



MEMO **STORMWATER CONNECTION**

Acorn Engineering, Inc. has been retained by Redfern Properties, LLC to provide civil engineering services for the proposed development of Munjoy Heights located at 79 Walnut Street in Portland, Maine. Munjoy Heights is a 29-unit vertical urban infill development set on the western slopes of Munjoy Hill. Each three to four story unit will have a dedicated garage with approximately 1,900 to 2,400 square feet (sf) of livable space comprised of units with 3 bedrooms.

A stormwater analysis will be prepared to demonstrate that the project will meet the following requirements of the City of Portland (the City):

- City of Portland Land Use Ordinance Chapter 14, Article V. Site Plan Section 14-523. Required Approvals and Applicability (F) Level III Site Plan Review.
- City of Portland Technical Manual – Section 5 – Portland Stormwater Management Standards and Maine DEP Chapter 500 Stormwater Management.

On July 19th, 2013 representatives of Acorn Engineering met with David Margolis-Pineo and Doug Roncarati to discuss the proposed stormwater connection to the municipal sewer system. Potential locations include the intersection of Eastern Promenade and Washington Avenue, East Cove Street, the intersection of Washington Avenue and Fox Street as well as the intersection of Sheridan Street and Walnut Street.

At the meeting Acorn Engineering was informed that the storm sewer located at the Walnut Street and Sheridan Street intersection towards Washington Avenue has been identified by the City as a proposed green infrastructure storm sewer separation project. The green infrastructure storm sewer separation project is part of the City of Portland's Combined Sewer Overflow Tier III Improvement Plan and that the cost of such improvements would be paid for and implemented by the City.

Based upon our discussion, both parties agreed that connecting the proposed Munjoy Heights storm drainage to the existing Walnut Street combined sewer would be the best course of action and would facilitate the future connection to the separated municipal storm drainage network.

The proposed project will include the redevelopment of existing impervious area including rooftops, asphalt and gravel driveways and parking. The current course of action is to provide water quality treatment to the stormwater through filtration and infiltration utilizing a Maine Department of Environmental Protection - Underdrained Subsurface Sand Filter approved stormwater Best Management Practice (BMP). This development shall incorporate green infrastructure to provide water quality treatment for no less than 95% of the new impervious area and 80% of the developed area.