

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.

8. Street light spacing and type to 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.

9. On Sheet 1 please indicate the status of the streets shown, i.e. accepted, vacated, paper, etc. A separate survey plan for acceptance is suggested.

Street status has not been indicated.

Issued addressed.

10. Sheet 1 needs to be on the Maine State Plane for acceptance.

The Plan is now on a Maine State Plane.

11. Sanitary manhole rim 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?

Provide information on what City of Portland benchmark was use to set elevations.

12. As shown, are drainage easement required? (Danielle)

No drainage easements are required.

13. Need to define the area of Pomeroy St. to be accepted with line work, 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.

Issue resolved

14. Applicant must meet waiver conditions to eliminate a sidewalk on one side of Pomeroy St.

Issue resolved

15. **Stormwater treatment per memo from David Senus is still required. The City will be responsible for the treatment system maintenance upon acceptance of Pomeroy St.**

We have no further comments at this time.