

## MEMORANDUM



**TO:** Nell Donaldson, Planner  
**FROM:** David Senus, P.E. & Ashley Auger, E.I.T.  
**DATE:** August 2, 2013  
**RE:** Bay House Phase II, Preliminary Level III Site Plan Application

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Woodard & Curran has reviewed the Preliminary Level III Site Plan/Subdivision Application for the proposed second phase of the Bay House development located on Newbury Street in Portland, Maine. The project consists of development of a 39 unit, four story residential building.

### Documents Reviewed by W&C

- Preliminary Level III Site Plan Application and attachments dated July 16, 2013, prepared by Sebago Technics on behalf of 113 Newbury Street, LLC.
- Engineering Plans, Sheets 1-12, dated July 29, 2013, prepared by Sebago Technics on behalf of 113 Newbury Street, LLC.

### Comments

- 1) In accordance with Section 5 of the City of Portland Technical Manual, a Level III development project is required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards:
  - a) Basic Standard: The Applicant has provided 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. However, in addition to the erosion & sediment control notes and details included in the application, the Applicant should specify locations for the proposed erosion control measures on the plan set.
  - b) General Standard: The project proposes to redevelop an existing impervious site and will result in a net reduction in impervious area. As such, the project is not required to include any specific stormwater management features for stormwater quality control.
  - c) Flooding Standard: The Applicant has demonstrated that there will be an increase in runoff to the Hancock Street separated storm drain system from the proposed development. The Hancock Street separated storm drain system has specific capacity considerations, as it routes through a stormwater treatment unit on the Ocean Gateway site that is regulated under a Site Location of Development permit granted to the City by the MaineDEP. In 2006, the City hired Woodard & Curran to provide an analysis of the contributing development parcels that abut and contribute drainage to Hancock Street. We have appended a memorandum that includes the results of that study. The project will need to incorporate a detention system that limits discharge to a rate at or below the pre-development condition that currently contributes runoff to Hancock Street (refer to "Hancock Street Stormwater Collection System" memorandum dated November 27, 2006").
- 2) The application is preliminary. As such, we anticipate that additional documents will be submitted with the final application, including letters from utilities confirming capacity to serve the proposed development, an Erosion & Sediment Control Plan, and a Construction Management Plan. Woodard & Curran will perform a review of the Final Application upon receipt of those documents.
- 3) The final plans should note the material of all proposed stormdrain piping.
- 4) Sawcut limits should be depicted around the proposed storm drain pipes in Newbury Street.
- 5) Final plans must be stamped by a professional engineer (Section 14-527, sub-section (e) of the City of Portland Land Use Ordinance).
- 6) The Typical Pipe Installation Detail should match Figure II-12 of the City of Portland Technical Manual for work within the Right-of-Way.