

STORMWATER MANAGEMENT REPORT
50 INDIA STREET
PORTLAND, MAINE
July 26th, 2017

INTRODUCTION

The subject property (the Site) is located at 50 India Street, Portland, Maine and is 2,400 square feet (0.055 acres). The applicant intends to construct a 4-story mixed-use building with a floor area of 6,880 square feet. The first two floors of the building will be retail/office space for cPort Credit Union. The top two floors will be one luxury residential unit with rooftop access. The building's 1,720 sf footprint covers most of the site but retains an alley on both sides of the building.

EXISTING SITE CONDITIONS

The existing property is currently all impervious (2,400 sf) with approximately 30 percent compacted gravel and the remaining area contains bituminous asphalt.

There is one subcatchment for the entire site. The site currently drains to the southern-most curb cut and towards a catch basin located just before the intersection of Middle Street and India Street.

PROPOSED SITE CONDITIONS

The proposed project includes new construction of a 1,720 square feet building (footprint). The applicant is proposing a 60 square foot vegetated strip across the north side of the parcel. The project also includes 390 square feet of porous pavers in the alleys to the north and west of the building. This reduces the impervious area of the site to 1,950 square feet. The stormwater from the roof of the building will be collected by a roof drain that will tie into the existing waste water pipe. This project will reduce impervious area, therefore reducing the amount stormwater leaving the site and entering the stormwater system.

CONCLUSIONS

By decreasing the amount of impervious area, we are reducing stormwater runoff and therefore reducing stormwater quality impacts from the site.

This project will use long-term and short-term erosion control measures as well as stormwater quantity and quality treatment measures that will mitigate environmental impacts from stormwater. This project will have no significant adverse impacts on downstream properties as a result of stormwater.

BLAIS CIVIL ENGINEERS

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