to the Planning Board, which are both attached.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Memorandum
Department of Planning and Development
Planning Division



To: Chair Lowrey and Members of the Portland Planning Board

From: Ethan Boxer-Macomber, Planner

Date: July 22, 2005

Re: **July 26, 2005 Public Hearing- Item Tabled from July 12
Wilansky Residence / Synagogue
Site Plan Application**

A July 26, 2005 has been scheduled for the Planning Board to review the subject application. This item was heard at a July 12, 2005 Public Hearing. At that hearing, the Board voted unanimously to approve the applicant's Conditional Use Permit Application. The Site Plan application was, however, tabled to the 26th due to outstanding concerns, principally those related to drainage and stormwater management.

I. Project Summary

Applicant: Moshe and Chana Wilansky
101 Craigie Street
Portland, ME 04102

Application: Site Plan Review (Conditional Use permit approved July 12, 2005)

Site Location: Pomeroy Street in the Vicinity of Bancroft Street

CBL#: 193 E 19

Zoning: R3

Lot Area: 2.02-Acres

Development Proposal: Single Family Home with Attached Synagogue

Construction of Pomeroy Street

The proposal to construct the whole of Pomeroy Street comes from a City requirement based on §14-403(b). The full extension of Pomeroy Street would result in extensive wetland filling, great expense to the applicant, clearing of wooded area enjoyed by the neighborhood, and may potentially be unnecessary based on current negotiations between the Land Bank Commission and area property owners in an effort to place the wooded backland in conservation.

Staff is currently pursuing options for potential vacation of the portion of Pomeroy Street beyond the applicant's driveway. This street vacation is potentially contingent on the Land Bank Commission securing conservation easements in the area and/or the approval of land owners who may rely on Pomeroy for access. A street vacation would require an action by the City Council. Staff understands that, in a separate but parallel effort, applicant intends to seek a variance from the Zoning Board of Appeals so as to avoid constructing the whole of Pomeroy Street.

The possibility remains that the applicant, post-approval, may be released of the requirement to construct the whole of Pomeroy Street due to a variance, street vacation, or otherwise. Staff, therefore, recommends that the Planning Board include in any approval a condition that, in such a case, the applicant would not be required to return to the Planning Board for an amendment to the site plan.

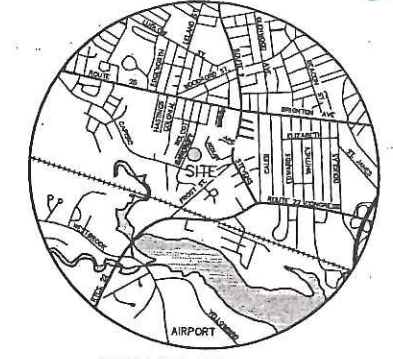
III. Public Outreach And Response

The item was tabled to a date certain at an open Public Hearing. No additional noticing was required.

IV. Attachments

- A. Clarification of Owner and Applicant Identity (Right, Title, and Interest)
- B. Request for Waiver of Street Width Requirement
- C. Revised Financial Capacity Letter
- D. Applicant's Clarification Letter Regarding Prohibited Uses
- E. Applicant's Responses to Engineering Concerns

2004



LOCATION MAP
SCALE: 1" = .5 MILES

NO.	DATE	REVISION DESCRIPTION
1	4/25/05	2nd Submission

BH2M
Bentley * Huff * McDonald * Milligan, Inc.
ENGINEERS * SURVEYORS * PLANNERS
28 State Street, Gorham, Maine 04038, (207) 839-2772

FOR
Chabad Lubovitch
Portland, Maine

SITE PLAN
LAND OF
CHABAD LUBOVITCH OF MAINE, INC.
POMEROY STREET
PORTLAND, MAINE

DESIGNED	DATE
W. Pelkey	March 2004
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
W. Thompson	03217

SHEET
1

REPRODUCTION OR USE OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF BH2M, INC. IS PROHIBITED

STORMDRAIN PIPES

P1	12" S.D., L=98', S=0.009'/FT.
P2	12" S.D., L=84', S=0.005'/FT.
P3	12" S.D., L=20', S=0.01'/FT.
P4	12" S.D., L=20', S=0.01'/FT.
P5	12" S.D., L=221', S=0.015'/FT.
P6	12" S.D., L=7', S=0.01'/FT.
P7	15" S.D., L=7', S=0.01'/FT.
P8	15" S.D., L=20', S=0.02'/FT.
P9	15" S.D., L=41', S=0.04'/FT.
P10	15" S.D., L=124', S=0.035'/FT.
P11	15" S.D., L=10', S=0.20'/FT.
P12	15" S.D., L=12', S=0.01'/FT.
P13	18" S.D., L=18', S=0.06'/FT.
P14	8" S.D., L=65', S=0.007'/FT.
P15	12" S.D., L=28', S=0.02'/FT.

STORMDRAIN STRUCTURES

CB #1	RIM 59.55 INV. IN 56.50 INV. OUT 54.77
CB #2	RIM 64.50 INV. 60.90
CB #3	RIM 64.50 INV. IN 61.00 INV. OUT 60.90
CB #4	RIM 68.52 INV. 64.00
CB #5	RIM 68.04 INV. 64.00
CB #6	RIM 65.70 INV. IN 62.20 INV. OUT 62.10
DMH #1	RIM 59.69 INV. IN 54.65 INV. OUT 54.55
DMH #2	RIM 63.50 INV. IN 59.09 INV. OUT 58.99
DMH #3	RIM 64.85 INV. IN 60.83 INV. OUT 60.73
DMH #4	RIM 68.60 INV. IN 63.80 INV. OUT 63.70

- NOTES:**
- OWNER/APPLICANT: CHABAD LUBOVITCH OF MAINE INC. POMEROY STREET PORTLAND, MAINE
 - ENGINEER: LESTER S. BERRY, PE#3341 BH2M
 - SURVEYOR: ROBERT LIBBY JR., PLS#2190 BH2M
 - WETLAND DELINEATION: MARK HAMPTON & ASSOCIATES PORTLAND, MAINE
 - TAX MAP REFERENCE: MAP 193, BLOCK E, LOT 19
 - DEED REFERENCES: BK. 6258, PG. 53
 - ZONING: R-3
 - PROPOSED USE: SINGLE FAMILY RESIDENCE WITH CHAPEL
 - MINIMUM STANDARDS: MINIMUM LOT AREA = 6500 S.F.
MINIMUM FRONTAGE = 50'
MINIMUM SETBACK = 25'
MINIMUM DISTANCE BETWEEN BUILDINGS = 16'
 - PROJECT AREA: 2.02 ACRES
 - PLAN REFERENCE: INFORMATION PROVIDED BY APPLICANT AND FROM PLAN OF PROPERTY MADE FOR STUART B. HERRICK JR., BANCROFT STREET, PORTLAND, MAINE JULY 31, 1988, R.P. TITCOMB ASSOC. INC.
 - SOLID WASTE: CURBSIDE BY CITY OF PORTLAND
 - PARKING: 1 PARKING SPACE / 5 FIXED SEATS
PROPOSED 30 SEATS = 6 SPACES
PRIVATE RESIDENCE = 2 SPACES
PARKING REQUIRED = 8 SPACES
PARKING PROVIDED = 20 SPACES
 - EXISTING HYDRANT 450' FROM PROPOSED DRIVEWAY.
 - IF LEDGE IS ENCOUNTERED DURING CONSTRUCTION A PRE-BLAST INVENTORY SHALL BE CONDUCTED AND SUBMITTED TO THE ENGINEERING DEPARTMENT.
 - ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES' CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.

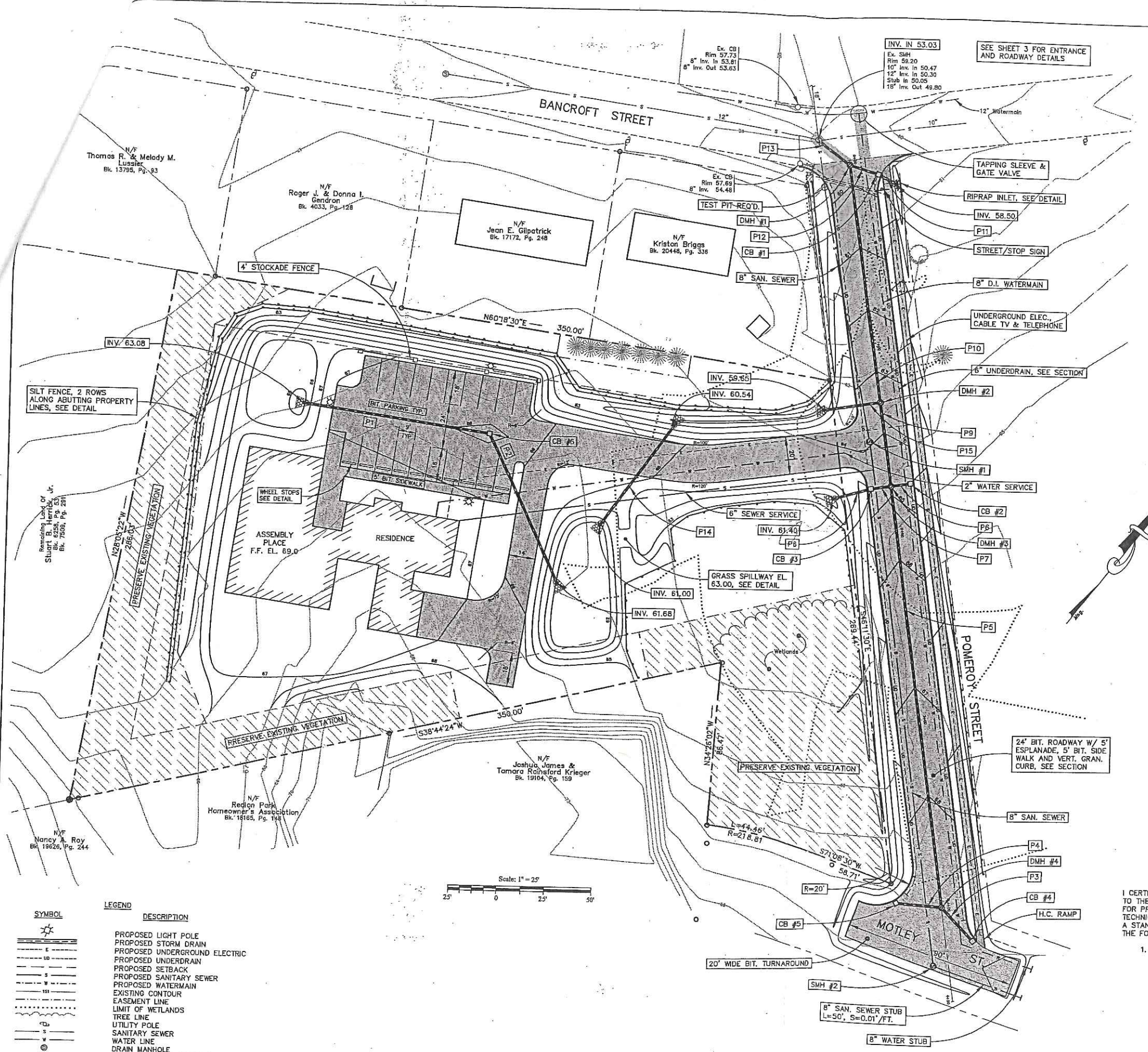
THIS PLAN REVIEWED AND APPROVED BY THE CITY OF PORTLAND PLANNING BOARD.

CHAIR	DATE

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

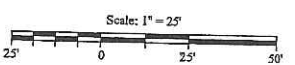
- NO SURVEYORS REPORT

ROBERT C. LIBBY JR. PLS #2190



SYMBOL

SYMBOL	DESCRIPTION
(Star)	PROPOSED LIGHT POLE
(Dashed line)	PROPOSED STORM DRAIN
(Dashed line)	PROPOSED UNDERGROUND ELECTRIC
(Dashed line)	PROPOSED UNDERDRAIN
(Dashed line)	PROPOSED SETBACK
(Dashed line)	PROPOSED SANITARY SEWER
(Dashed line)	PROPOSED WATERMAIN
(Dashed line)	EXISTING CONTOUR
(Dashed line)	EASEMENT LINE
(Dashed line)	LIMIT OF WETLANDS
(Dashed line)	TREE LINE
(Dashed line)	UTILITY POLE
(Dashed line)	SANITARY SEWER
(Dashed line)	WATER LINE
(Circle)	DRAIN MANHOLE
(Circle)	SANITARY SEWER MANHOLE



4: \A\007\0211\dwg\Site.dwg, 06/22/2005 11:30:15 AM

LAND BANK

Helen Donaldson - Pomeroy St-Kenilworth St

From: Doug Roncarati
To: Barbara Barhydt; Helen Donaldson
Date: 5/29/2012 3:06 PM
Subject: Pomeroy St-Kenilworth St
Attachments: Redlon_6-1-11.pdf

Hi Barbara,

Here is a map I made for the Land Bank Commission about a year ago showing the areas they are interested in acquiring outlined in green. Lots with pink hatching were tax-acquired by the City. With the private purchase of the 193/E-series of lots for development, the Commission's focus has shifted to acquiring the 193/C & D-series lots which are wet, ledgey and have existing trails that are quite popular. If I remember correctly, a major trail head is on Kenilworth St. Tom Jewell, the chair and Roger Berle, the rep from Portland Trails can provide you with more information.

According to Bill Clark, Kenilworth St has been vacated beyond (approx.) the paved section and that little section on the south-west side of Pomeroy St might actually be a lot, not part of the vacated street. See his email for more info.

Doug

KENILWORTH STREET

STATUTORY VACATION

Short Street Off Bancroft St. & 294' Northeasterly of Capisic Street

August 11, 2009

It appears that a Kenilworth Street was not accepted, and may be Statutorily Vacated.

Kenilworth Street is a 50' x 80' street located 294' +/- northeasterly of Capisic Street, as measured along the southeasterly line of Bancroft Street, and runs approximately 80' southeasterly from Bancroft Street.

Kenilworth Street was created by an approved subdivision plan titled "Plan of Emerson Woods - Portland, Maine - made for Cheney Realty" dated 4/5/1973 by Robert P. Titcomb, Registered Land Surveyor, and recorded at the Cumberland County Registry of Deeds in Plan Book 94, Page 19.

Kenilworth Street, as created by the Emerson Woods plan, does not connect with Kenilworth Street, the accepted street which runs off the southerly line of Brighton Avenue.

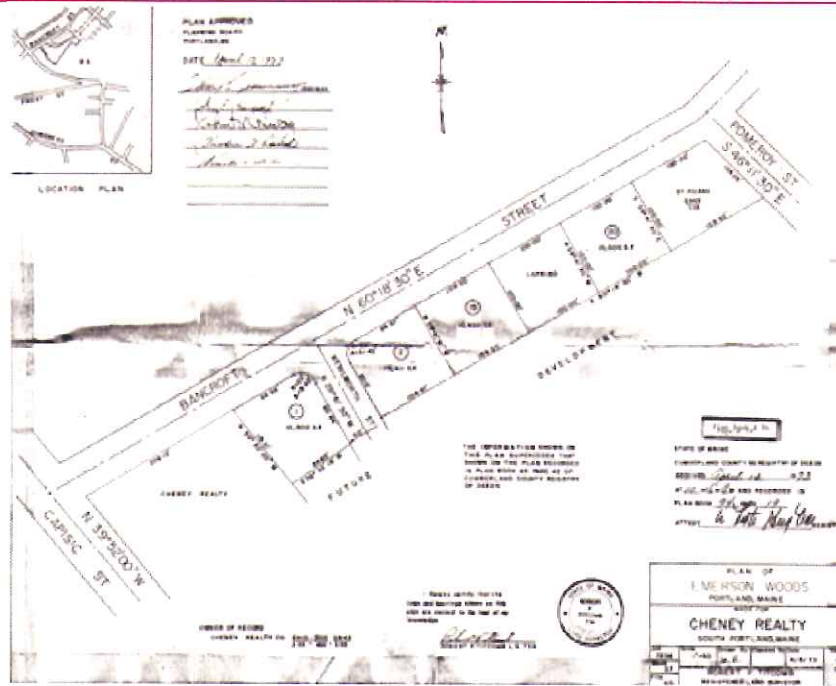
Kenilworth Street is not listed on the City of Portland City Council Order #84 titled "Order Excepting Streets From Deemed Vacation", as passed on September 3, 1997 and recorded in the Cumberland County Registry of Deeds in Deed Book 13326, Page 19. **Omission of the unaccepted portion of Kenilworth Street from the City Council Order #84 may possibly be deemed a STATUTORY VACATION** as the City Council did not file another Order Excepting Streets From Deemed Vacation prior to or on September 29, 1997. An Attorney should be consulted further on the subject of title and any claims of title.

William B. Clark, Jr. PLS 2100 City of Portland - DPW Engineering

KENILWORTH STREET

STATUTORY VACATION

Short Street Off Bancroft St. & 294' Northeasterly of Capisic Street



KENILWORTH STREET

STATUTORY VACATION

Portion of Kenilworth St Running 360' +/- Northeasterly from Pomeroy St

May 3, 2011

It appears that the most southwesterly portion of Kenilworth Street was not accepted, and may be Statutorily Vacated.

Kenilworth Street was accepted in two sections in 1925 and 1930 for a total distance of 800' running southwesterly from Brighton Avenue. The remaining 360' +/- has not been accepted by the City of Portland.

Kenilworth Street was created by a subdivision plan titled "Plan of Brighton - Portland, Maine - made for George T. Edwards" dated August 1902 by Clifford C. Legrow, Civil Engineer, and recorded at the Cumberland County Registry of Deeds in Plan Book 11, Page 109.

Kenilworth Street is not listed on the City of Portland City Council Order #84 titled "Order Excepting Streets From Deemed Vacation", as passed on September 3, 1997 and recorded in the Cumberland County Registry of Deeds in Deed Book 13326, Page 19. **Omission of the unaccepted portion of Kenilworth Street from the City Council Order #84 may possibly be deemed a STATUTORY VACATION** as the City Council did not file another Order Excepting Streets From Deemed Vacation prior to or on September 29, 1997. There may be private rights in Kenilworth Street. An Attorney should be consulted further on the subject of title and any claims of title.

William B. Clark, Jr. PLS 2100 City of Portland - DPW Engineering

KENILWORTH STREET

STATUTORY VACATION

Portion of Kenilworth St Running 360' +/- Northeasterly from Pomeroy St



Helen Donaldson - Kennilworth St southwesterly of Pomeroy St - not a paper street but an actual subdivision lot

From: William Clark
To: Helen Donaldson
Date: 5/29/2012 2:58 PM
Subject: Kennilworth St southwesterly of Pomeroy St - not a paper street but an actual subdivision lot
CC: Barbara Barhydt
Attachments: CCRD PB 011_109 Plan of Brighton 1908.pdf; 193.TIF

Hi Nell,

One last thing.

If you look at the subdivision plan (attached) you will see that Kennilworth St ends at Pomeroy St. It does not cross Pomeroy St.

The little section that may look like an extension of Kennilworth St southwesterly is actually shown as lot # 128 on the plan, so it looks like something may happen if the right person has title to that little lot that smells like a paper street.

Tax map 193 (attached) shows that section as a paper street, which makes one wonder. A title opinion and boundary survey may have the answers.

Bill

>>> Helen Donaldson May 29, 2012 1:54 PM >>>
Awesome. Thanks, Bill.

>>> William Clark 5/29/2012 1:25 PM >>>
Hi Nell,

Attached are street status cards I prepared a few years ago.

Also have attached the original subdivision plan PB 11/109; this is up to Brighton Ave.

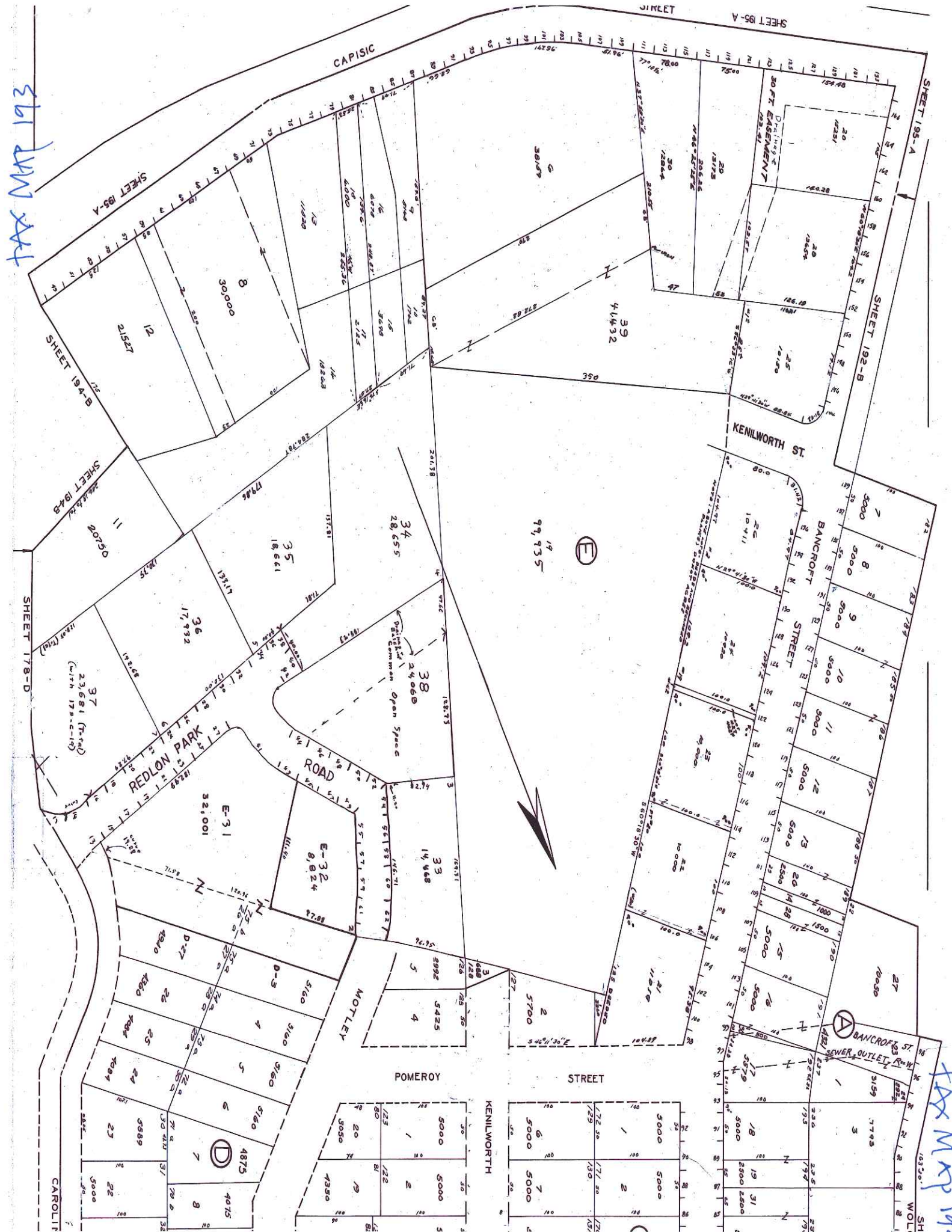
Also have attached the original subdivision plan PB 94_19 for lots along Bancroft St.

I hope this helps.

Bill

William Clark, PLS
Senior Project Engineer
Engineering

561 DWX XAT



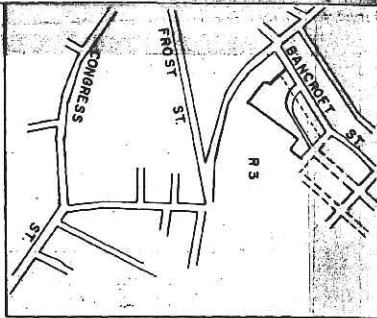
TAX MAP 193

PLAN APPROVED
PLANNING BOARD
PORTLAND, ME.

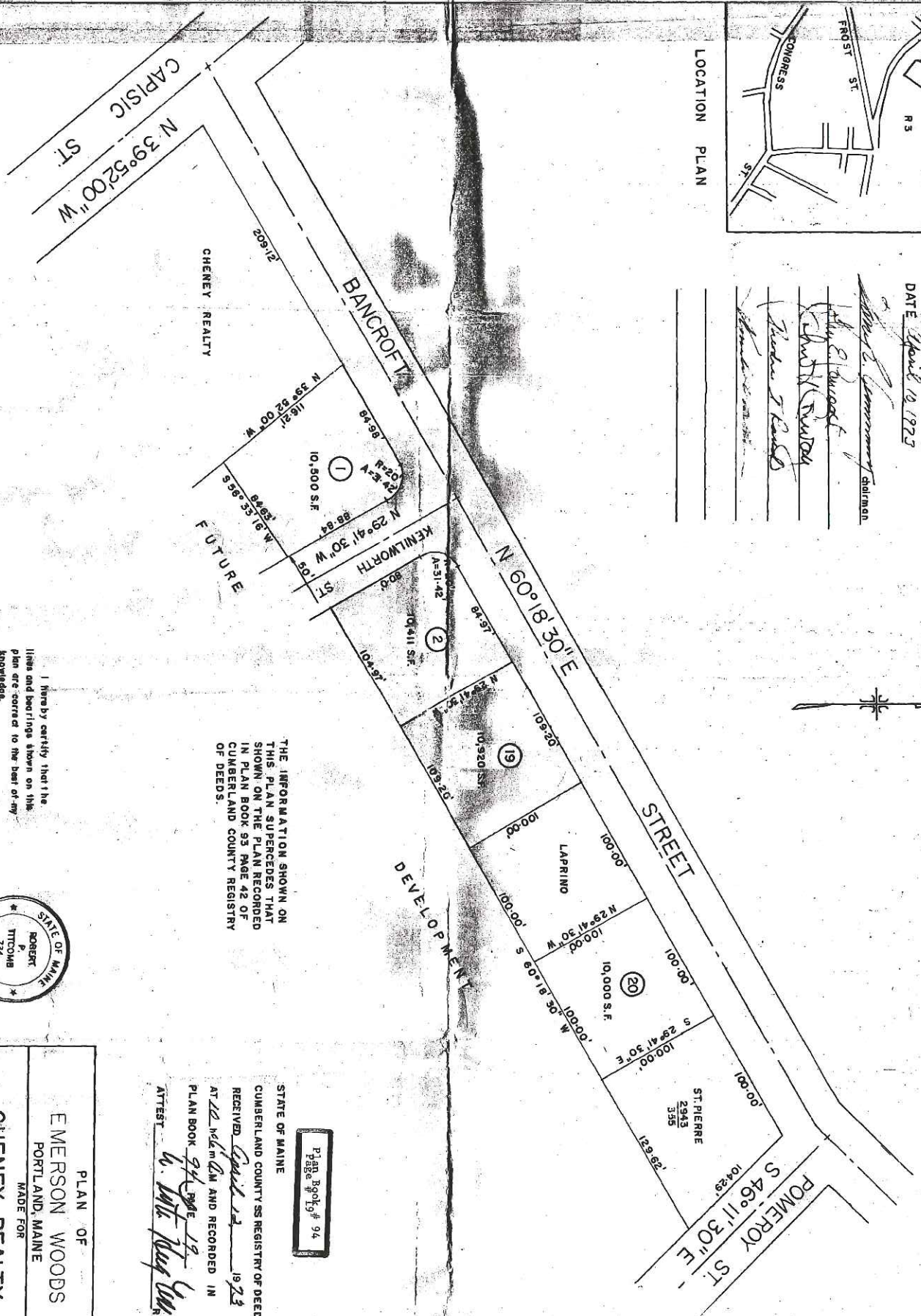
DATE April 12, 1925

Wm. S. Hammon Chairman

Henry S. Burdett
Charles H. Burdett
Richard S. Burdett



LOCATION PLAN

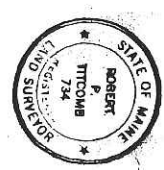


THE INFORMATION SHOWN ON THIS PLAN SUPERCEDES THAT SHOWN ON THE PLAN RECORDED IN PLAN BOOK 93 PAGE 42 OF CUMBERLAND COUNTY REGISTRY OF DEEDS.

I hereby certify that the lines and bearings shown on this plan are correct to the best of my knowledge.

OWNER OF RECORD
CHENEY REALTY CO. 2910, 2912, 2943
255, 498, 535

Robert P. Titcomb
ROBERT P. TITCOMB L.S. 734



Plan Book # 94
Page # 19

STATE OF MAINE
CUMBERLAND COUNTY SS REGISTRY OF DEEDS
RECEIVED April 12 1925
AT 12 M. A.M. AND RECORDED IN
PLAN BOOK 94 PAGE 19
ATTEST *W. W. Titcomb* REGISTRAR

PLAN OF
EMERSON WOODS
PORTLAND, MAINE
MADE FOR
CHENEY REALTY
SOUTH PORTLAND, MAINE

Job	7296	Scale	1" = 50'	Drawn By	Observed By	Date	Sheet
Book	37					4/8/23	1
File	415						

ROBERT P. TITCOMB
REGISTERED LAND SURVEYOR

Helen Donaldson - RE: Pomeroy Street Meeting-Chabab Lubavitch

From: Helen Donaldson
To: Andy Morrell
Date: 6/11/2013 3:57 PM
Subject: RE: Pomeroy Street Meeting-Chabab Lubavitch
Attachments: 11 Pomeroy Street_traffic.pdf; 2013.05.29 Pomeroy Street Construction Peer Review Memo.pdf

Andy,

Attached please find comments from Tom Errico, stating that you're fine from a traffic perspective.

① I'm also including the comments from Dave Senus that I sent you last week, for the record.

② At the prompting of neighbors, I also spoke with the city arborist about additional buffering on the north side of the house lot. I know Mr. Gendron would appreciate the buffering (although he doesn't necessarily want an obstruction for his observatory, so it would need to be setback a bit). Jeff Tarling, the arborist, is recommending the addition of shrubbery (White Pine 4-5' H, Lilacs, Winterberry, Viburnum 24-36" H) as a buffer to the north. Is there any possibility of this?

This should be it from us for this go-around. Let me know if you have questions. I will not send a formal review letter, as we're simply working out the final details here.

Nell

Nell Donaldson
 City of Portland
 389 Congress Street
 Portland, Maine 04101
 874-8723
hcd@portlandmaine.gov

>>> Helen Donaldson 6/5/2013 2:39 PM >>>

Andy,

Thanks for checking. Attached are some brief comments from David Senus. I am likely to have a few additional small things, so don't make any changes yet.

I will be in touch early next week.

Thanks, Andy.

Nell

③ . LED streetlight?
 ④ . fill up/off notes

Helen Donaldson - 11 Pomeroy Street

From: Jeff Tarling
To: Helen Donaldson
Date: 6/7/2013 3:04 PM
Subject: 11 Pomeroy Street

Hi Nel -

I have reviewed the proposed plan for 11 Pomeroy Street and found the plan acceptable with one condition or recommendation:

a) The project should consider adding three additional White Pine trees or appropriate landscape buffering to the residence to the South or left back property line. (this would be next to the line of trees shown on the plan).

The project owner could select tree or shrub type to place along or near the property line. This could include White Pine 4-5' H, Lilacs, Winterberry, Viburnum 24-36" H for shrubs.

The placement of plants or screening along rear setbacks is often used or recommended on these non-traditional lots where most of the visual impact is along the back property lines.

Thanks, willing to work with the project team as needed,

Jeff Tarling
City Arborist

Helen Donaldson - Curb Waiver Request - Pomeroy and EcoMaine

From: David Margolis-Pineo
To: Helen Donaldson
Date: 6/6/2013 2:38 PM
Subject: Curb Waiver Request - Pomeroy and EcoMaine
CC: David Senus; Dianne Gagnon; Marc Spiller; Tom Errico

Nell,

Pomeroy Street

Public Services is agreeable to waiving the curb requirement for the Pomeroy St project. With the elevated street directing all street drainage to a soil filter for treatment, curb would impeded the drainage for this treatment.

There is currently an intermittent stream running down what will be the center of the new proposed Pomeroy St. In the past this water flowage has caused icing problems in Bancroft St. This problem has been corrected. If for some reason as a result of this project the icing problem returns, and we do not expected it to, the applicant shall be responsible for making the necessary changes to correct.

EcoMaine - Blueberry Lane

Public Services is agreeable to waiving curb requirement on Blueberry Lane but not for the sidewalk since Blueberry Lane provides access to Portland trail's Stroudwater River walkway. The estimated cost for installing a bituminous sidewalk along the applicant's frontage is \$5,220. Since it is desirable to construct the walkway on the Eastern side of Blueberry Ln, the applicant is requested to make an escrow contribution for the construction of that sidewalk.

In lieu of the curbing, and since erosion is occurring on the edge of pavement to the point where the pavement might start undermining in front of the applicant's property, the applicant is requested to place 1 1/2" crushed stone to fill the depressed area adjacent to the pavement between the pavement and grass to a height level with the pavement.

Helen Donaldson - 11 Pomeroy Street

From: Tom Errico <thomas.errico@tylin.com>
To: Helen Donaldson <HCD@portlandmaine.gov>
Date: 6/6/2013 9:35 AM
Subject: 11 Pomeroy Street
CC: David Margolis-Pineo <DMP@portlandmaine.gov>, Katherine Earley <KAS@port...

Nell – I have reviewed the current site plan details and I find the driveway and turnaround designs to be acceptable. I have no further comment. If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director
TYLIN INTERNATIONAL
12 Northbrook Drive
Falmouth, ME 04105
207.781.4721 main
207.347.4354 direct
207.400.0719 mobile
207.781.4753 fax
thomas.errico@tylin.com
Visit us online at www.tylin.com
Twitter | Facebook | LinkedIn | YouTube

"One Vision, One Company"

Please consider the environment before printing.

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: David Senus, P.E.
DATE: May 29, 2013
RE: Pomeroy Street Construction, Level II Site Plan Application

Woodard & Curran has reviewed the Response to Comments letter and attachments for the Level II Final Site Plan Application for the Pomeroy Street extension located off of Bancroft Street in Portland, Maine. The parcel was previously approved for a Site Plan and Conditional Use Permit in August of 2005 by the City for a single family residence with attached synagogue; however, these permits have since expired. The current amended project consists of developing a single family home (Level I) and construction of approximately 200 linear feet of Pomeroy Street (Level II).

Documents Provided By Applicant

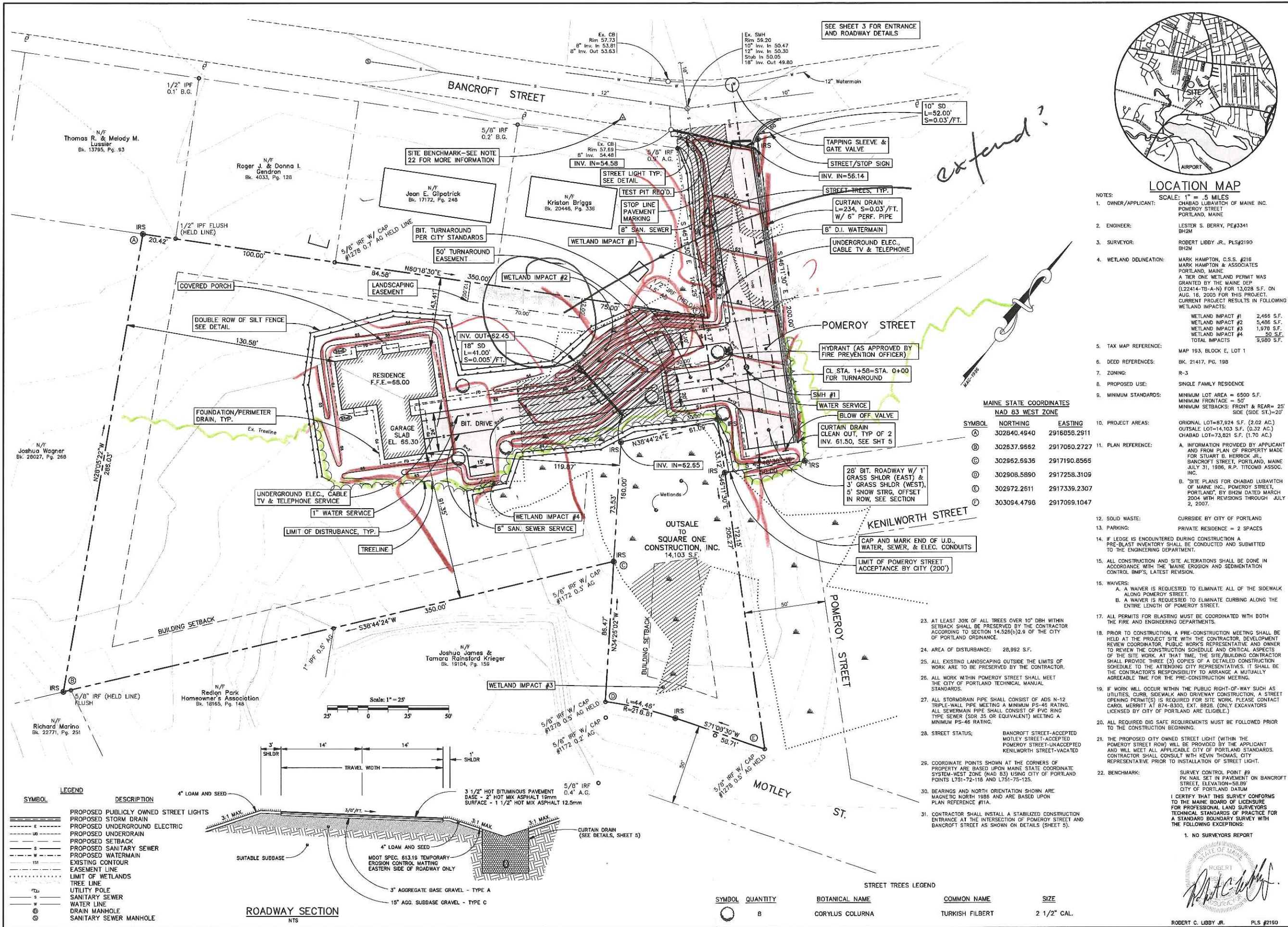
- Site Plan Revisions letter prepared by BH2M on behalf of Chabad Lubavitch of Maine, Inc. to Nell Donaldson, City Planning Office, dated May 23, 2013
- Revised Stormwater Management Report prepared by BH2M on behalf of Chabad Lubavitch of Maine, Inc., dated May 2013
- Engineering Plans, Sheets 1-8, prepared by BH2M on behalf of Chabad Lubavitch of Maine, Inc., revised May 24, 2013

Comments

- 1) The Curtain Drain detail on C-5 has been revised to include an 18" sand filter layer. The detail states that the sand filter layer shall be "Per City of Portland Specifications". The City of Portland does not provide specifications for a sand filter; however, MaineDEP does define a sand filter material in their Maine Stormwater Best Management Practices Manual, Volume III. BMP Technical Design Manual Chapter 7.3 - Underdrained Subsurface Sand Filter BMP (note that this Chapter describes a different type of BMP than in the Applicant's proposal, but the filter layer can be considered applicable to this project).

In addition, the Applicant should avoid using filter fabric across the filter system due to potential clogging and should include a gravel transition layer between the sand filter and the crushed stone bedding material, refer to 7.3.3 Pipe Bedding and Transition Zone.

- 2) The design should include an inlet (catch basin or area drain) at the end of the curtain drain, approximately STA 0+15, where the revised plan shows a clean-out. The inlet will allow for a high-flow inlet into the system.
- 3) All previous comments have been adequately addressed.

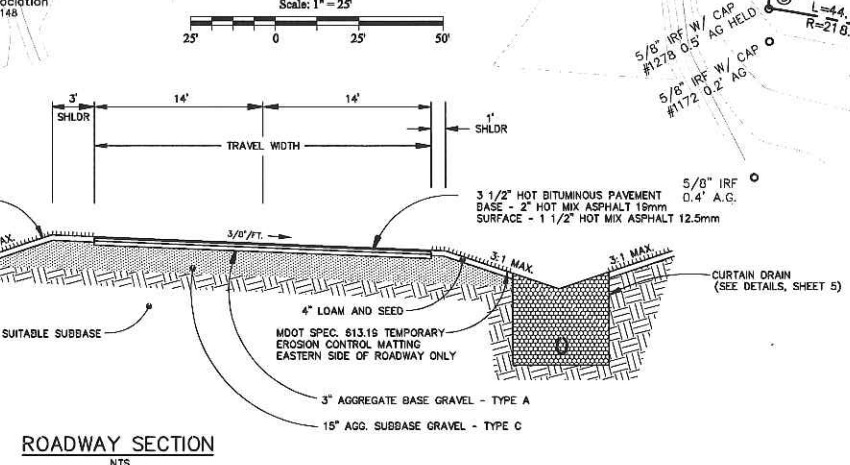


NOTES:
 1. OWNER/APPLICANT: CHABAD LUBAVITCH OF MAINE INC. POMEROY STREET PORTLAND, MAINE
 2. ENGINEER: LESTER S. BERRY, PE#3341 BH2M
 3. SURVEYOR: ROBERT LIBBY JR., PLS#2190 BH2M
 4. WETLAND DELINEATION: MARK HAMPTON, C.S.S. #216 MARK HAMPTON & ASSOCIATES PORTLAND, MAINE
 A TIER ONE WETLAND PERMIT WAS GRANTED BY THE MAINE DEP (L22414-TB-A-N) FOR 13,028 S.F. ON AUG. 16, 2005 FOR THIS PROJECT. CURRENT PROJECT RESULTS IN FOLLOWING WETLAND IMPACTS:
 WETLAND IMPACT #1 2,465 S.F.
 WETLAND IMPACT #2 5,406 S.F.
 WETLAND IMPACT #3 1,970 S.F.
 WETLAND IMPACT #4 50 S.F.
 TOTAL IMPACTS 9,950 S.F.
 5. TAX MAP REFERENCE: MAP 193, BLOCK E, LOT 1
 6. DEED REFERENCES: BK. 21417, PG. 198
 7. ZONING: R-3
 8. PROPOSED USE: SINGLE FAMILY RESIDENCE
 9. MINIMUM STANDARDS: MINIMUM LOT AREA = 6500 S.F.
 MINIMUM FRONTAGE = 50'
 MINIMUM SETBACKS: FRONT & REAR= 25' SIDE (SIDE ST.)=20'
 10. PROJECT AREAS:
 ORIGINAL LOT=87,924 S.F. (2.02 AC.)
 OUTSALE LOT=14,103 S.F. (0.32 AC.)
 CHABAD LOT=73,821 S.F. (1.70 AC.)
 11. PLAN REFERENCE:
 A. INFORMATION PROVIDED BY APPLICANT AND FROM PLAN OF PROPERTY MADE FOR STUART B. HERRICK JR., BANCROFT STREET, PORTLAND, MAINE JULY 31, 1986, R.P. TITCOMB ASSOC. INC.
 B. SITE PLANS FOR CHABAD LUBAVITCH OF MAINE INC., POMEROY STREET, PORTLAND, BY BH2M DATED MARCH 2004 WITH REVISIONS THROUGH JULY 2, 2007.

MAINE STATE COORDINATES
 NAD 83 WEST ZONE

SYMBOL	NORTHING	EASTING
Ⓐ	302840.4940	2918050.2911
Ⓑ	302637.9662	2917050.2727
Ⓒ	302862.6636	2917190.8565
Ⓓ	302908.5890	2917258.3109
Ⓔ	302972.2611	2917339.2307
Ⓕ	303064.4798	2917069.1047

- SOLID WASTE: CURBSIDE BY CITY OF PORTLAND
- PARKING: PRIVATE RESIDENCE = 2 SPACES
- IF LEDGE IS ENCOUNTERED DURING CONSTRUCTION A PRE-CAST INVENTORY SHALL BE CONDUCTED AND SUBMITTED TO THE ENGINEERING DEPARTMENT.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL BMP'S, LATEST REVISION.
- WAIVERS:
 - A WAIVER IS REQUESTED TO ELIMINATE ALL OF THE SIDEWALK ALONG POMEROY STREET.
 - A WAIVER IS REQUESTED TO ELIMINATE CURBING ALONG THE ENTIRE LENGTH OF POMEROY STREET.
- ALL PERMITS FOR BLASTING MUST BE COORDINATED WITH BOTH THE FIRE AND ENGINEERING DEPARTMENTS.
- PRIOR TO CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING.
- IF WORK WILL OCCUR WITHIN THE PUBLIC RIGHT-OF-WAY SUCH AS UTILITIES, CURB, SIDEWALK AND DRIVEWAY CONSTRUCTION, A STREET OPENING PERMIT(S) IS REQUIRED FOR SITE WORK. PLEASE CONTACT CAROL MERRITT AT 874-8300, EXT. 8928. (ONLY EXCAVATORS LICENSED BY CITY OF PORTLAND ARE ELIGIBLE.)
- ALL REQUIRED DIG SAFE REQUIREMENTS MUST BE FOLLOWED PRIOR TO THE CONSTRUCTION BEGINNING.
- THE PROPOSED CITY OWNED STREET LIGHT (WITHIN THE POMEROY STREET ROW) WILL BE PROVIDED BY THE APPLICANT AND WILL MEET ALL APPLICABLE CITY OF PORTLAND STANDARDS. CONTRACTOR SHALL CONSULT WITH KEVIN THOMAS, CITY REPRESENTATIVE PRIOR TO INSTALLATION OF STREET LIGHT.
- BENCHMARK: SURVEY CONTROL POINT #9 PK NAIL SET IN PAVEMENT ON BANCROFT STREET, ELEVATION=58.89' CITY OF PORTLAND DATUM
 I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:
 1. NO SURVEYORS REPORT



STREET TREES LEGEND

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
⊙	8	CORYLUS COLUMNNA	TURKISH FILBERT	2 1/2" CAL.

REVISION

NO.	DATE	DESCRIPTION
1	1/24/12	Submitted Amended Site Plan
2	3/12/12	Submitted Level I & II Site Plans
3	8/28/12	Revisions for Level I & II Applications
4	11/12/12	Revisions for Level I & II Applications Per City Comments
5	4/15/13	Revisions for Level I & II Applications Per City Comments
6	5/24/13	Revisions for Level I & II Applications Per City Comments



BH2M
 Barry, Huff, MacDonald, Milligan Inc.
 Engineers, Surveyors
 28 State Street
 Portland, Maine 04108
 Tel: (207) 839-3771
 Fax: (207) 839-0250

FOR
 Chabad Lubavitch
 14103 S.F.
 Portland, Maine

SITE PLAN
 LEVEL I-MINOR RESIDENTIAL DEV.
 LEVEL II-ROAD IMPROVEMENTS
 LAND OF
 CHABAD LUBAVITCH OF MAINE INC.
 POMEROY STREET
 PORTLAND, MAINE

DESIGNED W. Polkey	DATE Jan. 2012
DRAWN Dept.	SCALE As Noted
CHECKED W. Thompson	JOB. NO. 11092

SHEET
1
 REPRODUCTION OR USE OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF BH2M INC. IS PROHIBITED.

ROBERT C. LIBBY JR.
 PLS #2150

C:\Users\perry\Documents\122012\2012\04\04.dwg



Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

LESTER S. BERRY
WILLIAM A. THOMPSON
ROBERT C. LIBBY, Jr.
WALTER E. PELKEY

May 23, 2013

City of Portland
Inspection Office & Planning Division
389 Congress Street
Portland, ME 04103

RE: Level I-Minor Residential Development Review Site Plan Revisions
Level II-Preliminary & Final Site Plan Development Revisions
Chabad Lubavitch of Maine LLC.
Pomeroy Street

Dear Nell Donaldson:

On behalf of the applicant, Chabad Lubavitch of Maine Inc., our office is submitting revisions for the above referenced project for both the Level I Site Plan application with the Inspection Division and the Level II Site Plan application with the Planning Division for the above referenced project. These revisions come in response to comments from the City. Please find attached electronic copies of the following information in support of this submission as requested. Our responses to the comments received from the City have been sorted by the source of the comment and we are utilizing the same numbering system for clarity:

- Revised Storm Water Management Report
- Revised Site Plans
- Submission to DEP for Revised NRPA Wetland Alteration Permit (Tier I)

Comments from Nell Donaldson, City Planner, dated May 15, 2013 for street extension:

Transportation Standards

1. The plans have been revised (see sheet 1 of plans) to include a turnaround with a depth of 30 feet as required by the City Technical Manual, Section I-3 and Schematic I-5.

responsible for the treatment system maintenance upon acceptance of Pomeroy Street.

8. A 1-foot wide grassed shoulder has been added along the Eastern side of the proposed Pomeroy Street (see sheet 1 of plans).
9. A temporary erosion control mat has been added along the inslope of the Eastern side of Pomeroy Street above the curtain drain per Maine DOT Specifications (see sheet 1 of plans).
10. Curtain drain clean outs have been added to the storm drain system as requested (see sheet 1 of plans). A detail of this cleanout was also added to sheet 5 of the plans.
11. The pipe crossing Pomeroy Street from the end of the curtain drain to the existing catch basin in Bancroft Street has been specified on the plans to be a 10-inch diameter stormdrain (see sheet 1 of plans).

Public Infrastructure and Community Safety Standards

1. No additional Comments

Site Design Standards

1. A street light detail has been added to sheet 5 of the plans as requested.

Additional Submittals Required

1. The site benchmark is described in note # 22 on sheet 1 of the plans. The description and history of the site benchmark was addressed in our previous response letter to the City dated November 12, 2012 (additional comments #2).

Comments from Nell Donaldson, City Planner, dated May 15, 2013 for single family house:

Transportation Standards

1. No additional comments

Environmental Quality Standards

1. The driveway to the proposed residence has been reduced in size to 10-feet in width as requested (see sheet 1 of plans).

From: Tom Errico <thomas.errico@tylin.com>
To: Helen Donaldson <HCD@portlandmaine.gov>
CC: David Margolis-Pineo <DMP@portlandmaine.gov>, Katherine Earley <KAS@portlandmaine.gov>, Jeremiah Bartlett <JBartlett@portlandmaine.gov>, Jeff Tarling <JST@portlandmaine.gov>
Date: 5/1/2013 8:39 AM
Subject: 11 Pomeroy Street

Nell - I have reviewed the most recent plan for the above noted project and would recommend that that driveway width be 10 feet wide (the minimum width allowed under City standards). Additionally, the turnaround should be revised to have a depth of 30 feet.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director
[T.Y. Lin International]T.Y. Lin International
12 Northbrook Drive
Falmouth, ME 04105
207.347.4354 direct
207.400.0719 mobile
207.781.4753 fax
thomas.errico@tylin.com<mailto:thomas.errico@tylin.com>
Visit us online at www.tylin.com<http://www.tylin.com>

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MEMORANDUM



TO: Nell Donaldson, Planner
FROM: David Senus, P.E.
DATE: May 3, 2013
RE: Pomeroy Street Construction, Level II Site Plan Application

Woodard & Curran has reviewed the Response to Comments letter and attachments for the Level II Final Site Plan Application for the Pomeroy Street extension located off of Bancroft Street in Portland, Maine. The parcel was previously approved for a Site Plan and Conditional Use Permit in August of 2005 by the City for a single family residence with attached synagogue; however, these permits have since expired. The current amended project consists of developing a single family home (Level I) and construction of approximately 200 linear feet of Pomeroy Street (Level II).

Documents Provided By Applicant

- Site Plan Revisions letter prepared by BH2M on behalf of Chabad Lubavitch of Maine, Inc. to Nell Donaldson, City Planning Office, dated April 15, 2013
- Revised Stormwater Management Report prepared by BH2M on behalf of Chabad Lubavitch of Maine, Inc., dated April 2013
- Engineering Plans, Sheets 1-8, prepared by BH2M on behalf of Chabad Lubavitch of Maine, Inc., revised April 15, 2013

Comments

- 1) The previous site plan prepared in 2005 was granted a MaineDEP Tier 1 NRPA Permit for 13,028 square-feet of wetland disturbance; we understand the Applicant intends to work with MaineDEP to update this permit. We request that the approved, amended MaineDEP permit be forwarded to the Planning Office upon receipt.
- 2) As noted in previous review memos, the Applicant requests to pay an In-Lieu Compensation Fee to meet the Urban Impaired Stream Standard. The Applicant has provided calculations for this fee in a letter to the City dated November 12, 2012; calculations based on the table in MaineDEP Chapter 500 Section 6.A.(1). The fee calculation provided by the Applicant appears to include areas associated with the single family residential house. The calculation should be revised to only consider the new landscaped and non-roof impervious areas associated with the roadway.
- 3) The City of Portland requires that all Level II site plan applications submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including the Basic, General, and Flooding Standards (*Technical Manual, Section 5. II. Applicability in Portland. C. a. and City of Portland Code of Ordinances Sec. 14-526. Site plan standards. (b). 3. b.*):
 - a) Basic Standards: The plans and application for both the Pomeroy Street construction and the single family residential lot have been prepared in general accordance with the Basic Standards.
 - b) General Standards: The Applicant proposes to collect and manage stormwater runoff generated from the impervious roadway through a "curtain drain" along the eastern edge of the roadway. The curtain drain will provide minimal water quality treatment, as it is currently designed with a stone surface and underdrain stone (no fine filter layer). The construction detail should include a minimum of 18" of underdrain gravel or a sand filter layer to provide additional means of filtration; preferably located between the larger surface stone and the base underdrain stone.
 - c) Flooding Standard: The Applicant has provided a Stormwater Management Report with a HydroCAD analysis of the 2, 10 and 25-year, 24 hour storm events modeled for the predevelopment and post-development conditions. The runoff analysis indicates that the project

May 31, 2012
September 19, 2012
May 9, 2013]

TO: Nelle Donaldson
Barbara Barhydt
FROM: David Margolis-Pineo Dept. of Public Services
RE: Review Comments: 11 Pomeroy Street – Single Family Home

The Department of Public Services has the following comments on the above project.

1. The City of Portland Technical Manual, adopted 7/19/10 and Revised 6/17/11 states in 2.1.1. “The introduction of non-contaminated water such as rain water, non-contact cooling water, groundwater from foundation drains, sump pumps, surface drains or any other sources of inflow shall not be allowed to discharge into a sewer which conveys sanitary waste unless approved by the City Engineer. When no other practical alternatives exist, this condition may be waived by the City Engineer.” If the City Engineer should allow what is being proposed, a hydraulic analysis should be conducted to assure there will not be backups to the City’s sewer due to the additional surface water drainage.
The applicant is encouraged to seek an alternative to managing stormwater.
This issue has been resolved.
The applicant has not changed the design. The design as shown is not allowable.
2. The proposed pipe into existing sanitary manhole does not meet Technical Manual standards.
The design has been change to resolve this issue.
Design still does not meet Technical Manual Standards.
3. Please add note to plans that all work within the proposed Pomeroy Street right of way shall meet City of Portland Technical Manual standards.
Note 26 Sheet 1 now states this.
4. A turnaround is required at the end of the proposed street. Please define with easements.
No turnaround added.
Turnaround now added
5. Drain manholes shall have channels installed.
All manholes are now shown requiring channels.
Design has changed to eliminate drain manholes
6. All precast structure castings shall meet be per Technical Manual requirements or approved equal.
No response required.
7. Sidewalk crossing details with ADA warning strip shall be reviewed and approved by Bruce Hyman (400-9243) of this office.
No crossing detail shown.
No further detail required.

11 POMEROY STREET: LEVEL II REVIEW – Street Construction/LEVEL I REVIEW – SF Home

PURPLE = DMP, BLUE = DAVE SENUS; GREEN = ANN MACHADO; OTHER = ND

Street Extension	Preliminary Plan	September 2012	November 2012	April 2013	
Transportation	Impact on street system	N/A			
	Access & Circulation	A turnaround is required at the end of the proposed street, per the <i>City of Portland Technical Manual</i> and the Department of Public Services. Please define with easements.	No turnaround added.	ADDED TURNAROUND	Moved turnaround w/ 30 x 30' easement. Does this meet TM? - need 30' depth on turnaround
		Sidewalk crossing details with ADA warning strip shall be reviewed and approved by Bruce Hyman (400-9243) of the Department of Public Services.	No crossing detail is now shown	ADDED DETAIL, BUT NOT CLEAR HOW SIDEWALK INTERFACE WORKS W/O CURBING.	N/A. Sidewalk eliminated. ↓ meet curb waiver? - TOM
		In accordance with Section 1 of the <i>City of Portland Technical Manual</i> : The aggregate base course for a bituminous sidewalk should be 10" of Type B gravel per Figure 1-12			
	Vertical granite curbing and terminal curb details should be per Figure 1-16.				
	Public Transit	N/A			
Parking	N/A				
TDM	N/A				
Environmental	Preservation of Significant Natural Features	The previous site plan prepared in 2005 was granted a MaineDEP Tier 1 NRPA Permit for 13,028 square-feet of wetland disturbance; the current amended project will disturb only 10,462 square-feet, and the applicant intends to work with MaineDEP to coordinate the update of this permit. Woodard & Curran recommends that the approved amended MaineDEP permit be forwarded to the Planning Division upon receipt.	The Applicant has stated that they intend to submit the updated MaineDEP Tier 1 NRPA Permit upon receipt.	NO PERMIT PROVIDED. STATE WILL BE RESUBMITTED BASED ON REVISED NUMBERS AND PROVIDED AT LATER DATE.	Push driveway south and reduce impact to wetland? de grading o/c? ↓ need permit - M.D.S.
	Landscaping & Landscape Pres.				Push driveway south and reduce impact to wetland? Street tree conflict w/ swale? → Jeff Conflict w/ underground electric?
	Water Quality, Storm Water Mgt, Erosion Control	The site plan proposes two drainage pipe inlets located on either side of the residential driveway. These inlets have proposed invert elevations that are below the existing ground surface elevation, and are located in close proximity to existing wetlands. Surface and shallow groundwater associated with these wetland areas will likely enter the roadway drainage system through these inlets, affecting the hydrology of the adjacent wetland areas. Although review of wetland impacts will be performed by MaineDEP, the addition of this "non-contaminated" water source into a drainage system that discharges into the city's combined sewer is not allowed unless approved by the City Engineer (Section 2.1.1 of <i>City of Portland Technical Manual</i>).	Refer to Comment 1 in memo from David Margolis-Pineo, Dept. of Public Services dated September 19, 2012.	ELIMINATED CURBING, ELIMINATED DRAINAGE PIPES, and ADDED CULVERT UNDER DRIVEWAY. DRAINAGE EASEMENTS REQUIRED?	Eliminated curbing & added French drain. Swale conflict w/ underground electric?
		The project falls within the Capisc Brook Watershed, which is classified as an Urban Impaired Stream by the MaineDEP. The City of Portland requires that all development, except single and two-family homes, subject to City of Portland review, shall be required to comply with the Urban Impaired Stream Standard pursuant to MaineDEP Chapter 500 Stormwater Management Rules if they are located within an Urban Impaired Stream watershed (<i>Technical Manual, Section 5. II. Applicability in Portland. A.</i>). A project in the direct watershed of an urban impaired stream must pay a compensation fee (as allowable by the City) or mitigate project impacts by treating, reducing, or eliminating an off-site or on-site pre-development impervious stormwater source following the guidance outlined in MaineDEP Chapter 500 standards. The Level II Site Plan application associated with the Pomeroy Street construction shall be subject to meeting the Urban Impaired Stream Standard. The application must address a means of meeting the Urban Impaired Stream Standard.	The applicant requests to pay an In-Lieu Compensation Fee to meet the UIS Standard. The Applicant should provide a calculation of the fee based on the table in MaineDEP Chapter 500 Section 6.A.(1); refer to Technical Manual, Section 5 for a copy of the Chapter 500 Standards.	PROVIDED CALCULATION FOR UNCLEAR AREA. IMPERVIOUS CALCULATION DOES NOT REPRESENT WHOLE STREET.	m.b.s.
		Basic Standards: The plans and application for both the Pomeroy Street construction and the single family residential lot have been prepared in accordance with the Basic Standards.			
	General Standards: Based on the Project Data Sheet submitted by the applicant, the new roadway (Level II Site Plan Application) will create 7,731 SF of new impervious area and approximately 11,500 SF of "disturbed area." The applicant must provide a stormwater management plan addressing the general standards for the new impervious and developed area, and the site plan must include stormwater best management practices in conformance with the general standards.	Comment has not been addressed by the applicant.			

11 POMEROY STREET: LEVEL II REVIEW – Street Construction/LEVEL I REVIEW – SF Home

PURPLE = DMP, BLUE = DAVE SENUS; GREEN = ANN MACHADO; OTHER = ND

		<p><i>Flooding Standard:</i> The applicant has provided a Stormwater Management Report with a HydroCAD analysis of the 2, 10, and 25 year, 24 hour storm events modeled for the predevelopment and post-development conditions. The runoff analysis indicates that the project will reduce peak flowrates at the project study point, a combined sewer inlet on Bancroft Street. The applicant should address the following: The input parameters for Sheet Flow for SA-1 (Pre) and SA-11 (Post) should be the same, as this area will not change as a result of the project.</p>	<p>The time of concentration lines for SA-1 (Pre) and SA-11 (Post) are shown on Sheets 6 & 7. These Tc lines show a 150' length of SHEET flow at the far east edge of the drainage boundary. Because there are no proposed changes in this area, the HydroCAD model should reflect the same slope and cover type for this 150' length of sheet flow in the pre & post condition. Please revisit the model and adjust accordingly.</p>		
		<p>The Stormwater Management Plan will need to include a stormwater inspection and maintenance plan for all stormwater BMP's designed to meet the General Standards, developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.</p>	<p>The Applicant has stated that they will add an Appendix D to The Stormwater Management Plan, which will include reference to Chapter 32 of the City of Portland Code of Ordinances. The revised Stormwater Management Plan has not been received at this time.</p>	<p>ADDED APPENDIX D W/ CHAPTER 32.</p>	
		<p>The Stormwater Management Plan will need to include a stormwater inspection and maintenance plan for all stormwater BMP's designed to meet the General Standards, developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.</p>	<p>The Applicant has stated that they will add an Appendix D to The Stormwater Management Plan, which will include reference to Chapter 32 of the City of Portland Code of Ordinances. The revised Stormwater Management Plan has not been received at this time.</p>	<p>ADDED APPENDIX D W/ CHAPTER 32.</p>	
Public Infrastructure & Comm. Safety	Consistency with Master Plans	OK			
	Public Safety & Fire Prevention				Moved hydrant – OK w/ CP per 4/24/13 development review meeting
	Public Utilities	<p>The <i>City of Portland Technical Manual</i> (adopted 7/19/10 and revised 6/17/11) states in 2.1.1, "The introduction of non-contaminated water such as rain water, non-contact cooling water, groundwater from foundation drains, sump pumps, surface drains or any other sources of inflow shall not be allowed to discharge into a sewer which conveys sanitary waste unless approved by the City Engineer. When no other practical alternatives exist, this condition may be waived by the City Engineer." If the City Engineer should allow what is being proposed, a hydraulic analysis should be conducted to assure there will not be backups to the city's sewer due to the additional surface water drainage. The applicant is encouraged to seek an alternative mechanism for managing stormwater.</p>	<p>The applicant has not changed the design. The design as shown is not allowable.</p>	<p>SEE ABOVE RE CURBING & DRIVEWAY CULVERT.</p>	
		<p>The proposed pipe into existing sanitary manhole does not meet <i>Technical Manual</i> standards.</p>	<p>Design still does not meet Technical Manual Standards.</p>	<p>REVISED</p>	<p>OK per PMP</p>
		<p>Drain manholes shall have channels installed.</p>			
		<p>All precast structure castings shall meet <i>Technical Manual</i> requirements or approved equal.</p>			
		<p>As shown, drainage easements may be required. (Note that the Planning Division will review this comment and provide further information on any necessary easements.)</p>			
	<p>Proposed storm drain piping within the city right-of-way (ROW) shall meet the material requirements noted in Section 2.5.2 of the <i>City of Portland Technical Manual</i>. The plans should note an acceptable</p>				

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		storm drain pipe material or note acceptable pipe material options for storm drain pipe within the city ROW.			
		In accordance with Section 2 of the <i>City of Portland Technical Manual</i> : a) Precast Manholes should be per Figure II-1. b) Precast Catch Basins should be per Figure II-2. c) Typical Pipe Trenches should be per Figure II-12.			
Site Design	Massing, Ventilation, Wind Impacts	N/A			
	Shadows	N/A			
	Snow and Ice Loads	N/A			
	View Corridors	N/A			
	Historic Resources	N/A			
	Exterior Lighting	Street light spacing and type should meet <i>Technical Manual</i> requirements. I am checking on the statement made in Note 21 stating that CMP will supply. This assumption may change.	Applicant will be required to supply and install all street lighting which will become the property of the City upon street acceptance. Lighting shall meet City standards which includes installing a meter. Please add a note to consult with Kevin Thomas 9233-4912) prior to installation.	NOTE ADDED.	No street lights now? One at corner – does not meet standard (every 120') Missing street light detail ↓ needs another ↓ of. A/C - ADD if at parcel developed
	Noise and Vibration	N/A			
Signage and Wayfinding	N/A				
Zoning Related Design Standards	N/A				

Additional Submittals Req'd	Preliminary Plan	September 2012	October 2012	
Waivers	As in 2005, the applicant has requested a sidewalk waiver for the west side of Pomeroy Street. This waiver was granted for the prior submittal. However, a new sidewalk waiver request, complete with justification, should be submitted as part of the current proposal.	NOT PROVIDED.	PROVIDED 4/15/2013 (significant features, none w/in 1000 ft) AND OKAY.	OK? See TE
	NEED CURB WAIVER.		PROVIDED 11/12/2012 (Cost, significant natural features, runoff) AND OKAY.	OK? See TE
Plan edits	Please add a note to plans that all work within the proposed Pomeroy Street right of way shall meet <i>City of Portland Technical Manual</i> standards.			
	On Sheet 1 please indicate the status of the streets shown (i.e. accepted, vacated, paper, etc). In addition, please show Kenilworth Street. A separate survey plan for acceptance is suggested.	KENILWORTH IS VACATED.	UPDATED NOTE	
	Please indicate the total right of way width and distances to property lines on Sheet 1.			
	Sheet 1 should be on the Maine State Plane for acceptance.			
	Sanitary manhole rims are not acceptable as an official city benchmark.	The site bench mark is now on a PK in Bancroft St. What City of Portland benchmark was used to set this benchmark (Note 22)?		DMP SAME question
Please define the area of Pomeroy St. to be accepted with linework, bearings and distances and granite survey monuments.	Bearings and distances are now shown but the information is not clear with all the over writes. A clear separate roadway survey plan for acceptance will be required.	NOT PROVIDED.	OK per DMP 5/7	

11 POMEROY STREET: LEVEL II REVIEW – Street Construction/LEVEL I REVIEW – SF Home

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Other	Please provide evidence of the applicant's financial capacity to complete the proposed development.	PROVIDED LETTER SHOWING WINDSOR CONSTRUCTION HAS CAPACITY. EMAIL FROM ANDY MORRELL 9/20 STATES THAT WINDSOR CONSTRUCTION WILL FINANCE THE PROJECT FOR THE APPLICANT.	PROVIDED LETTER FROM GORHAM SAVINGS STATING THAT KING WEINSTEIN HAS CAPACITY TO FINANCE WILANSKY PROJECT.	
	Please submit plans for the attendant single family residence for purposes of clarification of uses.			

Single Family House		Preliminary Plan	September 2012	November 2012	
Transportation	2. Access & circulation (a.(i) and (ii); c)	No sidewalk on Pomeroy. Requested waiver. Applicant must meet waiver conditions to eliminate a sidewalk on one side of Pomeroy St.		PROVIDED.	OK?
	4. Parking (a.(i) and (iv))				
Environmental	1. Preservation of significant natural features	Driveway through wetlands. Disturbing 10,462 SF total. Need updated NRPA Tier 1 Permit. Level I not subject to Urban Impaired Stream No significant waterfowl, shorebirds, etc. habitat (per DEP mapping) No significant vernal pools (per DEP mapping) No significant animal habitat or rare plants			
	2. Landscaping & landscape pres. (a. and b.(iii))	In accordance with Section 14.526(b)2.a., 30% of trees over 10" DBH within the setback should be preserved.	ADDED NOTE. CHECK W/ JEFF RE IDENTIFYING IN FIELD. JT SAYS NOT NECESSARY.		Add treeline? <i>to plan</i> ↓ only 1/2 there?
		Two street trees are required per single family lot. Please clarify whether additional trees will be planted or existing trees will be preserved in order to meet this requirement.	PLACED ACROSS STREET. IS THIS SUFFICIENT? JT SAYS OK.		Check w/ Jeff on new placement? →
	3. Water quality, stormwater, and erosion control (a., d., e., and f.)	Drainage issues? Emailed DM-P/DRoncarati (6/28) See above			
No stormwater permits required since disturbed area and impervious area are below thresholds? How much impervious area? As noted in the city's comments regarding your proposal for the construction of Pomeroy Street (dated 6/13/12), there are considerable wetlands and drainage issues on the site. As designed, there is a significant possibility that the site's wetlands will be drained into the city's combined sewer system, ultimately changing the hydrology of the surrounding area. The city's Department of Public Services has indicated that non-contaminated water will not be allowed to discharge into the sewer system unless no other practical alternatives exist (see comments from David Margolis-Pineo, dated May 31, 2012 and David Senus, dated May 30, 2012, attached here). Other outlets or mitigation measures should be explored.		SEE ABOVE		13,296 for whole project per 4/13/13 submittal ?? <i>(D.S.)</i> asked to do w/ check ↓ do w/ check figs	
Public Infrastructure & Comm. Safety	1. Consistency with master plans	OK			
	2. Public safety and fire prevention		OKAY PER CP 7/11/12		
	3. Availability and capacity of utilities (a., c., d., and e)	See DMargolis-Pineo's comments re combined sewer above			Check for water/sewer capacity. See FB? <i>Not required</i>
Site Design	5. Historic resources	N/A			
	9. Zoning-related design standards	N/A in R-3			

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Additional Submittals Req'd	Preliminary Plan	September 2012	October 2012	
Plan edits	Distances to property lines Limit of disturbance Foundation/perimeter drain outlet Existing vegetation to be preserved Proposed site landscaping			
	Accurate portrayal of building footprint (including porches)	DOES NOT SHOW PORCHES.	ADDED PORCH	
	Updated NRPA Tier 1 permit.	WILL FORWARD UPON RECEIPT	REVISED APPLICATION; WILL FORWARD LATER (INCLUDE AS CONDITION)	
	Written description of existing easement on north side of property	PROPOSED. NOT PROVIDED. BUT THIS IS OK?		Check on this?
	Information regarding site lighting. As a reminder, exterior lighting should be full cut off.	SEE DMP's COMMENT ON STREET LIGHTS		
Other	A written description of the outsale of the land that will be recorded at the registry of deeds.	PROVIDED. ANN 9/26 EMAIL "before certificate of occupancy can be issued, our office needs the recorded description of the out sale parcel."		
	That the site plan show the footprints of the three porches that are shown on the building plans.	Third, I still can't sign off on the site plan. Two of the three porches are now shown but the 8' x 47' porch on the "front" of the house, north side, facing Bancroft Street is not shown on the site plan.	ADDED PORCH?	
	Why 1 hour fire-rated wall upstairs? Asked Andy Morrell (6/28 email) Response from architect: There are no plans to provide a sprinkler system of this house.			Check on sprinkler system
	Why sinks? Hand-washing in Chabad			
	Check square footage (2680 SF listed as footprint) Pencils out at ~2600 SF (asked architect 4/2013)			Get SF numbers. Asked early April 2013

2680 footprint

BACKGROUND:

- R-3 District:
- Family - up to 16 unrelated people
 - Places of assembly – conditional (if over 15 people?)
 - Two-family - conditional

CONDITIONS:

- Updated NRPA wetland disturbance permit
- Easements – turnaround; drainage?
- Stormwater maintenance agreement?
- Monument at corner?
- Deed for outsale recorded prior to CO

Helen Donaldson - 11 Pomeroy Street

From: Tom Errico <thomas.errico@tylin.com>
To: Helen Donaldson <HCD@portlandmaine.gov>
Date: 5/1/2013 8:39 AM
Subject: 11 Pomeroy Street
CC: David Margolis-Pineo <DMP@portlandmaine.gov>, Katherine Earley <KAS@port...

Nell – I have reviewed the most recent plan for the above noted project and would recommend that that driveway width be 10 feet wide (the minimum width allowed under City standards). Additionally, the turnaround should be revised to have a depth of 30 feet.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director

TYLIN INTERNATIONAL

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Visit us online at www.tylin.com

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Please consider the environment before printing.

SW + CWB waivers

May 31, 2012

September 19, 2012

May 9, 2013]

TO: Nelle Donaldson
Barbara Barhydt
FROM: David Margolis-Pineo Dept. of Public Services
RE: Review Comments: 11 Pomeroy Street – Single Family Home

The Department of Public Services has the following comments on the above project.

1. The City of Portland Technical Manual, adopted 7/19/10 and Revised 6/17/11 states in 2.1.1. “The introduction of non-contaminated water such as rain water, non-contact cooling water, groundwater from foundation drains, sump pumps, surface drains or any other sources of inflow shall not be allowed to discharge into a sewer which conveys sanitary waste unless approved by the City Engineer. When no other practical alternatives exist, this condition may be waived by the City Engineer.” If the City Engineer should allow what is being proposed, a hydraulic analysis should be conducted to assure there will not be backups to the City’s sewer due to the additional surface water drainage.
The applicant is encouraged to seek an alternative to managing stormwater.
This issue has been resolved.
The applicant has not changed the design. The design as shown is not allowable.
2. The proposed pipe into existing sanitary manhole does not meet Technical Manual standards.
The design has been change to resolve this issue.
Design still does not meet Technical Manual Standards.
3. Please add note to plans that all work within the proposed Pomeroy Street right of way shall meet City of Portland Technical Manual standards.
Note 26 Sheet 1 now states this.
4. A turnaround is required at the end of the proposed street. Please define with easements.
No turnaround added.
Turnaround now added
5. Drain manholes shall have channels installed.
All manholes are now shown requiring channels.
Design has changed to eliminate drain manholes
6. All precast structure castings shall meet be per Technical Manual requirements or approved equal.
No response required.
7. Sidewalk crossing details with ADA warning strip shall be reviewed and approved by Bruce Hyman (400-9243) of this office.
No crossing detail shown.
No further detail required.

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: David Senus, P.E.
DATE: May 3, 2013
RE: Pomeroy Street Construction, Level II Site Plan Application

Woodard & Curran has reviewed the Response to Comments letter and attachments for the Level II Final Site Plan Application for the Pomeroy Street extension located off of Bancroft Street in Portland, Maine. The parcel was previously approved for a Site Plan and Conditional Use Permit in August of 2005 by the City for a single family residence with attached synagogue; however, these permits have since expired. The current amended project consists of developing a single family home (Level I) and construction of approximately 200 linear feet of Pomeroy Street (Level II).

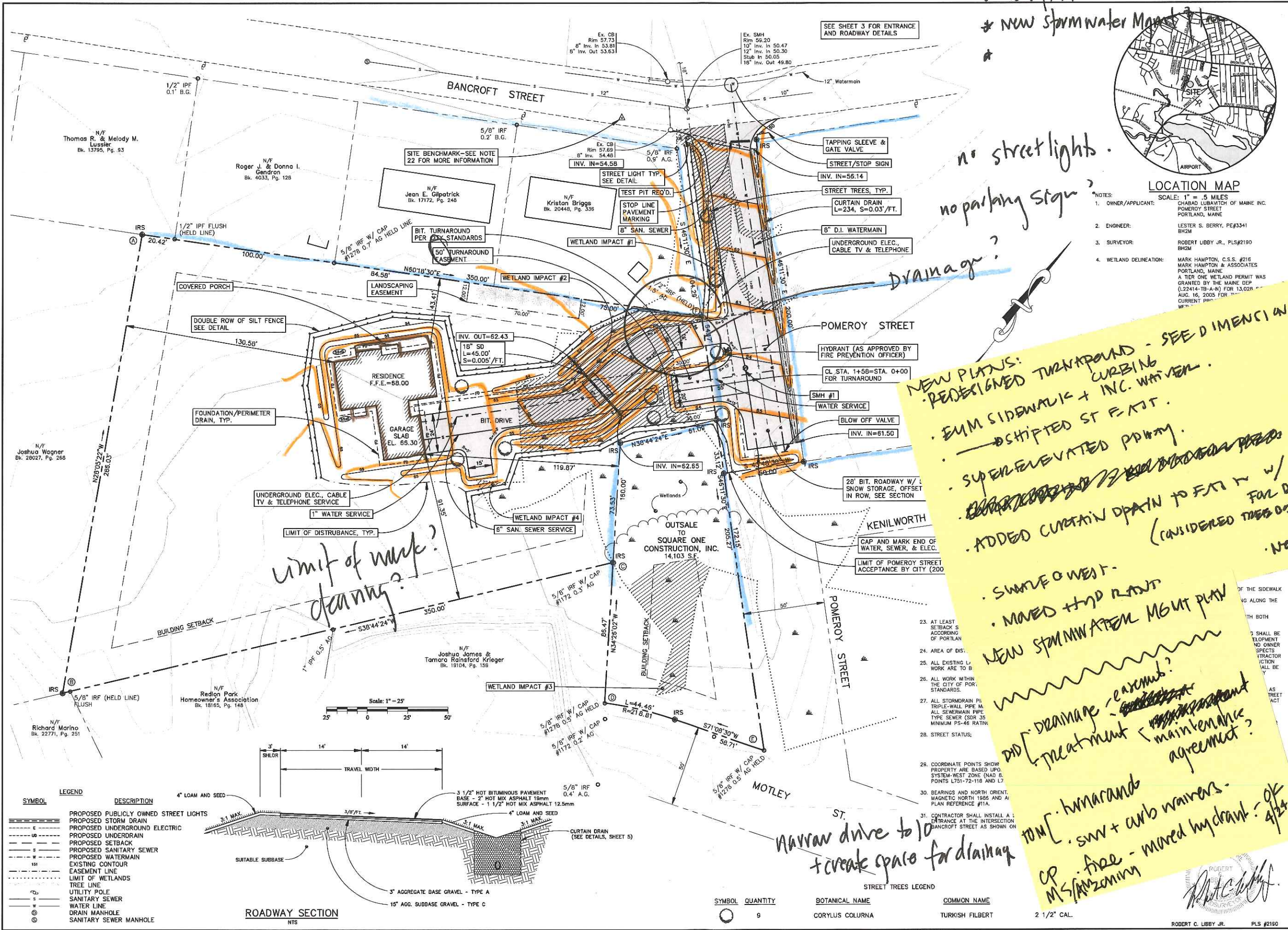
Documents Provided By Applicant

- Site Plan Revisions letter prepared by BH2M on behalf of Chabad Lubavitch of Maine, Inc. to Nell Donaldson, City Planning Office, dated April 15, 2013
- Revised Stormwater Management Report prepared by BH2M on behalf of Chabad Lubavitch of Maine, Inc., dated April 2013
- Engineering Plans, Sheets 1-8, prepared by BH2M on behalf of Chabad Lubavitch of Maine, Inc., revised April 15, 2013

Comments

- 1) The previous site plan prepared in 2005 was granted a MaineDEP Tier 1 NRPA Permit for 13,028 square-feet of wetland disturbance; we understand the Applicant intends to work with MaineDEP to update this permit. We request that the approved, amended MaineDEP permit be forwarded to the Planning Office upon receipt.
- 2) As noted in previous review memos, the Applicant requests to pay an In-Lieu Compensation Fee to meet the Urban Impaired Stream Standard. The Applicant has provided calculations for this fee in a letter to the City dated November 12, 2012; calculations based on the table in MaineDEP Chapter 500 Section 6.A.(1). The fee calculation provided by the Applicant appears to include areas associated with the single family residential house. The calculation should be revised to only consider the new landscaped and non-roof impervious areas associated with the roadway.
- 3) The City of Portland requires that all Level II site plan applications submit a stormwater management plan pursuant to the regulations of MaineDEP Chapter 500 Stormwater Management Rules, including the Basic, General, and Flooding Standards (*Technical Manual, Section 5. II. Applicability in Portland. C. a. and City of Portland Code of Ordinances Sec. 14-526. Site plan standards. (b). 3. b.*):
 - a) Basic Standards: The plans and application for both the Pomeroy Street construction and the single family residential lot have been prepared in general accordance with the Basic Standards.
 - b) General Standards: The Applicant proposes to collect and manage stormwater runoff generated from the impervious roadway through a "curtain drain" along the eastern edge of the roadway. The curtain drain will provide minimal water quality treatment, as it is currently designed with a stone surface and underdrain stone (no fine filter layer). The construction detail should include a minimum of 18" of underdrain gravel or a sand filter layer to provide additional means of filtration; preferably located between the larger surface stone and the base underdrain stone.
 - c) Flooding Standard: The Applicant has provided a Stormwater Management Report with a HydroCAD analysis of the 2, 10 and 25-year, 24 hour storm events modeled for the predevelopment and post-development conditions. The runoff analysis indicates that the project

??
[]
V/S not applicable to minor res. SF? YES



* new plans - contain drain
 * new stormwater manhole



LOCATION MAP

SCALE: 1" = .5 MILES
 1. OWNER/APPLICANT: CHABAD LUBAVITCH OF MAINE INC. POMEROY STREET PORTLAND, MAINE
 2. ENGINEER: LESTER S. BERRY, PE#3341 BH2M
 3. SURVEYOR: ROBERT LIBBY JR., PLS#2190 BH2M
 4. WETLAND DELINEATION: MARK HAMPTON, C.S.S. #216 MARK HAMPTON & ASSOCIATES PORTLAND, MAINE A TIER ONE WETLAND PERMIT WAS GRANTED BY THE MAINE DEP (L22414-TB-A-N) FOR 13,028 S.F. CURRENT PERMIT EXPIRES AUG. 16, 2005 FOR THE CURRENT PROJECT.

NO.	DATE	REVISION	DESCRIPTION
1	1/24/12	Submitted Amended Site Plan	
2	3/12/12	Submitted Level I & II Site Plans	
3	6/29/12	Revisions for Level I & II Applications	
4	11/12/12	Revisions for Level I & II Applications Per City Comments	
5	4/15/13	Revisions for Level I & II Applications Per City Comments	

no street lights.
 no parking signs?

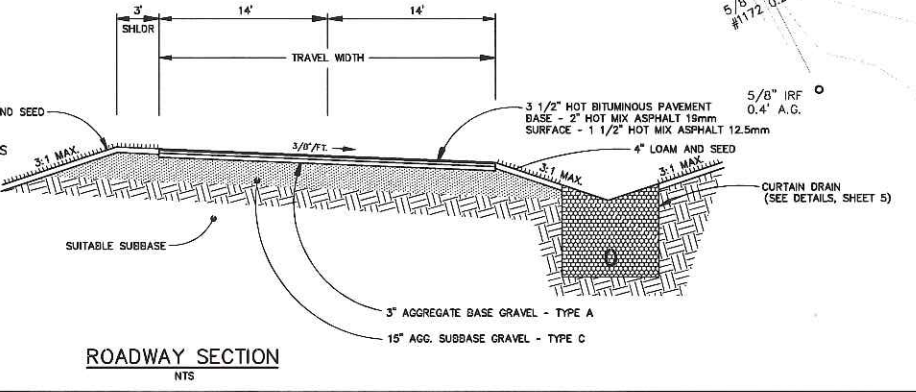
Drainage?

NEW PLANS:
 • REDESIGNED TURNAROUND - SEE DIMENSIONS!
 • EUM SIDEWALK + INC. WAIVER.
 • SHIPPED STREET.
 • SUPERELEVATED PAVEMENT.
 • ADDED CURTAIN DRAIN TO FIT W/ OUTLET FOR DURING MAINT. (CONSIDERED THIS OR) ENFORCED.
 • NO MAIN AGREEMENT
 • NO PARKING SIGNS?
 • SWAYE WEST.
 • MOVED THE RAMP
 NEW STORMWATER MGMT PLAN
 DDT - drainage - easement?
 treatment - maintenance agreement?
 narrow drive to lot + create space for drainage
 TOM [- hmarand
 CP - free - moved hydrant - OK 4/24
 M/S - [unclear]

limit of work?
 clearing?

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	PROPOSED PUBLICLY OWNED STREET LIGHTS
(Symbol)	PROPOSED STORM DRAIN
(Symbol)	PROPOSED UNDERGROUND ELECTRIC
(Symbol)	PROPOSED UNDERDRAIN
(Symbol)	PROPOSED SETBACK
(Symbol)	PROPOSED SANITARY SEWER
(Symbol)	PROPOSED WATERMAIN
(Symbol)	EXISTING CONTOUR
(Symbol)	EASEMENT LINE
(Symbol)	LIMIT OF WETLANDS
(Symbol)	TREE LINE
(Symbol)	UTILITY POLE
(Symbol)	SANITARY SEWER
(Symbol)	WATER LINE
(Symbol)	DRAIN MANHOLE
(Symbol)	SANITARY SEWER MANHOLE



STREET TREES LEGEND

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME
(Symbol)	9	CORYLUS COLURNA	TURKISH FILBERT

SITE PLAN
 LEVEL I-MINOR RESIDENTIAL DEV.
 LEVEL II-ROAD IMPROVEMENTS
 LAND OF CHABAD LUBAVITCH OF MAINE INC.
 POMEROY STREET
 PORTLAND, MAINE

DESIGNED	DATE
W. Polkey	Jan. 2012
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
W. Thompson	11093

SHEET
 1
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ROBERT C. LIBBY JR. PLS #2190

EROSION AND SEDIMENT CONTROL PLAN
 THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES", CUMBERLAND COUNTY S.W.C.D. DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2003.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES", CUMBERLAND COUNTY S.W.C.D. DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED 2003.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 15 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SLT FENCE, HAY BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
- INSTALL SILT FENCE AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (0.5 INCHES) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2 TO 1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (130 LBS PER 1,000 SQ. FT.).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1000 SQ. FT. LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
 - HAY MULCH AT THE RATE OF 70-90 LBS PER 1000 SQUARE FEET OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.
- WETLANDS WILL BE PROTECTED W/HAYBALES AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.

MULCH AND MULCH ANCHORING

MULCH

LOCATION	MULCH	RATE (1000 S.F.)
PROTECTED AREA	STRAW OR HAY *	100 POUNDS
WINDY AREAS	SHREDDED OR CHOPPED CORNSTALKS	185-275 POUNDS
	STRAW OR HAY (ANCHORED) *	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES (GREATER THAN OR EQUAL TO 3:1)	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
		AS REQUIRED

* A HYDRO-APPLICATION OF ASPHALT, WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.

MULCH ANCHORING

ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD./BLOCK); MULCH NETTING (AS PER MANUFACTURER); ASPHALT EMULSION (0.04 GALLONS PER SQ. YD.); LIQUID ASPHALT (0.10 GALLONS PER SQ. YD.); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

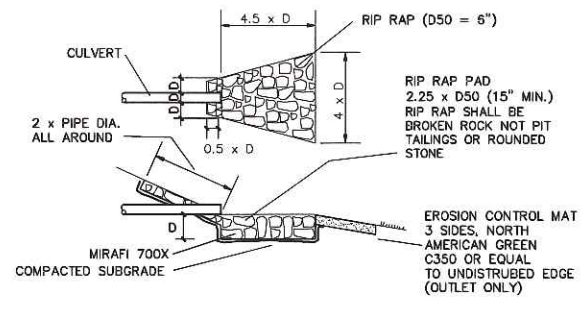
Additional temporary seed mixture (for periods less than 12 months).

Season	Seed	Rate
Summer (5/15 - 8/15)	Sudangrass	40 lbs/acre
	Oats	80 lbs/acre
	Annual Ryegrass	40 lbs/acre
Late Summer/Early Fall (8/15 - 9/15)	Annual Ryegrass	40 lbs/acre
	Perennial Ryegrass	40 lbs/acre
Fall (9/15 - 11/1)	Winter Rye	112 lbs/acre*
	Mulch w/ Dormant Seed	80 lbs/acre*
Winter (11/1 - 4/1)	Mulch w/ Dormant Seed	80 lbs/acre*
	Oats	80 lbs/acre
Spring (4/1 - 7/1)	Oats	80 lbs/acre
	Annual Ryegrass	40 lbs/acre

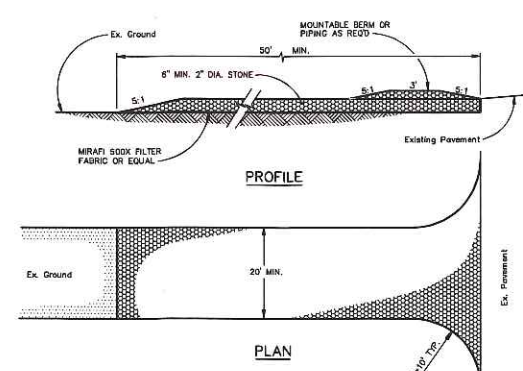
*Seed Rate Only

EROSION CONTROL DURING CONSTRUCTION

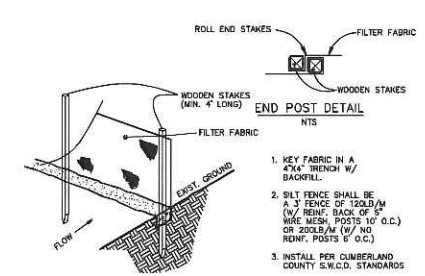
- WINTER CONSTRUCTION
- WINTER CONSTRUCTION PERIOD: OCTOBER 1 THROUGH APRIL 15.
 - WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
 - EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
 - CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
 - AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES MULCH SHALL BE APPLIED SUCH THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
 - BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED, DURING PERIODS OF ABOVE FREEZING TEMPERATURES. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
 - A) BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL TACK OR WOOD CELLULOSE FIBER.
 B) MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND 6% FOR ALL OTHER SLOPES GREATER THAN 6%.
 C) AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
 D) DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
 E) AREAS WITHIN 100 FEET OF STREAMS THAT ARE NOT STABILIZED WITH VEGETATION BY DEC. 1 SHALL BE MULCHED AND ANCHORED WITH NETTING. IF WORK CONTINUES IN THIS AREA DURING THE WINTER, A DOUBLE LINE OF SEDIMENT BARRIERS MUST BE USED.



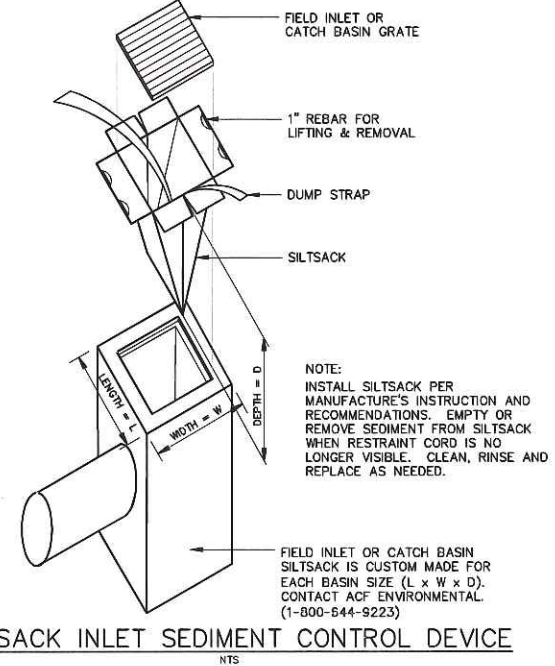
PIPE INLET/OUTLET PROTECTION
 N.T.S.



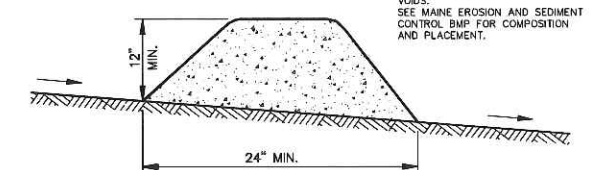
STABILIZED CONSTRUCTION ENTRANCE
 N.T.S.



SILT FENCE DETAIL
 N.T.S.



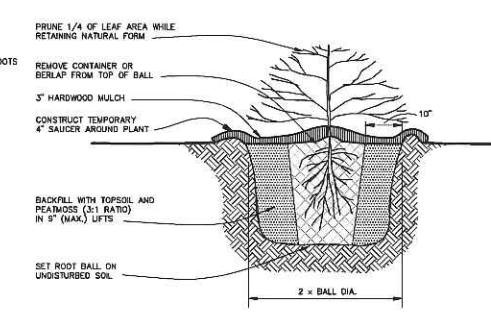
SILTSACK INLET SEDIMENT CONTROL DEVICE
 N.T.S.



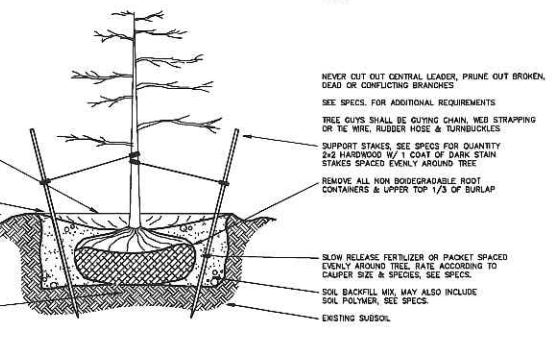
EROSION CONTROL
 MIX BERM
 N.T.S.

LANDSCAPING NOTES:

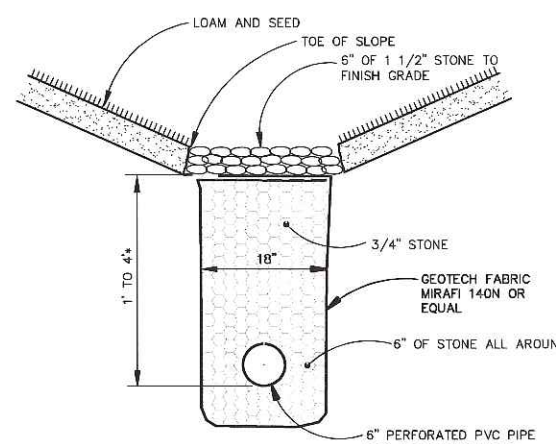
- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED CAREFULLY AS SHOWN ON THE PLANS FOR FIELD REVIEW BY THE ENGINEER OR CITY.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- INSTALL 3" OF BARK MULCH AT ALL PLANTING LOCATIONS.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN LIST AND ON THE PLAN.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE CITY.
- ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE MAINE NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCE, ERECT SNOW FENCE (OR EQUAL) AT THE DRIP LINE OF THE TREE. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPE AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS, OR LAWNS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE 4" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 3:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- LOAM AND SEED ALL AREAS NOT OTHERWISE TREATED.
- THE PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO SITE/CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
- THE LIMITS OF WORK FOR AREAS OF VEGETATION TO BE PRESERVED NEED TO BE FLAGGED PRIOR TO DOING AND SITE WORK. THE CITY ARBORIST SHOULD BE CONTACTED TO CONFIRM THE FLAGGED AREAS AND PRESERVATION TECHNIQUES CONTAINED IN NOTE #10.



SHRUB PLANTING DETAIL
 N.T.S.



TREE PLANTING & STAKING DETAIL
 N.T.S.



CURTAIN DRAIN
 N.T.S.
 (FOR DITCH SECTIONS ONLY-SEE PLAN)

NO.	DATE	DESCRIPTION
1	1/24/12	Submitted Amended Site Plan
2	3/12/12	Submitted Level I & II Site Plans
3	8/29/12	Revisions for Level I & II Applications
4	11/12/12	Revisions for Level I & II Applications Per City Comments
5	4/15/13	Revisions for Level I & II Applications Per City Comments



BH2M
 Berry, Huff, McDonald, Milfogan Inc.
 Engineers, Surveyors
 28 Stone Street
 Condon, Maine 04938
 Tel: (207) 859-2771
 Fax: (207) 859-9250

for
 Chabad Lubavitch
 800
 Barnard Street
 Portland, Maine

DETAIL SHEET
 LAND OF
 CHABAD LUBAVITCH OF MAINE INC.
 800 BARNARD STREET
 PORTLAND, MAINE

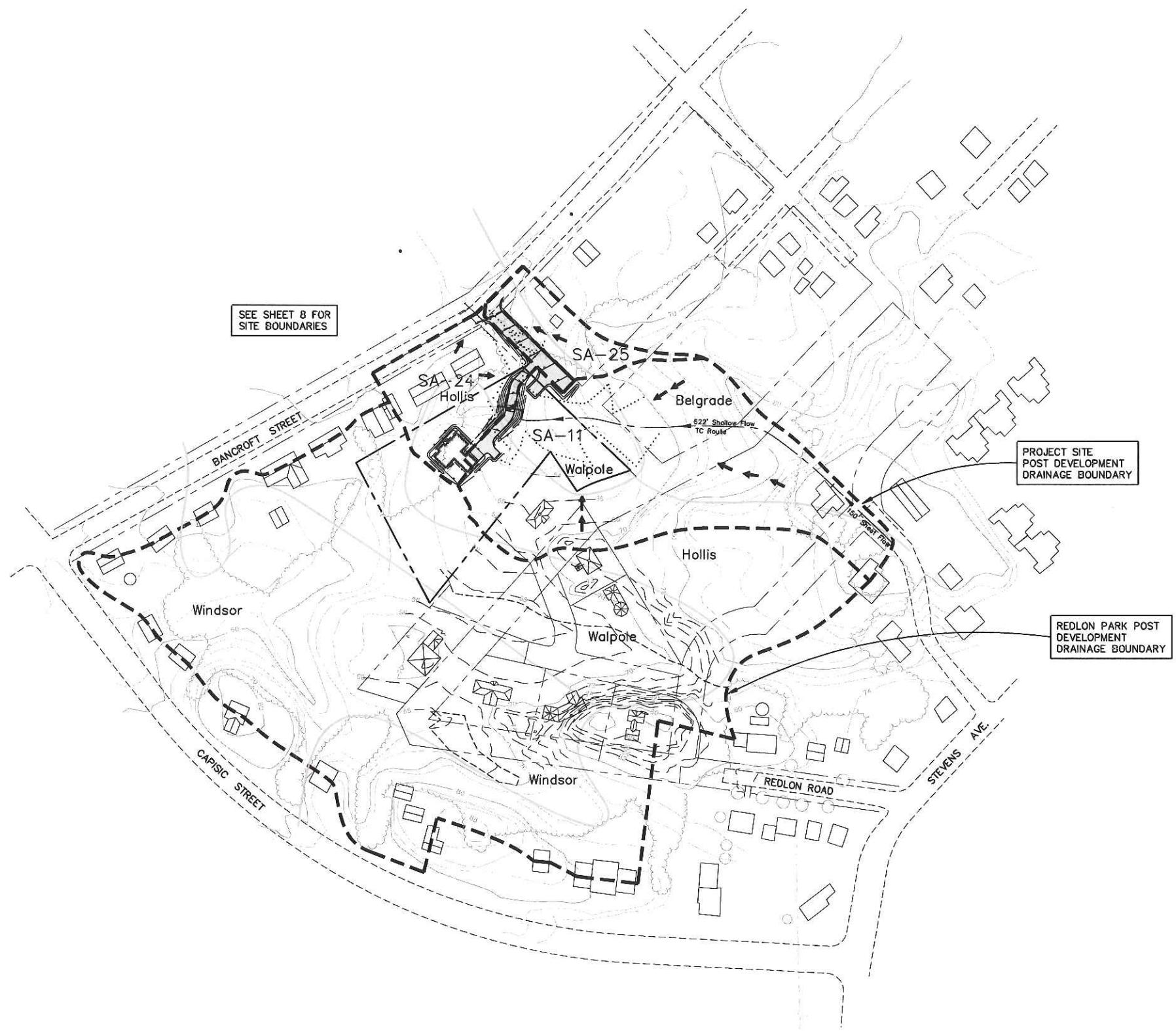
DESIGNED	DATE
W. Thompson	Jan. 2012
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
W. Thompson	11093

SHEET
5
 REPRODUCTION OR REUSE OF THIS
 DOCUMENT WITHOUT THE
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 OF BHM INC IS PROHIBITED



LOCATION MAP
SCALE: 1" = .5 MILES

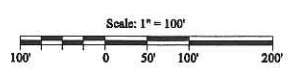
SEE SHEET 8 FOR
SITE BOUNDARIES



PROJECT SITE
POST DEVELOPMENT
DRAINAGE BOUNDARY

REDLON PARK POST
DEVELOPMENT
DRAINAGE BOUNDARY

SOILS LEGEND	
SYMBOL	DESCRIPTION
—	SOIL BOUNDARY LINES
- - -	LIMIT OF WETLANDS
- - - - -	DRAINAGE BOUNDARY
←	FLOW DIRECTION
HYDROLOGIC SOIL GROUP	
SOIL	GROUP
HOLLIS	C/D
WINDSOR	A
WALPOLE	C
BELGRADE	B



- NOTES:
- TOPOGRAPHY: PLAN ENTITLED "DRAINAGE ANALYSIS, REDLON PARK" DATED JUNE 4, 1997, BY PINKHAM & GREER.
 - BOUNDARY: BH2M
ROBER C. LIBBY JR. PLS #2190
28 STATE STREET
GORHAM, MAINE
 - WETLAND DELINEATION: MARK HAMPTON & ASSOCIATES
PORTLAND, MAINE
 - BENCHMARK: SURVEY CONTROL POINT #9
PK NAIL SET IN PAVEMENT ON BANCROFT
STREET, ELEVATION=58.89'
CITY OF PORTLAND DATUM
 - SOILS: CUMBERLAND COUNTY SOILS SURVEY, MEDIUM
INTENSITY SOILS MAPS.

NO.	DATE	REVISION DESCRIPTION
•	3/12/12	Submitted Level I & II Site Plans
•	10/29/12	Revisions for Level I & II Applications
•	11/12/12	Revisions for Level I & II Applications Per City Comments
•	4/15/13	Revisions for Level I & II Applications Per City Comments



BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04638
Tel: (207) 886-2777
Fax: (207) 886-6530

FOR
Chabad Lubovitch
Bancroft Street
Portland, Maine

VICINITY
POST DEVELOPMENT
LAND OF
CHABAD LUBOVITCH OF MAINE INC.
POMEROY STREET
PORTLAND, MAINE

DESIGNED L. Berry	DATE Jan. 2012
DRAWN Dept.	SCALE As Noted
CHECKED L. Berry	JOB. NO. 11093

SHEET
7

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Andy Marcell, John Thompson, King Weinstein.

14-403
L#

POMEROY STREET 14-403/SF HOME - SF



TURNAROUND: SIZE + LOCATION - switch w/ driveway + make smaller
30x30' 20' paved w/ loggro
excavated x 20' deep

SW WAIVER: NO SIDEWALK w/IN 1,000 FT
- STRICT ADHERENCE - NAT FEATURES
+ more N → utilities - sewer from man hole in street
② more perm. SMIT
③ sub.

EASEMENT:
TIER 1 PERMIT
TO COME

DRAINAGE + CURB WAIVER: EASEMENT?
↓ TAKE CARE OF IT ON SITE.
↓ move to w/in 5ft - do street trees + snow plowing

TREATMENT: 7700 SF? ~ 6000 SF? IN ROADWAY. (16,500 SF TOTAL - 2 STREETS)
GENERAL STANDARDS

- ① soil filter system along road edge
- ② tree box filter in swale? → ~~French Drain~~ treatment + conveyance through Briggs
- ③ treat lot in lieu? - soil filter system (equivalent size) 2 1/2 ft deep or less?
- ④ tree box filters on NE SIDE + ditch on W SIDE, NO SIDEWALK to prevent runoff to Briggs street from gutter

↓ + maintenance agreement

~~util~~ [*] need language - easement for maintenance of stormwater.

* New letter

- * fire - Chris Picone - enough for fire?
- * no parking sign? - DPS to provide street sign, + 911 - Michelle Sweeney
- * monumentation?

MONUMENTS?
@ CORNER

Plain text = ND ORIGINAL COMMENTS; **ORANGE** = ND 9/19; **BROWN** = ND 11/20
PURPLE = DMP ORIGINAL COMMENTS; **BOLD** = DMP 9/19
RED = DS ORIGINAL COMMENTS; **ARIAL BOLD** = DS 9/19
BLUE = ANN ORIGINAL COMMENTS; **BLUE** = ANN 9/26

14-403

1. Transportation Standards

DMP:

A turnaround is required at the end of the proposed street, per the *City of Portland Technical Manual* and the Department of Public Services. Please define with easements. **No turnaround added.**

N/A

ADDED TURNAROUND . Added turnaround - 30x30' easement w/
Sidewalk crossing details with ADA warning strip shall be reviewed and approved by Bruce Hyman (400-9243) of the Department of Public Services. **No crossing detail is now shown.**

20x20' turnaround
↓
should be 30' deep?

ADDED DETAIL, BUT NOT CLEAR HOW SIDEWALK INTERFACE WORKS W/O CURBING.

DS:

- In accordance with Section 1 of the *City of Portland Technical Manual*.
- The aggregate base course for a bituminous sidewalk should be 10" of Type B gravel per Figure I-12.
- Vertical granite curbing and terminal curb details should be per Figure I-16.

As in 2005, the applicant has requested a sidewalk waiver for the west side of Pomeroy Street. This waiver was granted for the prior submittal. However, a new sidewalk waiver request, complete with justification, should be submitted as part of the current proposal. **NOT PROVIDED. PROVIDED AND OKAY.**

↓ CHECK w/ TOM E

2. Environmental Quality Standards

DS:

• The previous site plan prepared in 2005 was granted a MaineDEP Tier 1 NRPA Permit for 13,028 square-feet of wetland disturbance; the current amended project will disturb only 10,462 square-feet, and the applicant intends to work with MaineDEP to coordinate the update of this permit. Woodard & Curran recommends that the approved amended MaineDEP permit be forwarded to the Planning Division upon receipt. **The Applicant has stated that they intend to submit the updated MaineDEP Tier 1 NRPA Permit upon receipt. NO PERMIT PROVIDED. STATE WILL BE RESUBMITTED BASED ON REVISED NUMBERS AND PROVIDED AT LATER DATE.**

• The site plan proposes two drainage pipe inlets located on either side of the residential driveway. These inlets have proposed invert elevations that are below the existing ground surface elevation, and are located in close proximity to existing wetlands. Surface and shallow groundwater associated with these wetland areas will likely enter the roadway drainage system through these inlets, affecting the hydrology of the adjacent wetland areas. Although review of wetland impacts will be performed by MaineDEP, the addition of this "non-contaminated" water source into a drainage system that discharges into the city's combined sewer is not allowed unless approved by the City Engineer (Section 2.1.1 of *City of Portland Technical Manual*). **Refer to Comment 1 in memo from David Margolis-Pineo, Dept. of Public Services dated September 19, 2012. ELIMINATED CURBING, ELIMINATED DRAINAGE PIPES, and ADDED CULVERT UNDER DRIVEWAY.**

COST -22%
REMOFF/SIG
FEATURES.
REMOFF

• **DRAINAGE EASEMENTS REQUIRED?**

• **NEED CURB WAIVER. PROVIDED AND OKAY?**

→ see 11/12/12 letter
→ CHECK w/ TOM/DMP

• The project falls within the Capisic Brook Watershed, which is classified as an Urban Impaired Stream by the MaineDEP. The City of Portland requires that all development, except single and two-family homes, subject to City of Portland review, shall be required to comply with the Urban Impaired Stream Standard pursuant to MaineDEP Chapter 500 Stormwater Management Rules if

3 N WAIVER — SIG FEATURES
NAVE w/IN 1,000

allowed to discharge into a sewer which conveys sanitary waste unless approved by the City Engineer. When no other practical alternatives exist, this condition may be waived by the City Engineer." If the City Engineer should allow what is being proposed, a hydraulic analysis should be conducted to assure there will not be backups to the city's sewer due to the additional surface water drainage. The applicant is encouraged to seek an alternative mechanism for managing stormwater. **The applicant has not changed the design. The design as shown is not allowable. SEE ABOVE RE CURBING & DRIVEWAY CULVERT.**

- The proposed pipe into existing sanitary manhole does not meet *Technical Manual* standards. **Design still does not meet Technical Manual Standards. REVISED - new design.**
- Drain manholes shall have channels installed.
- All precast structure castings shall meet *Technical Manual* requirements or approved equal.
- As shown, drainage easements may be required. (Note that the Planning Division will review this comment and provide further information on any necessary easements.)

No maint agreement

DS:

- Proposed storm drain piping within the city right-of-way (ROW) shall meet the material requirements noted in Section 2.5.2 of the *City of Portland Technical Manual*. The plans should note an acceptable storm drain pipe material or note acceptable pipe material options for storm drain pipe within the city ROW.
- In accordance with Section 2 of the *City of Portland Technical Manual*:
 - a) Precast Manholes should be per Figure II-1.
 - b) Precast Catch Basins should be per Figure II-2.
 - c) Typical Pipe Trenches should be per Figure II-12.

MOVED HYDRANT

4. Site Design Standards

DMP:

- Street light spacing and type should meet *Technical Manual* requirements. I am checking on the statement made in Note 21 stating that CMP will supply. This assumption may change. **Applicant will be required to supply and install all street lighting which will become the property of the City upon street acceptance. Lighting shall meet City standards which includes installing a meter. Please add a note to consult with Kevin Thomas 9233-4912) prior to installation. NOTE ADDED. - No street lights now**

Additional Submittals Required:

- Please add a note to plans that all work within the proposed Pomeroy Street right-of-way shall meet *City of Portland Technical Manual* standards.
- On Sheet 1 please indicate the status of the streets shown (i.e. accepted, vacated, paper, etc). In addition, please show Kenilworth Street. A separate survey plan for acceptance is suggested. **KENILWORTH IS VACATED. UPDATED NOTE.**
- Please indicate the total right-of-way width and distances to property lines on Sheet 1.
- Sheet 1 should be on the Maine State Plane for acceptance.
- Sanitary manhole rims are not acceptable as an official city benchmark. **The site bench mark is now on a PK in Bancroft St. What City of Portland benchmark was used to set this benchmark (Note 22)?**
- Please define the area of Pomeroy St. to be accepted with linework, bearings and distances and granite survey monuments. **Bearings and distances are now shown but the information is not clear with all the over writes. A clear separate roadway survey plan for acceptance will be required. NOT PROVIDED. - SHW NOT**
- Please provide evidence of the applicant's financial capacity to complete the proposed development. **PROVIDED LETTER SHOWING WINDSOR CONSTRUCTION HAS**

Note that review from the Fire Prevention Bureau is still pending. The Planning Authority will forward comments from Fire Prevention as soon as they become available. **OKAY PER CP 7/11/12**

- 1. Applicant must meet waiver conditions to eliminate a sidewalk on one side of Pomeroy St. PROVIDED.**

Helen Donaldson - Re: Pomeroy Street Meeting-Chabab Lubavitch

From: Helen Donaldson
To: Andy Morrell
Date: 12/6/2012 2:36 PM
Subject: Re: Pomeroy Street Meeting-Chabab Lubavitch

Andy,

I got back to my desk, looked at your revised submittal, and realized that there isn't much that we didn't address in our meeting today. In terms of small items, I've noted that you've taken care of:

- the note about Kenilworth being a vacated street
- the financial capacity letter
- the zoning comments regarding the deed for the sale of the outparcel; and
- the porches on the site plan.

That said, it may make sense for you to proceed with revised plans, based on our conversations today, without waiting for another formal letter from us. In your next iteration, you can omit your responses to those items above. Does this make sense from your end? It might just speed things up a bit?

Let me know. I'm back in the office on Tuesday.

Thanks, Andy.
Nell

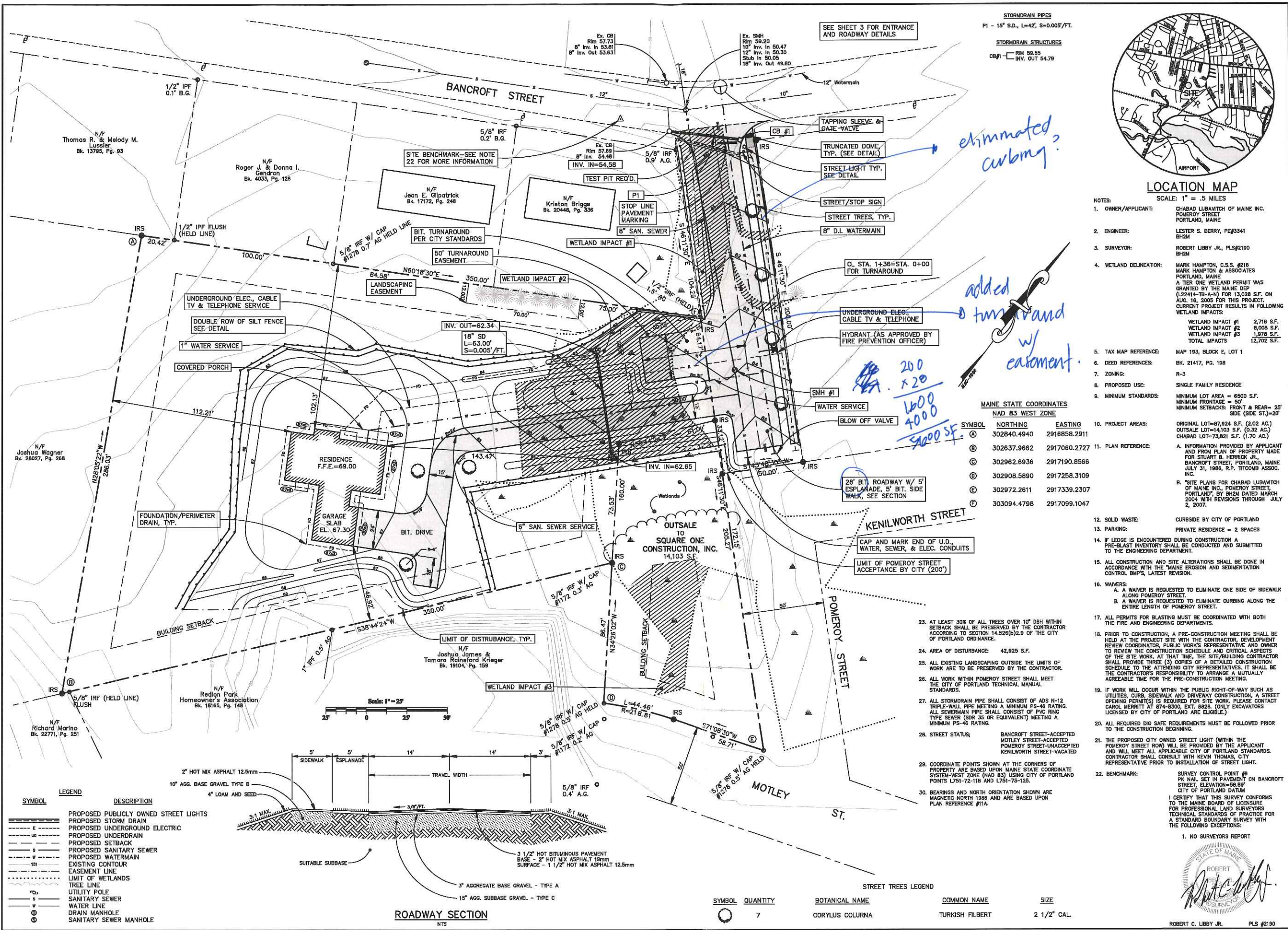
Nell Donaldson
Planner, City of Portland
389 Congress Street
Portland, Maine 04101
874-8723
hcd@portlandmaine.gov

>>> "Andy Morrell" <amorrell@bh2m.com> 12/4/2012 11:12 AM >>>

Hello all,

This is just confirmation of a meeting to be held to discuss the remaining issues for the above referenced project. The meeting will be held on Thursday December 6, 2012 at 1:00 in the Conference Room on the fourth Floor of City Hall.
Thanks

Andrew S. Morrell, E.I.
Berry Huff McDonald Milligan, Inc.
28 State Street
Gorham, Maine 04038
Phone-(207)839-2771 ext. 206
Fax-(207)839-8250
amorrell@bh2m.com
www.bh2m.com



STORMDRAIN PIPES
 P1 - 15" S.D., L=42', S=0.005'/FT.
 STORMDRAIN STRUCTURES
 CB#1 - RIM 59.55
 INV. OUT 54.79



NOTES:
 1. OWNER/APPLICANT: CHABAD LUBAVITCH OF MAINE INC. POMEROY STREET PORTLAND, MAINE
 2. ENGINEER: LESTER S. BERRY, PE#3341 BH2M
 3. SURVEYOR: ROBERT LIBBY JR., PLS#2190 BH2M
 4. WETLAND DELINEATION: MARK HAMPTON, C.S.S. #216 MARK HAMPTON & ASSOCIATES PORTLAND, MAINE
 A TIER ONE WETLAND PERMIT WAS GRANTED BY THE MAINE DEP (22414-18-A-N) FOR 13,028 S.F. ON JULY 16, 2006 FOR THIS PROJECT. CURRENT PROJECT RESULTS IN FOLLOWING WETLAND IMPACTS:
 WETLAND IMPACT #1 2,716 S.F.
 WETLAND IMPACT #2 8,008 S.F.
 WETLAND IMPACT #3 1,878 S.F.
 TOTAL IMPACTS 12,702 S.F.
 5. TAX MAP REFERENCE: MAP 193, BLOCK E, LOT 1
 6. DEED REFERENCES: BK. 21417, PG. 198
 7. ZONING: R-3
 8. PROPOSED USE: SINGLE FAMILY RESIDENCE
 9. MINIMUM STANDARDS: MINIMUM LOT AREA = 6500 S.F.
 MINIMUM FRONTAGE = 50'
 MINIMUM SETBACKS: FRONT & REAR= 25'
 SIDE (SIDE ST.)=20'

MAINE STATE COORDINATES
 NAD 83 WEST ZONE

SYMBOL	NORTHING	EASTING
(A)	302840.4940	2916858.2911
(B)	302637.9662	2917080.2727
(C)	302962.6936	2917190.8566
(D)	302908.5890	2917258.3109
(E)	302972.2611	2917339.2307
(F)	303094.4798	2917099.1047

- AT LEAST 30% OF ALL TREES OVER 10" DBH WITHIN SETBACK SHALL BE PRESERVED BY THE CONTRACTOR ACCORDING TO SECTION 14.526(b)(2) OF THE CITY OF PORTLAND ORDINANCE.
- AREA OF DISTURBANCE: 42,925 S.F.
- ALL EXISTING LANDSCAPING OUTSIDE THE LIMITS OF WORK ARE TO BE PRESERVED BY THE CONTRACTOR.
- ALL WORK WITHIN POMEROY STREET SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- ALL STORMDRAIN PIPE SHALL CONSIST OF ADS N-12 TRIPLE-WALL PIPE MEETING A MINIMUM PS-46 RATING. ALL SEWERMAIN PIPE SHALL CONSIST OF PVC RING TYPE SEWER (SDR 35 OR EQUIVALENT) MEETING A MINIMUM PS-46 RATING.
- STREET STATUS: BANCROFT STREET-ACCEPTED MOTLEY STREET-ACCEPTED POMEROY STREET-UNACCEPTED KENILWORTH STREET-VACATED
- COORDINATE POINTS SHOWN AT THE CORNERS OF PROPERTY ARE BASED UPON MAINE STATE COORDINATE SYSTEM-WEST ZONE (NAD 83) USING CITY OF PORTLAND POINTS L751-72-116 AND L751-75-125.
- BEARINGS AND NORTH ORIENTATION SHOWN ARE MAGNETIC NORTH 1985 AND ARE BASED UPON PLAN REFERENCE #11A.

1. NO SURVEYORS REPORT

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:
 ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	REVISION DESCRIPTION
1	1/25/12	Submitted Amended Site Plan
2	3/12/12	Submitted Level 1 & II Site Plans
3	6/29/12	Revisions for Level I & II Applications
4	11/12/12	Revisions for Level I & II Applications Per City Comments

BH2M
 Barry, Eluff, McDonald, Julligan Inc.
 Engineers, Surveyors
 28 Stone Street
 Portland, Maine 04108
 Tel: (407) 858-5772
 Fax: (407) 858-6500

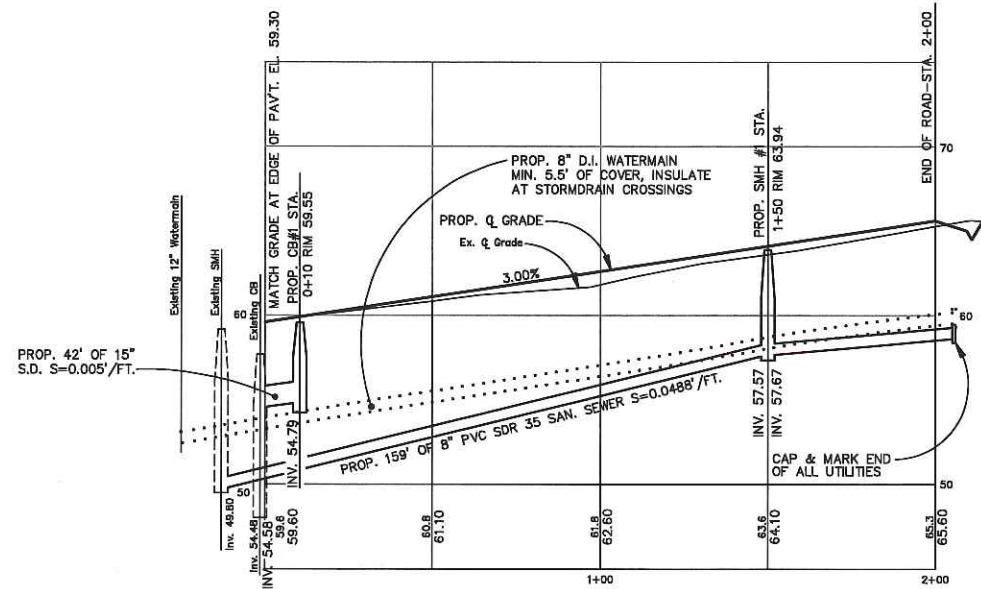
SITE PLAN
 LEVEL I-MINOR RESIDENTIAL DEV.
 LEVEL II-ROAD IMPROVEMENTS

LAND OF CHABAD LUBAVITCH OF MAINE INC.
 POMEROY STREET
 PORTLAND, MAINE

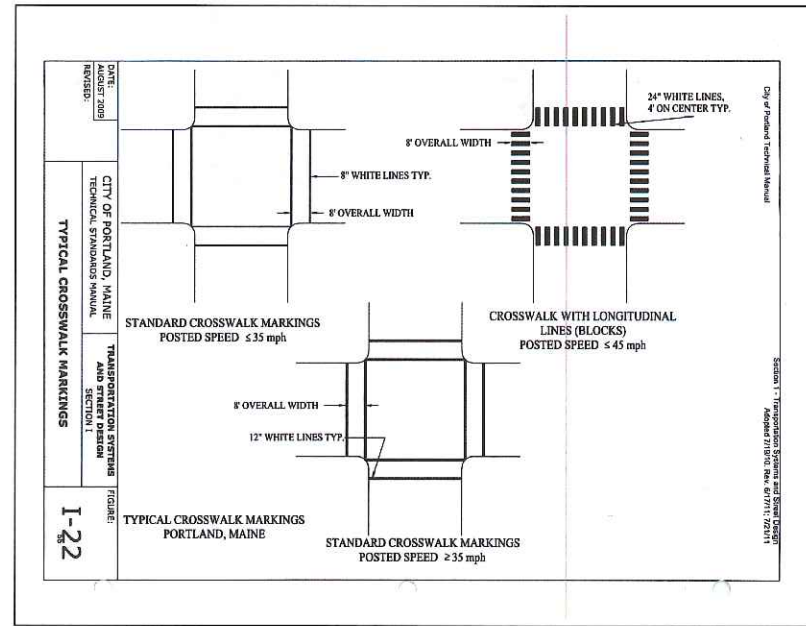
DESIGNED	DATE
W. Peltay	Jan. 2012
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
W. Thompson	11099

SHEET
1

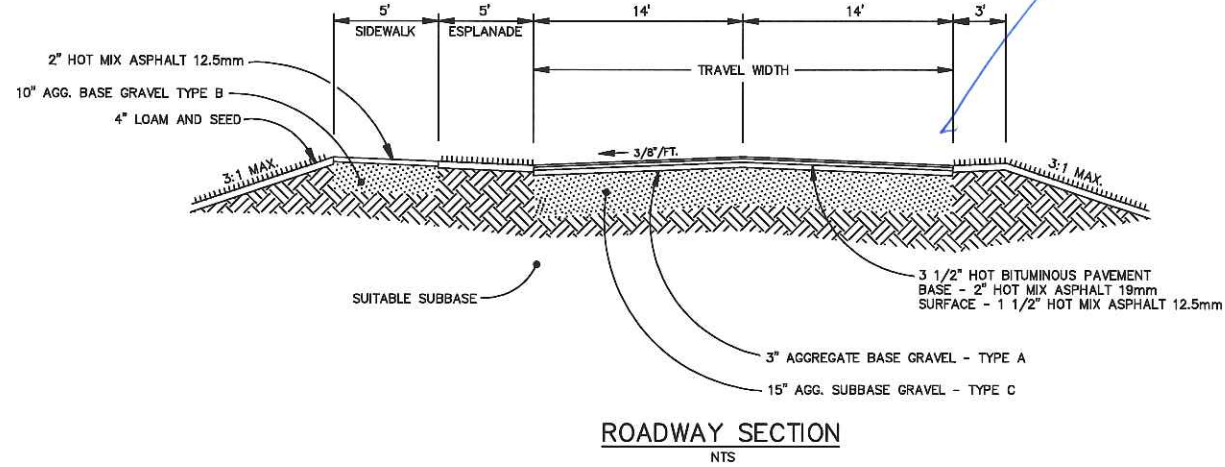
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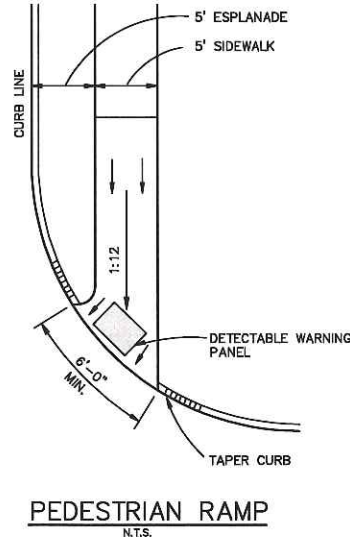
POMEROY STREET PROFILE
 SCALE
 VERTICAL: 1" = 5'
 HORIZONTAL: 1" = 25'



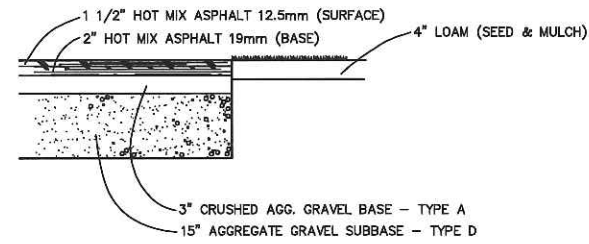
CROSSWALK DETAILS
 N.T.S.



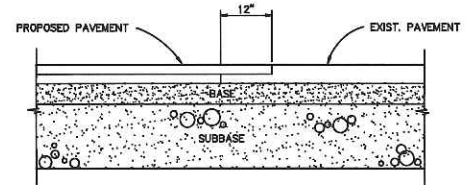
ROADWAY SECTION
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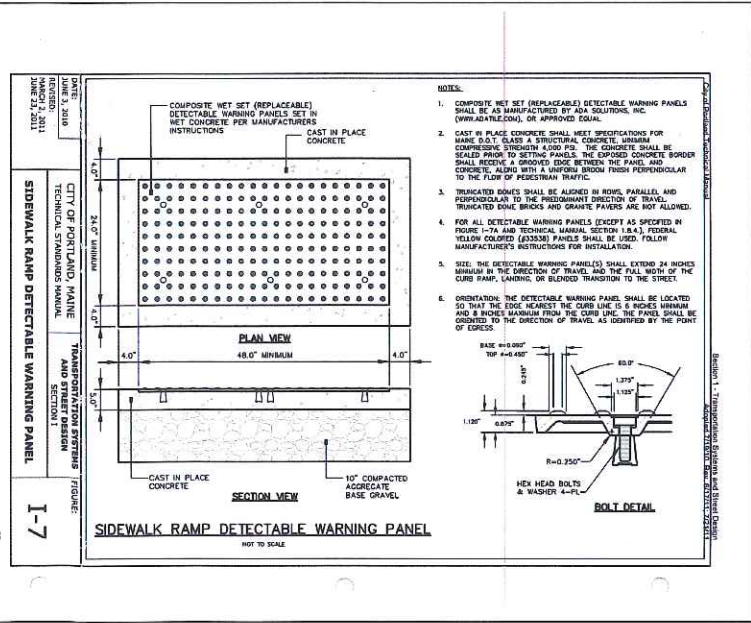
PEDESTRIAN RAMP
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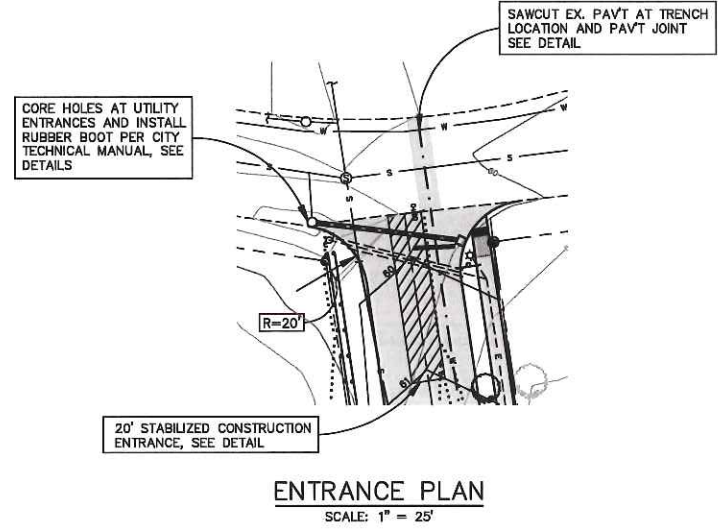
TYP. PAVEMENT DETAIL
 N.T.S.



PAVEMENT JOINT DETAIL
 N.T.S.

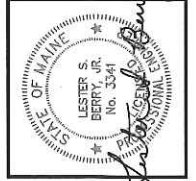


TRUNCATED DOME DETAIL
 N.T.S.



ENTRANCE PLAN
 SCALE: 1" = 25'

NO.	DATE	REVISION DESCRIPTION
1	1/24/12	Submitted Amended Site Plan
2	3/12/13	Submitted Level 1 & 1.1 Site Plans
3	8/28/13	Revisions for Level 1 & 1.1 Applications
4	11/12/12	Revisions for Level 1 & 1.1 Applications Per City Comments



BH2M
 Berry, Hoff, McDonald, Milligan, Inc.
 Engineers, Surveyors
 58 State Street
 Portland, Maine 04108
 Tel: (407) 888-5771
 Fax: (407) 888-5550

Clubbed Lumberworks of Maine Inc.
 1000 Main Street
 Portland, Maine

MINOR STREET CONSTRUCTION
POMEROY STREET
 PORTLAND, MAINE

DESIGNED W. Thompson	DATE Jan. 2012
DRAWN Dept.	SCALE As Noted
CHECKED W. Thompson	JOB. NO. 11099

SHEET
3

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EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, CUMBERLAND COUNTY S.W.C.D. DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2003.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES", CUMBERLAND COUNTY S.W.C.D. DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED 2003.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 15 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, HAY BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
- INSTALL SILT FENCE AT TOP OF SLOPES TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (0.5 INCHES) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2 TO 1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P20-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 2 TONS PER ACRE (138 LBS PER 1,000 SQ. FT.).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BANK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 6% REDTOP, AND 46% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SQ. FT. LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
 - HAY MULCH AT THE RATE OF 70-80 LBS PER 1,000 SQUARE FEET OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.
- WETLANDS WILL BE PROTECTED WITH/BALES AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.

MULCH AND MULCH ANCHORING

MULCH

LOCATION	MULCH	RATE (1000 S.F.)
PROTECTED AREA	STRAW OR HAY *	100 POUNDS
WINDY AREAS	SHREDDED OR CHOPPED CORNSTALKS STRAW OR HAY (ANCHORED) *	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES (GREATER THAN OR EQUAL TO 3:1)	JUTE MESH OR EXCELISOR MAT	AS REQUIRED AS REQUIRED

(GREATER THAN OR EQUAL TO 3:1)

* A HYDRO-APPLICATION OF ASPHALT, WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.

MULCH ANCHORING

ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD./BLOCK); MULCH NETTING (AS PER MANUFACTURER); ASPHALT EMULSION (0.04 GALLONS PER SQ. YD.); LIQUID ASPHALT (0.10 GALLONS PER SQ. YD.); WOOD CELLULOSE FIBER (750 LBS./ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

Additional temporary seed mixture (for periods less than 12 months).

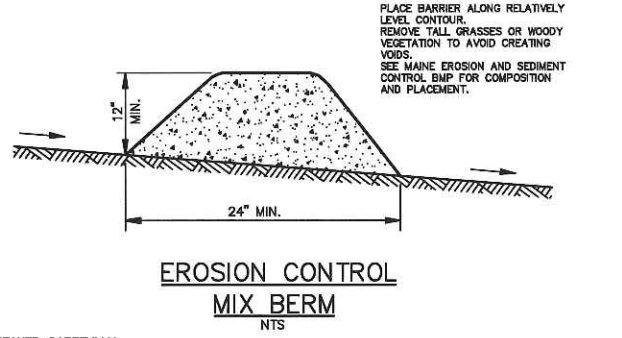
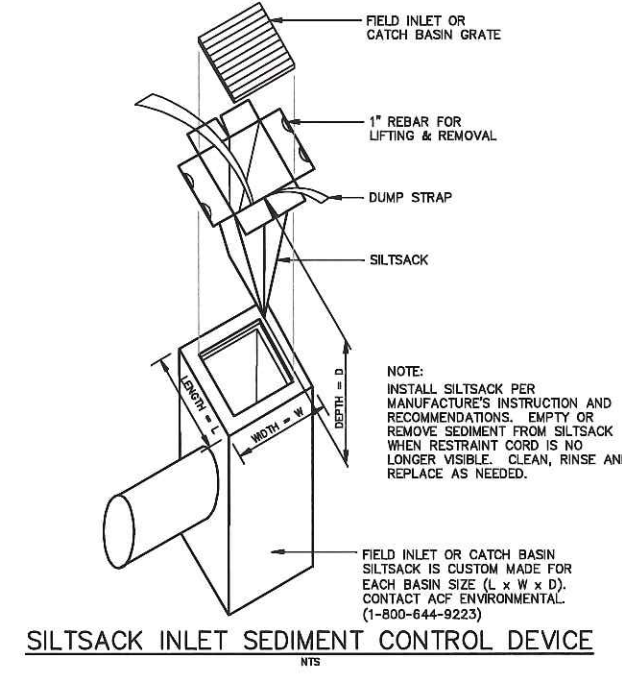
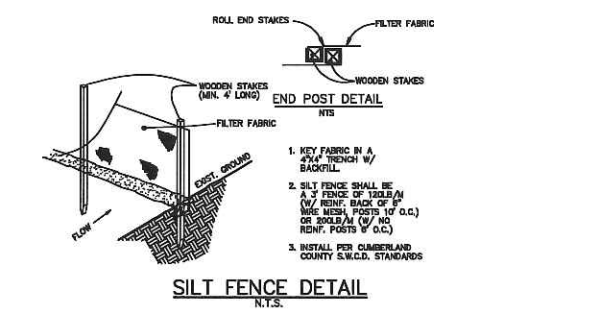
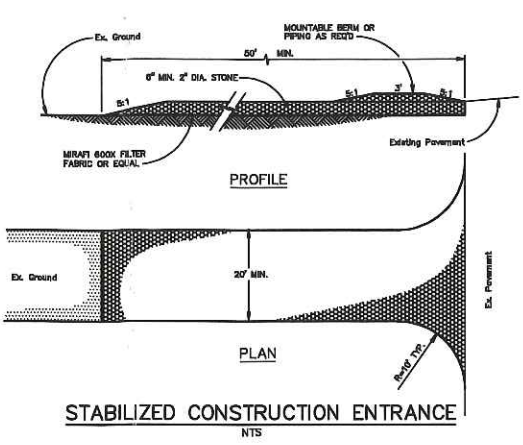
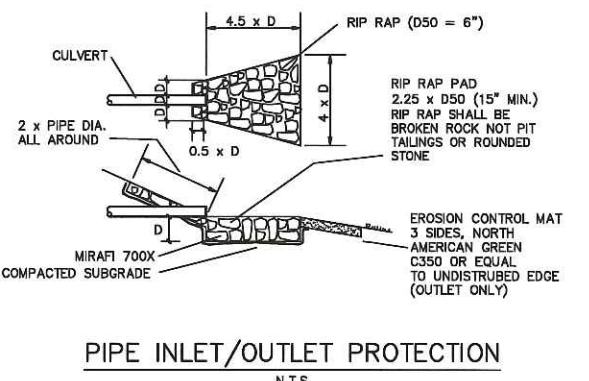
Season	Seed	Rate
Summer (6/15 - 8/15)	Sudangrass	40 lbs/acre
Late Summer/Early Fall (8/15 - 9/15)	Oats	80 lbs/acre
	Annual Ryegrass	40 lbs/acre
	Perennial Ryegrass	40 lbs/acre
Fall (9/15 - 11/1)	Winter Rye	112 lbs/acre
Winter (11/1 - 4/1)	Mulch w/ Dormant Seed	80 lbs/acre*
Spring (4/1 - 7/1)	Oats	80 lbs/acre
	Annual Ryegrass	40 lbs/acre

*Seed Rate Only

EROSION CONTROL DURING CONSTRUCTION

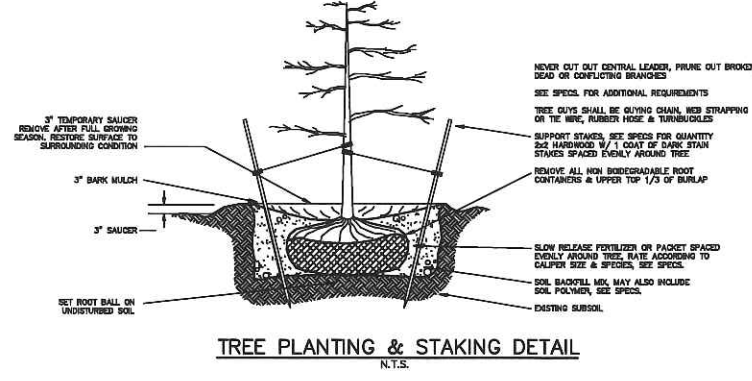
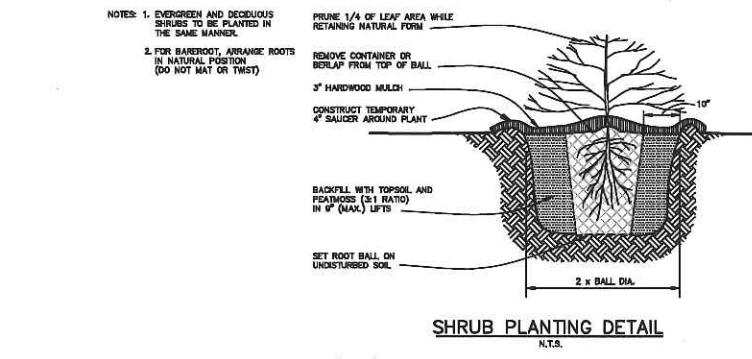
WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: OCTOBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING, MULCHED AND ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES MULCH SHALL BE APPLIED SUCH THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES, THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- A) BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL TACK OR WOOD CELLULOSE FIBER.
B) MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3:1 FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 6:1.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- AREAS WITHIN 100 FEET OF STREAMS THAT ARE NOT STABILIZED WITH VEGETATION BY DEC. 1 SHALL BE MULCHED AND ANCHORED WITH NETTING. IF WORK CONTINUES IN THIS AREA DURING THE WINTER, A DOUBLE LINE OF SEDIMENT BARRIERS MUST BE USED.



LANDSCAPING NOTES:

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED CAREFULLY AS SHOWN ON THE PLANS FOR FIELD REVIEW BY THE ENGINEER OR CITY.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- INSTALL 3" OF BARK MULCH AT ALL PLANTING LOCATIONS.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE CITY.
- ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE MAINE NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCE. ERECT SNOW FENCE (OR EQUAL) AT THE DRIP LINE OF THE TREE. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPE AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS, OR LAWNS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE 4" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 3:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- LOAM AND SEED ALL AREAS NOT OTHERWISE TREATED.
- THE PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO SITE/CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
- THE LIMITS OF WORK FOR AREAS OF VEGETATION TO BE PRESERVED NEED TO BE FLAGGED PRIOR TO DOING AND SITE WORK. THE CITY ARBORIST SHOULD BE CONTACTED TO CONFIRM THE FLAGGED AREAS AND PRESERVATION TECHNIQUES CONTAINED IN NOTE #10.



NO.	DATE	REVISION DESCRIPTION
1	1/24/12	Submitted Amended Site Plan
2	3/12/12	Submitted Level 1 & 1.1 Site Plans
3	6/29/12	Revisions for Level 1 & 1.1 Applications
4	11/12/12	Revisions for Level 1 & 1.1 Applications Per City Comments



BH2M

Berry, Buff, MacDonald, Milligan, Inc.
Engineers, Surveyors
28 Stone Street
Portland, Maine 04101
Tel: (207) 858-2771
Fax: (207) 858-6550

FOR
Cheabud J. Labachnick
Barrister & Solicitor
Portland, Maine

DETAIL SHEET

LAND OF
CHEABUD LABACHNICK OF MAINE INC.
PO BOX 1078
PORTLAND, MAINE

DESIGNED	DATE
W. Thompson	Jan. 2012
DRAWN	SCALE
Dgpt.	As Noted
CHECKED	JOB. NO.
W. Thompson	11099

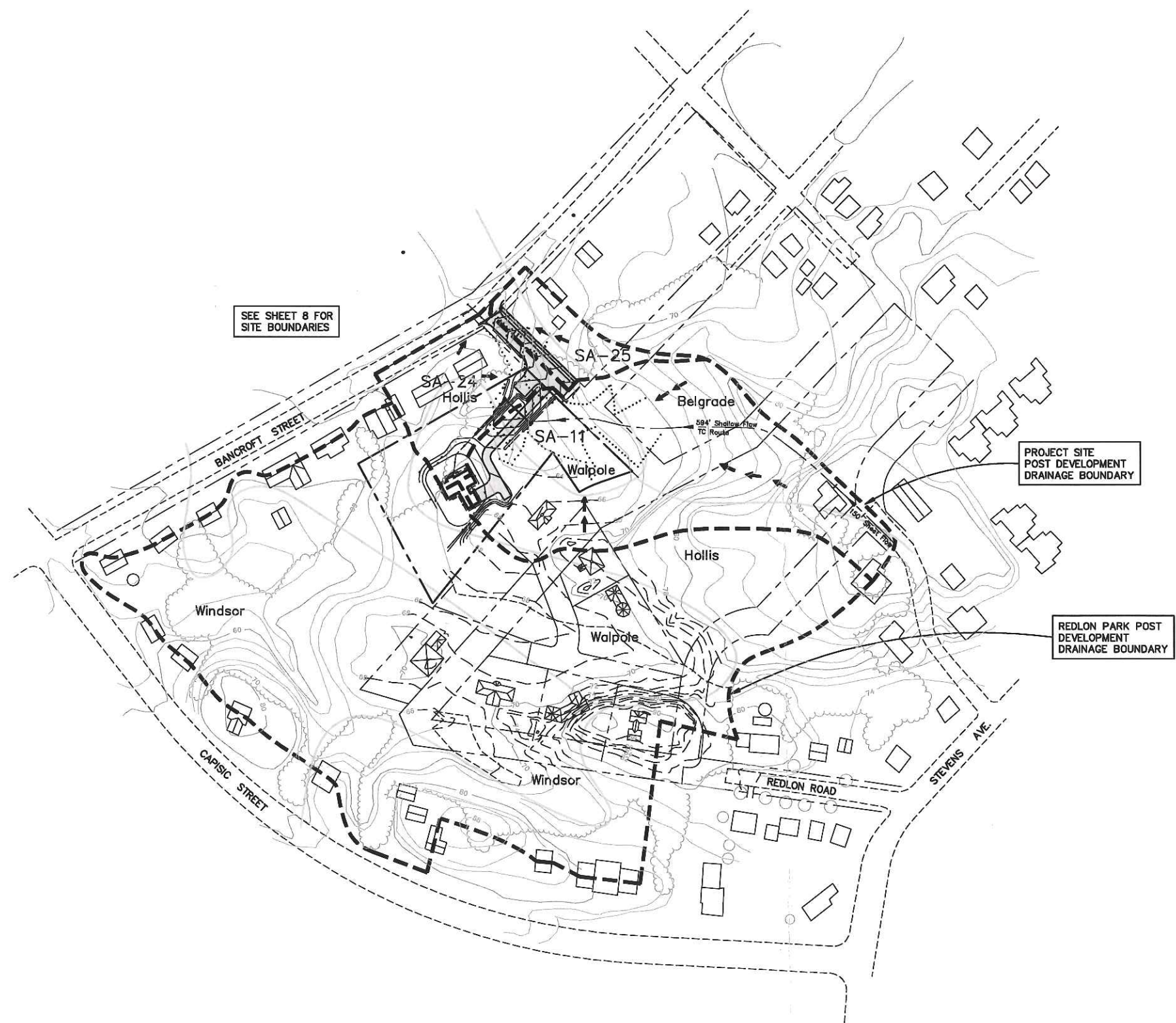
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LOCATION MAP
SCALE: 1" = .5 MILES

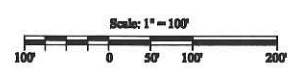
SEE SHEET 8 FOR
SITE BOUNDARIES



PROJECT SITE
POST DEVELOPMENT
DRAINAGE BOUNDARY

REDLON PARK POST
DEVELOPMENT
DRAINAGE BOUNDARY

SOILS LEGEND	
SYMBOL	DESCRIPTION
—	SOIL BOUNDARY LINES
- - -	LIMIT OF WETLANDS
- - - - -	DRAINAGE BOUNDARY
←	FLOW DIRECTION
HYDROLOGIC SOIL GROUP	
SOIL	GROUP
HOLLIS	C/D
WINDSOR	A
WALPOLE	C
BELGRADE	B



- NOTES:
- TOPOGRAPHY: PLAN ENTITLED "DRAINAGE ANALYSIS, REDLON PARK" DATED JUNE 4, 1997, BY PINKHAM & GREER.
 - BOUNDARY: BH2M ROBER C. LIBBY JR. PLS #2190 28 STATE STREET GORHAM, MAINE
 - WETLAND DELINEATION: MARK HAMPTON & ASSOCIATES PORTLAND, MAINE
 - BENCHMARK: SURVEY CONTROL POINT #9 PK NAIL SET IN PAVEMENT ON BANCROFT STREET, ELEVATION=58.89' CITY OF PORTLAND DATUM
 - SOILS: CUMBERLAND COUNTY SOILS SURVEY, MEDIUM INTENSITY SOILS MAPS.

NO.	DATE	REVISION DESCRIPTION
•	3/02/12	Submitted Level 1 & II Site Plans
•	8/29/12	Revisions for Level I & II Applications
•	11/29/12	Revisions for Level I & II Applications Per City Comments



BH2M
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 Engineers, Surveyors
 28 State Street
 Gorham, Maine 04038
 Tel: (603) 886-8776
 Fax: (603) 886-8880

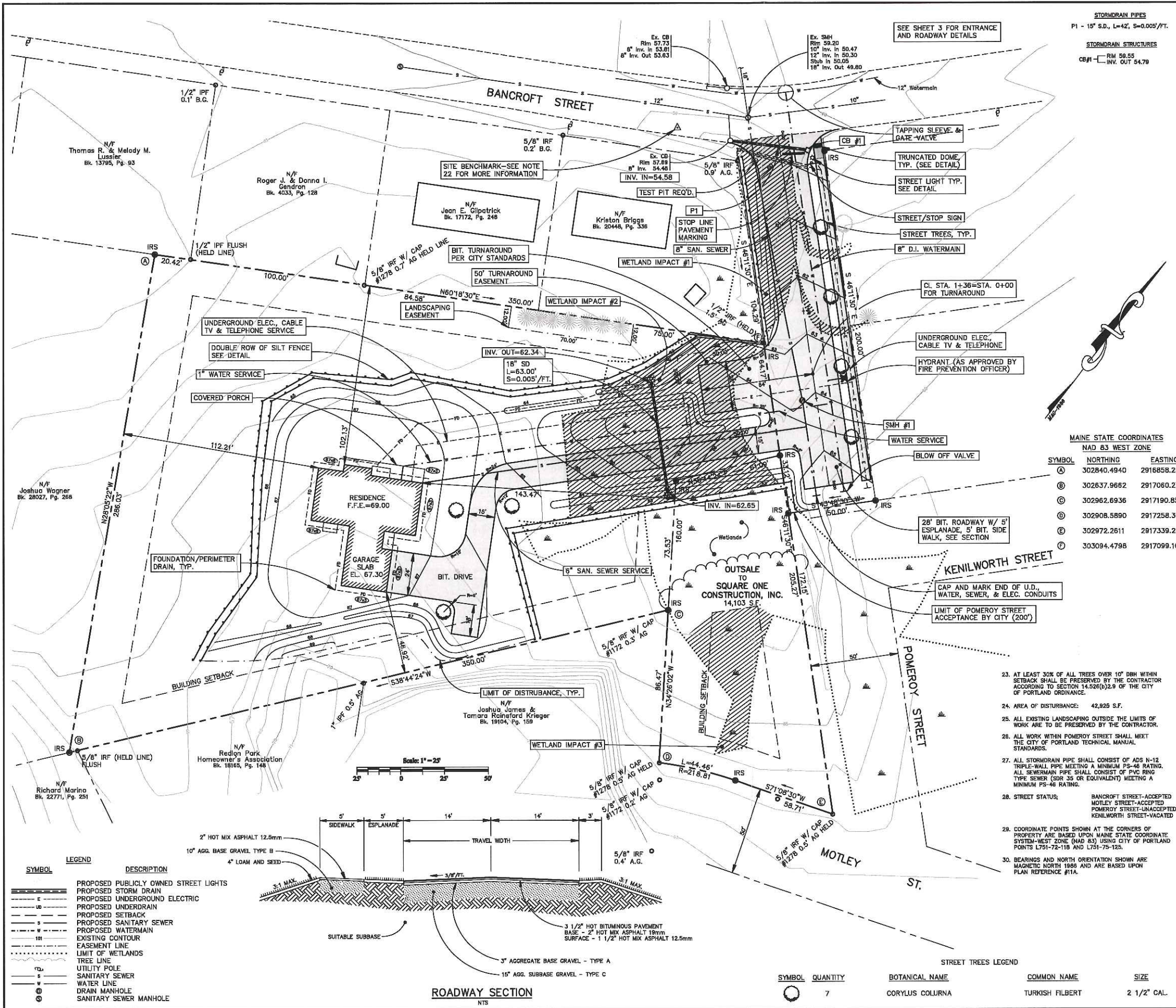
FOR
 Cheabad Lubabich
 Assistant Board
 Foreman, Maine

VICINITY
 POST DEVELOPMENT
 LAND OF
 CHEABAD LUBABICH OF MAINE INC.
 FOREMAY STREET
 PORTLAND, MAINE

DESIGNED L. Berry	DATE Jan. 2012
DRAWN Dept.	SCALE As Noted
CHECKED L. Berry	JOB. NO. 11093

SHEET
7

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LOCATION MAP
SCALE: 1" = .5 MILES

- NOTES:
- OWNER/APPLICANT: CHABAD LUBAVITCH OF MAINE INC. POMEROY STREET PORTLAND, MAINE
 - ENGINEER: LESTER S. BERRY, PE#3341 BH2M
 - SURVEYOR: ROBERT LIBBY JR., PLS#2180 BH2M
 - WETLAND DELINEATION: MARK HAMPTON, C.S.S. #218 MARK HAMPTON & ASSOCIATES PORTLAND, MAINE
A TIER ONE WETLAND PERMIT WAS GRANTED BY THE MAINE DEP (22414-TD-A-4) FOR 13,028 S.F. ON AUG. 16, 2005 FOR THIS PROJECT. CURRENT PROJECT RESULTS IN FOLLOWING WETLAND IMPACTS:
WETLAND IMPACT #1 2,716 S.F.
WETLAND IMPACT #2 8,008 S.F.
WETLAND IMPACT #3 1,578 S.F.
TOTAL IMPACTS 12,702 S.F.

- TAX MAP REFERENCE: MAP 193, BLOCK E, LOT 1
- DEED REFERENCES: BK. 2147, PG. 198
- ZONING: R-3
- PROPOSED USE: SINGLE FAMILY RESIDENCE
- MINIMUM STANDARDS: MINIMUM LOT AREA = 6500 S.F.
MINIMUM FRONTAGE = 50'
MINIMUM SETBACKS: FRONT & REAR = 25'
SIDE (SIDE ST.) = 20'
- PROJECT AREAS:
ORIGINAL LOT=87,824 S.F. (2.02 AC.)
OUTSIDE LOT=14,103 S.F. (0.32 AC.)
CHABAD LOT=73,821 S.F. (1.70 AC.)
- PLAN REFERENCE:
A. INFORMATION PROVIDED BY APPLICANT AND FROM PLAN OF PROPERTY MADE FOR STUART B. HERRICK JR., BANCROFT STREET, PORTLAND, MAINE JULY 31, 1968, R.P. TITCOMB ASSOC. INC.
B. "SITE PLANS FOR CHABAD LUBAVITCH OF MAINE INC. POMEROY STREET PORTLAND", BY BH2M DATED MARCH 2004 WITH REVISIONS THROUGH JULY 2, 2007.

- SOLID WASTE: CURBSIDE BY CITY OF PORTLAND
- PARKING: PRIVATE RESIDENCE = 2 SPACES
- IF LEDGE IS ENCOUNTERED DURING CONSTRUCTION A PRE-BLAST INVENTORY SHALL BE CONDUCTED AND SUBMITTED TO THE ENGINEERING DEPARTMENT.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL BMP'S, LATEST REVISION.
- WAIVERS:
A. A WAIVER IS REQUESTED TO ELIMINATE ONE SIDE OF SIDEWALK ALONG POMEROY STREET.
B. A WAIVER IS REQUESTED TO ELIMINATE CURBING ALONG THE ENTIRE LENGTH OF POMEROY STREET.
- ALL PERMITS FOR BLASTING MUST BE COORDINATED WITH BOTH THE FIRE AND ENGINEERING DEPARTMENTS.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRE-CONSTRUCTION MEETING.
- IF WORK WILL OCCUR WITHIN THE PUBLIC RIGHT-OF-WAY SUCH AS UTILITIES, CURB, SIDEWALK AND DRIVEWAY CONSTRUCTION, A STREET OPENING PERMIT(S) IS REQUIRED FOR SITE WORK. PLEASE CONTACT CAROL MERRITT AT 874-8300, EXT. 8828. (ONLY EXCAVATORS LICENSED BY CITY OF PORTLAND ARE ELIGIBLE.)
- ALL REQUIRED DIG SAFE REQUIREMENTS MUST BE FOLLOWED PRIOR TO THE CONSTRUCTION BEGINNING.
- THE PROPOSED CITY OWNED STREET LIGHT (WITHIN THE POMEROY STREET ROW) WILL BE PROVIDED BY THE APPLICANT AND WILL MEET ALL APPLICABLE CITY OF PORTLAND STANDARDS. CONTRACTOR SHALL CONSULT WITH KEVIN THOMAS, CITY REPRESENTATIVE PRIOR TO INSTALLATION OF STREET LIGHT.
- BENCHMARK: SURVEY CONTROL POINT #9 6X NAIL SET IN PAVEMENT ON BANCROFT STREET, ELEVATION=58.89' CITY OF PORTLAND DATUM

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSEURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT

ROBERT C. LIBBY JR., PLS #2180

STORMDRAIN PIPES
P1 - 15" S.D., L=42', S=0.005'/FT.

STORMDRAIN STRUCTURES
CB#1 - RIM 58.55
INV. OUT 54.79

MAINE STATE COORDINATES
NAD 83 WEST ZONE

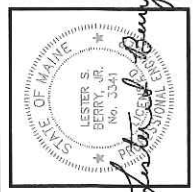
SYMBOL	NORTHING	EASTING
(A)	302840.4940	2916858.2911
(B)	302637.9662	2917060.2727
(C)	302962.6936	2917190.8566
(D)	302908.5890	2917258.3109
(E)	302972.2611	2917339.2307
(F)	303094.4798	2917099.1047

- AT LEAST 30% OF ALL TREES OVER 10" DBH WITHIN SETBACK SHALL BE PRESERVED BY THE CONTRACTOR ACCORDING TO SECTION 14.526(b)2.9 OF THE CITY OF PORTLAND ORDINANCE.
- AREA OF DISTURBANCE: 42,926 S.F.
- ALL EXISTING LANDSCAPING OUTSIDE THE LIMITS OF WORK ARE TO BE PRESERVED BY THE CONTRACTOR.
- ALL WORK WITHIN POMEROY STREET SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- ALL STORMDRAIN PIPE SHALL CONSIST OF ADS N-12 TRIPLE-WALL PIPE MEETING A MINIMUM PS-46 RATING. ALL SEWERMAN PIPE SHALL CONSIST OF PVC RING TYPE SEWER (SDR 35 OR EQUIVALENT) MEETING A MINIMUM PS-46 RATING.
- STREET STATUS: BANCROFT STREET-ACCEPTED MOTLEY STREET-ACCEPTED POMEROY STREET-UNACCEPTED KENILWORTH STREET-VACATED
- COORDINATE POINTS SHOWN AT THE CORNERS OF PROPERTY ARE BASED UPON MAINE STATE COORDINATE SYSTEM-WEST ZONE (NAD 83) USING CITY OF PORTLAND POINTS L751-72-118 AND L751-75-125.
- BEARINGS AND NORTH ORIENTATION SHOWN ARE MAGNETIC NORTH 1988 AND ARE BASED UPON PLAN REFERENCE #11A.

STREET TREES LEGEND

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
(Circle)	7	CORYLUS COLURNA	TURKISH FILBERT	2 1/2" CAL.

NO.	DATE	REVISION	DESCRIPTION
1	1/24/12		Submitted Amended Site Plan
2	3/29/12		Submitted Level 1 & 2 Site Plans
3	8/29/12		Revisions for Level 1 & 2 Applications
4	11/12/12		Revisions for Level 1 & 2 Applications Per City Comments



BH2M
Berry, Huff, McDermott, McMillan Inc.
Engineers, Surveyors
28 Stone Street
Portland, Maine 04108
Tel: (207) 886-8771
Fax: (207) 886-6550

FOR
Chabad Lubavitch
Portland, Maine

SITE PLAN
LEVEL I-MINOR RESIDENTIAL DEV.
LEVEL II-ROAD IMPROVEMENTS

LAND OF
CHABAD LUBAVITCH OF MAINE INC.
POMEROY STREET
PORTLAND, MAINE

DESIGNED	DATE
W. Palfrey	Jan. 2012
DRAWN	SCALE
Dgt.	As Noted
CHECKED	JOB. NO.
W. Thompson	11099

SHEET
1

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