

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: David Senus, P.E. & Ashley Auger, E.I.T.
DATE: September 20, 2012
RE: Pomeroy Street Construction, Level II Site Plan Application

Woodard & Curran has reviewed the Response to Comments on 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), an outsale lot to be sold to Square One Construction Inc. for possible development, and construction of approximately 200 linear feet of Pomeroy Street (Level II).

Documents Provided By Applicant

- Site Plan Application and attachments dated August 29, 2012, prepared by BH2M, on behalf of Chabad Lubavitch of Maine, Inc.
- Engineering Plans, Sheets 1-8, revised August 29, 2012, prepared by BH2M on behalf of Chabad Lubavitch of Maine, Inc.

Comments (**BOLD TEXT REPRESENTS NEW COMMENTS BASED ON REVISED SUBMITTAL**)

- 1) Proposed storm drain piping within the City 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.
Comment has been adequately addressed.
- 2) 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 Office upon receipt.
The Applicant has stated that they intend to submit the updated MaineDEP Tier 1 NRPA Permit upon receipt.
- 3) 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.
- 4) In accordance with Section 1 of the City of Portland Technical Manual:
 - a) The aggregate base course for a bituminous sidewalk should be 10" of Type B gravel per Figure I-12. **Comment has been adequately addressed.**
 - b) Vertical Granite Curbing and Terminal Curb details should be per Figure I-16. **Comment has been adequately addressed.**



- 5) In accordance with Section 2 of the City of Portland Technical Manual:
 - a) The Applicant proposes to discharge stormwater runoff from the developed site into the municipal combined sewer system. Per Section 2.1.1, rain water shall not be allowed to discharge into a sewer which conveys sanitary waste unless approved by the City Engineer. **Refer to Comment 1 in memo from David Margolis-Pineo, Dept. of Public Services dated September 19, 2012.**
 - b) Precast Manholes should be per Figure II-1. **Comment has been adequately addressed.**
 - c) Precast Catch Basins should be per Figure II-2. **Comment has been adequately addressed.**
 - d) Typical Pipe Trenches should be per Figure II-12. **Comment has been adequately addressed.**
- 6) 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 they are located within an Urban Impaired Stream watershed (*Technical Manual, Section 5. II. Applicability in Portland. A.*). 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.**
- 7) 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 accordance with the Basic Standards. **Project is in conformance with Basic Standards; no additional comments.**
 - b) General Standards: Based on the Project Data Sheet submitted by the applicant, the new roadway (Level II Site Plan Application) will create 7,731 sq ft of new impervious area and approximately 11,500 sq ft 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.**
 - 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 will reduce peak flowrates at the project study point, a combined sewer inlet on Bancroft Street. The applicant should address the following
 - i) 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. **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.**
- 8) 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. **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.