

MEMORANDUM



TO: Nell Donaldson, Planner
FROM: David Senus, P.E.
DATE: October 23, 2014
RE: Pamela Road Extension, Final Level II Site Plan Application

Woodard & Curran has reviewed the response to comments for 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

- Response to Comments letter and attachments, dated October 14, 2014, prepared by Northeast Civil Solutions
- Stormwater Memorandum, dated October 14, 2014, prepared by Northeast Civil Solutions
- Engineering Plans, Sheets 1-11, rev dated October 14, 2014, prepared by Northeast Civil Solutions on behalf of Telos Capital, LLC.

Comments

- 1) The Applicant awaits letters from utilities confirming acceptance of the design.
- 2) The Applicant has received a Natural Resources Protection Act (NRPA) permit (# L-26407-TB-A-N) to fill 5,397 sf of wetland area to construct the proposed roadway. We understand that the Applicant is not prepared to permit potential wetland impacts for the individual house lots. The existing permit states "No wetlands will be altered to develop the individual lots". Additional impacts that may occur to develop these lots will need to be permitted by the individual lot owners (when and if the lots are sold and developed), and we anticipate that the MaineDEP will consider these impacts to be cumulative to the existing permitted impacts for the roadway. As such, we request that the Applicant include a note on the Amended Subdivision Plan (Sheet 2 of 12) that identifies the existing permit number and date, the total permitted area of impact, and that states that additional wetland impacts associated with the development of individual lots along Pamela Road shall be reviewed and approved by the applicable regulatory agencies and may be considered cumulative to all previously permitted impacts. We also recommend including a reference to the existing NRPA permit on the deed for each lot, with similar language to ensure proper disclosure during future property sales.
- 3) Two layers of woven geotextile fabric shall be placed between the stone and the Isolator Row chamber (at the interface between the stone and the chamber). As proposed on Sheet 12, the Applicant has shown 2 layers of geotextile between the stone and the surrounding backfill but no geotextile between the chamber and the stone (note: only one layer is required between the stone and the surrounding backfill).
- 4) A cross culvert is necessary at STA 5+00 to allow drainage from the west side of the proposed roadway to drain to the east. The current design would create an impoundment of the wetland on the west side of the road with no outlet. The contributing drainage area west of the proposed roadway should be evaluated to size this cross culvert. We apologize for not identifying this on our initial review.
- 5) The "Sewer Trench Section" detail on Sheet 9 is not a City Standard detail and should be deleted. The sewer pipe installation should follow the Typical Stormwater Trench Section Detail on Sheet 8 (and the detail name should be revised to "Typical Trench Section Detail").