



June 10, 2019

Beverly Planning Board
Beverly City Hall
191 Cabot Street
Beverly, Ma 01915

**Re: Stormwater Memorandum
Depot Square Phase II
134-142-146 Rantoul Street & 1-9 Park Street
Beverly, Ma 01915**

Dear Ms. Hutchinson:

On behalf of Depot Square Phase II, LLC, Meridian Associates, Inc. (MAI) is submitting this Stormwater Memorandum to the City of Beverly regarding the mixed-use site development proposed on the five locus properties noted above.

The subject properties are depicted on the city assessor map 4, lots 85 through 89. The properties total approximately 28,850 square feet and comprise an entire city block surrounded by Rantoul Street, Railroad Avenue, Park Street and Pleasant Street. The site is currently occupied by four buildings (one per lot) as well as a parking lot on the remaining parcel. Groundcover is predominately impervious consisting of bituminous concrete. The negligible amount of open space observed onsite consists mostly of brush growing through broken areas of pavement, compacted dirt and gravel. There is a thin width of shrubs along Rantoul Street in front of the vacant Casa De Luca restaurant building.

The topography of the site directs stormwater in a westerly direction from Rantoul Street towards the intersection of Park and Pleasant Streets. There are no stormwater management structures located on the locus properties. All stormwater runoff from the locus is directed overland onto one of the surrounding streets and enters the municipal drainage system via offsite catchbasins in Pleasant Street.

The applicant proposes to redevelop the site with a mixed use commercial and residential building with underground parking as well as a public plaza along the Railroad Avenue side of the building. The combined area of the proposed building and plaza will encompass the locus properties.

Similar to the existing conditions, the proposed site will be predominately impervious area and there are no stormwater management structures proposed on the developed property. Stormwater from the roof of the proposed building will be collected internally and connected into the existing municipal drainage system within Pleasant Street. The plaza is located on what is essentially a portion of the roof of the underground parking for the building. Therefore, stormwater from the plaza will be directed into a separate roof drain system that will also connect into the municipal drainage system in Pleasant Street. As there is no surface vehicle access proposed onsite, stormwater treatment measures are not required.



The connection of the proposed stormwater into the municipal system on Pleasant Street will mimic the existing conditions and maintain the existing drainage pattern of the properties. In addition, the existing and proposed conditions each contain a negligible amount of open space (in the form of planter beds and boxes in the plaza) and therefore stormwater flow will be replicated in each condition. As such, we believe this project will not negatively impact the existing municipal drainage system. In addition, as the stormwater conditions will be replicated in existing and proposed conditions, we believe formal hydrologic calculations are not necessary for this project.

Please feel free to contact us should you have any questions, comments or concerns.

Sincerely,

MERIDIAN ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Chris Broyles". The signature is fluid and cursive, with a long horizontal stroke at the end.

Christopher S. Broyles, P.E.
Senior Project Engineer

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