

## MEMORANDUM



**TO:** Nell Donaldson, Planner  
**FROM:** David Senus, P.E. & Ashley Auger, E.I.T.  
**DATE:** September 2, 2014  
**RE:** Pamela Road Extension, Final Level II Site Plan Application

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Woodard & Curran has reviewed the Final Level II Site Plan Application for the proposed extension of Pamela Road in Portland, Maine. The project involves the construction of approximately 750 feet of new road along a paper right-of-way that was established in 1969.

### Documents Reviewed by Woodard & Curran

- Final Level II Site Plan Application and attachments, dated August 4, 2014, prepared by Northeast Civil Solutions on behalf of Telos Capital, LLC.
- Stormwater Memorandum, dated August 1, 2014, prepared by Northeast Civil Solutions on behalf of Telos Capital, LLC.
- Engineering Plans, Sheets 1-11, dated August 4, 2014, prepared by Northeast Civil Solutions on behalf of Telos Capital, LLC.

### Comments

- 1) 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 conformance with 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.). We offer the following comments:
  - a) Basic Standards: The Applicant has provided a plan, notes, and details to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500.
  - b) General Standards: The project will result in a net increase in impervious area of approximately 28,500 square feet. As such, the project is required to include specific stormwater management features for stormwater quality control. The Applicant has proposed a FocalPoint Bioretention System and an Isolator Row to treat the Stormwater runoff from the proposed road. This system provides an appropriate means of providing treatment under the General Standards. Calculations should be provided demonstrating that a sufficient percentage of impervious and developed areas will be treated in accordance with the General Standards (Note, this project can be considered "Linear" under the General Standards).
  - c) Flooding Standard: The project will result in a net increase in impervious area of approximately 28,500 square feet. As such, the project is required to include specific stormwater management features to control the rate of stormwater runoff from the site. The Applicant should address whether the project, as designed, meets the Flooding Standard or whether the Applicant is requesting a waiver from the Flooding Standard with the proposed connection to the municipal separated storm drain system.
- 2) The Applicant should provide a post construction stormwater inspection and maintenance plan developed in accordance with and in reference to Chapter 32 of the City of Portland Code of Ordinances and the Isolator Row Maintenance Criteria provided in Section 7.4.4 of Chapter 7.3 of Volume III of the MaineDEP Stormwater BMP Manual.
- 3) The Applicant has noted that a wastewater capacity application has been submitted to the Department of Public Services for review, and a copy of the plans have been submitted to the Portland Water District and Central Maine Power for design review. Letters from utilities confirming acceptance of the design should be provided to the City Planning Office upon receipt.



- 4) The Applicant has noted that a Natural Resources Protection Act (NRPA) Permit will be required for the 5,397 SF of wetland fill associated with the road construction, and that a copy of the permit application will be sent to the City of Portland under separate cover. It appears from the Subdivision Plan that significant wetland impacts may result from the development of several of the proposed lots; the Applicant should ensure that anticipated wetland impacts associated with the development of the new lots is also coordinated and permitted through the MaineDEP.
- 5) The Applicant should provide a Construction Management Plan.
- 6) The Applicant should provide the following details in accordance with the City of Portland Technical Manual for work within the City Right-of-Way:
  - a) Sidewalk Ramp Detectable Warning Panel per Figure I-7;
  - b) Driveway Apron Cross-Section per Figure I-13; and
  - c) 4' Granite Headstone for Catch Basin Inlet per Figure II-11.
- 7) In accordance with Figure II-2 of the City of Portland Technical Manual, catch basins should have a minimum three foot sump; the proposed detail specifies two feet. The Applicant should revise accordingly.
- 8) The catch basin Frame and Grate detail on Sheet 10 of 11 does not meet City Standard; the City's standard is shown on Figure II-7 of the City of Portland Technical Manual. The detail should be revised accordingly.
- 9) In accordance with Figure II-12 of the City of Portland Technical Manual,  $\frac{3}{4}$ " crushed stone in typical pipe trench installations shall extend 12-inches above the top of the pipe; the proposed detail specifies six inches. The Applicant should revise accordingly.
- 10) A note on the FocalPoint details refers to Project Landscape Plan for planting species, layout, size, etc. At this time, it does not appear that a Landscaping Plan has been provided. The Applicant should clarify.
- 11) Sheet 3 of 11 includes a pipe schedule that lists pipe materials as "Corrugated HDPE (Smooth Interior)". Corrugated HDPE is not an allowable pipe in the City Right-of-Way; allowable pipes are listed in Section 2.5 of the City of Portland Technical Manual
- 12) Per Chapter 7.3 of Volume III of the MaineDEP Stormwater BMP Manual:
  - a) Two layers of woven geotextile fabric shall be placed between the stone and the Isolator Row chambers; and
  - b) The connection pipes between the Isolator Row and the access/diversion structures should be 24-inches for the SC-740 chambers (for this case, Pipe SD-2).