

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.