# MEMORANDUM

**TO:** Rick Knowland, Planner

**FROM:** David Senus, P.E. & Ashley Auger, E.I.T.

**DATE:** May 30, 2014

**RE:** 81 East Oxford Street, Preliminary Level III Site Plan Application

Woodard & Curran has reviewed the Preliminary Level III Site Plan Application for the proposed Bayside Anchor Project located at 81 East Oxford Street in Portland, Maine. The project consists of constructing 45 rental apartments and outdoor community terrace, relocating existing accessory community facilities to the new building, re-establishing the street edge, and improvements to the Oxford and Boyd Street sidewalks.

**Documents Reviewed by W&C**

* Level III Preliminary Site Plan Application and attachments, dated May 12, 2014, prepared by Carroll Associates on behalf of Bayside Anchor Development Company, LLC.
* Boundary Survey, dated May 7, 2013, prepared by Owen Haskell, Inc., on behalf of Bayside Anchor Development Company, LLC.
* Engineering Plans, Sheets L1.0, L2.0, & L3.0, dated May 12, 2014, prepared by Carroll Associates on behalf of Bayside Anchor Development Company, LLC.

**Comments**

1. The application is preliminary. As such, we anticipate that additional documents will be submitted with the final application, including details, confirmation of capacity to serve the development from utilities, stormwater design calculations, and a Construction Management Plan. The Applicant should note that all work proposed within the City Right-of-Way should comply with the City of Portland Technical Manual. Woodard & Curran will perform a review of the Final Application upon receipt of those documents.
2. In accordance with Section 5 of the City of Portland Technical Manual, a Level III Site Plan project is required to 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. We offer the following comments:
3. Basic Standards: The Applicant should provide 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.
4. General Standards: The project will result in a net increase in impervious area of approximately 6,235 square feet. As such, the project is required to include stormwater management features for stormwater quality control. The Applicant is proposing to treat one inch of rainfall from the site’s new impervious area utilizing the FocalPoint bio-filtration system. The Applicant has noted that the proposed system will be sized and designed in accordance with Chapter 7.5 of Volume III of the MaineDEP Stormwater BMP Manual. As part of the final submission package, the Applicant should provide additional information and calculations demonstrating that the proposed treatment unit will be adequately sized and will provide sufficient treatment, in accordance with the General Standards.
5. Flooding Standard: The project will result in a net increase in impervious area of approximately 6,235 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 is proposing to provide detention via an R-Tank system. The Applicant has noted that, although flow rates will be decreased, the volume of water discharged to the downstream basin area may increase, and additional information on the results of this scenario will be provided in the final site plan application. The Applicant is also proposing to disconnect the existing stormdrain that currently discharges to the combined sewer, but requests the ability to reconnect should unanticipated future conditions require the use of this drain. As part of the final submission package, the Applicant should provide adequate documentation, such as a HydroCAD model, demonstrating that stormwater runoff from the proposed site will not exceed the peak runoff rates from the existing site and that the infiltration area will have adequate capacity to infiltrate the design storm events without impacting adjacent infrastructure. If in the future the Applicant determines that the system must be reconnected to the City’s combined sewer system, the Applicant will be required to receive approval by Planning and the Department of Public Services for the change.
6. The Applicant “propose(s) to disconnect the existing storm drain that discharges to the combined sewer and outlet stormwater runoff to the surface only”, relying on infiltration of stormwater on an area of adjacent property under common ownership. The Applicant states “It should be noted that, although flow rates will be decreased, the volume of water discharged to the downstream basin area may increase. We will provide an opinion on this in the final site plan application”. The Applicant’s approach to stormwater management is keeping with the City’s interests and design standards for the management of stormwater on sites; however, as indicated by the Applicant, additional engineering data, calculations and information will need to be presented to ensure that the approach will provide for a functional system. As part of the additional information, the Applicant should perform a test pit and document soil type, presence of groundwater, and soil infiltration rates in the infiltration area.
7. The Applicant requests guidance on how their proposed stormwater management approach may affect a future (possible) stormwater service charge that is being considered by the City. The City is considering a service charge program that includes credit reductions to the service charge for treatment and/or detention of stormwater on a site. The program has not been finalized; however, compliance with City’s stormwater management standards is anticipated to result in certain credit reductions in the service fee.
8. The Applicant should provide additional design information and details for the stormwater features as part of the final application.
9. The Plans should depict the routing of the existing drainage system on the site and should show how the existing storm drain pipe will be demolished and plugged or capped at the main.
10. The Applicant should provide a Stormwater Management Plan, which should include a stormwater inspection and maintenance plan developed in accordance with and in reference to MaineDEP Chapter 500 guidelines and Chapter 32 of the City of Portland Code of Ordinances.
11. Final plans must be stamped by a professional engineer (Section 14-527, sub-section (e) of the City of Portland Land Use Ordinance).