



28 Vannah Avenue
Portland, Maine 04103
Tel: 207.781.5242
Fax: 207.781.4245

STORMWATER MANAGEMENT REPORT
118 on MUNJOY HILL
PORTLAND, MAINE

November 12, 2013

Existing:

The site is located at the very top of Munjoy Hill, and is fully developed. It has 2,644 sq. ft. of building, 6,487 sq. ft. of pavement, and 1,597 sq. ft. of lawn area. The stormwater from the site flows overland to St. Lawrence Street and some towards Congress Street.

The flow from the site is captured in the City's combined sewer below the site. There are no direct connections to the sewer from this site for the stormwater. The building sewer does connect to the sewer.

Developed:

This project, of 12 residential units and 2 commercial units totaling 9,122 sq. ft., will fully develop the site. The proposed total impervious area is 9,514 sq. ft., 383 sq. ft. more than the existing impervious coverage. All of the parking for the site will be within the building. The runoff from the small landscaped strips on the south and east sides will sheet flow to the abutting properties. The roof water will be collected in the roof drains and conveyed directly to the sewer in St. Lawrence Street. St. Lawrence connection was selected because the existing sewer appears to be larger than the Congress Street sewer. This puts all utility connections in St. Lawrence Street, avoiding opening up of Congress Street.

The increase of 383 sq. ft. of impervious area is minor and does not require stormwater treatment or flow controls.

No monitoring or reporting is required for this project.

