



February 16, 2016

Barbara Barhydt, Development Review Manager
City of Portland Planning Division
389 Congress Street
Portland, ME 04101

Re: Waynflete School Campus Upgrades
Level III Site Plan

Dear Barbara:

On behalf of the Waynflete School, enclosed please find one paper copy and an electronic copy on CD of the Level III Site Plan Application and Plan Sets for the proposed Gymnasium and Lower School Expansion at Waynflete School, located at 360 Spring Street in Portland, Maine. These documents were prepared in accordance with Chapter 14, Land Use Code of Ordinances of the City of Portland, Maine and meet the applicable sections of the City of Portland Design and Technical Manuals.

The proposed project will include the following components:

- Demolition of the existing athletic facility and construction of a new 13,600 sf gymnasium;
- Renovation and addition of the Lower School, supporting early Childhood through 5th grade education; and
- Development of new playgrounds, educational gardens, and site features.

Construction is not anticipated to begin until 2017. It is our understanding that, in accordance with Section 14-532(c) of the City's Land Use Code, site plan approvals expire within 12 months from the date of approval, unless another time period is agreed upon between the Planning Authority and the Applicant, not to exceed three years from the date of approval. We are therefore requesting that site plan approval be extended through 2017.

We look forward to working with your office on this project, and would be glad to meet to discuss this application in greater detail. Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,

WOODARD & CURRAN, INC.

A handwritten signature in black ink that reads "Lauren Swett".

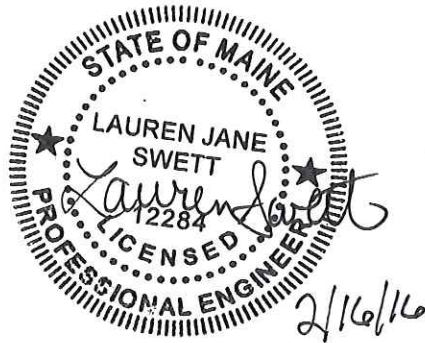
Lauren Swett, PE
Project Engineer

Enclosures: \$1,250 Check for Level III Site Plan Amendment Fee
Application narrative & attachments (1 Hardcopy)
Full Sized Plan Set
CD with electronic copy of all submitted materials



LEVEL III SITE PLAN APPLICATION

Waynflete School
Campus Upgrades



woodardcurran.com
COMMITMENT & INTEGRITY DRIVE RESULTS

41 Hutchins Drive, Portland, Maine 04102
Tel. (207) 774-2112 Fax (207) 774-6635

229423

Scott Simons Architects

February 2016

TABLE OF CONTENTS

SECTION	PAGE NO.
1. APPLICATION FORM.....	1-1
2. APPLICATION FEES.....	2-1
3. PROJECT DESCRIPTION	3-1
3.1 Introduction.....	3-1
3.2 Project Purpose and Need	3-1
3.3 Existing Conditions.....	3-1
3.4 Proposed Development.....	3-1
3.4.1 Architectural Approach.....	3-1
3.4.2 Landscaping Approach.....	3-1
3.5 Attachments	3-2
4. EVIDENCE OF RIGHT, TITLE AND INTEREST	4-1
4.1 Attachments	4-1
5. EVIDENCE OF STATE AND/OR FEDERAL APPROVALS	5-1
6. ASSESSMENT OF ZONING	6-1
6.1 Parking	6-1
6.2 Dimensional Requirements	6-1
7. EASEMENTS AND OTHER BURDENS	7-1
8. EVIDENCE OF FINANCIAL & TECHNICAL CAPACITY.....	8-1
8.1 Financial Capacity	8-1
8.2 Technical Capacity	8-1
8.3 Attachments	8-1
9. CONSTRUCTION MANAGEMENT PLAN	9-1
9.1 Attachments	9-1
10. TRAFFIC ANALYSIS	10-1
11. SIGNIFICANT NATURAL FEATURES	11-1
12. STORMWATER MANAGEMENT PLAN & CALCULATIONS	12-1
12.1 Basic Standard (Soil Erosion and Sedimentation Control)	12-1
12.1.1 Erosion and Sedimentation Control Plan.....	12-1
12.2 General Standard (Water Quality).....	12-1
12.2.1 Underdrained Subsurface Sand Filter	12-2
12.3 Flooding Standard (Water Quantity).....	12-2
12.3.1 Pre-Development Conditions.....	12-3
12.3.2 Post-Development Conditions.....	12-3
12.4 Inspection and Maintenance of Stormwater Systems.....	12-4
12.5 Attachments	12-4

13. CONSISTENCY WITH MASTER PLAN.....	13-1
14. UTILITY CAPACITY TO SERVE.....	14-1
15. SOLID WASTE.....	15-1
15.1 Commercial Solid Waste	15-1
15.2 Construction & Land Clearing Debris	15-1
15.3 Special & Hazardous Waste	15-1
15.4 Findings	15-1
16. SUMMARY OF FIRE CODES	16-1
17. CONSISTENCY WITH PORTLAND DESIGN STANDARDS & DESIGN MANUAL	17-1
17.1 Attachments	17-2
18. HVAC & MANUFACTURING EQUIPMENT VERIFICATION.....	18-1
19. BOUNDARY SURVEY	19-1
19.1 Attachments	19-1

LIST OF TABLES

TABLE	PAGE NO.
Table 6-1: Waynflete School Athletic Facility Dimensional Requirements	6-1
Table 6-2: Waynflete Lower School Dimensional Requirements	6-2
Table 12-1: Water Quality Treatment Percentages.....	12-2
Table 12-2: Summary of Peak Runoff Rates	12-3