

**STORMWATER MANAGEMENT REPORT**  
**1945 CONGRESS STREET**  
**PORTLAND, MAINE**  
**April 14, 2016**

**Project Description**

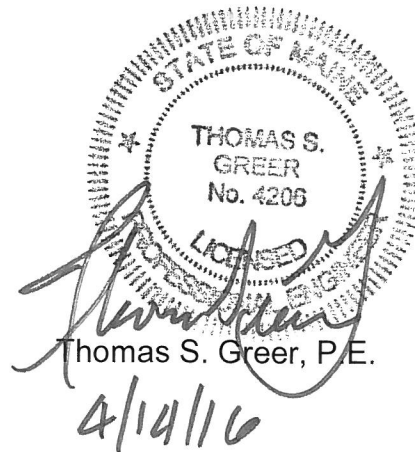
This project is the redevelopment of 1945 Congress Street, currently the Elks Club. The Elks building will be reduced in size and renovated. Two new buildings will be added, a 15,000 sq. ft. medical building and a 25,300 sq. ft. office building. The redeveloped site will have approximately 264 parking spaces.

The site drains to the north by sheet flow and a small swale constructed in front of the parking spaces. There are no closed storm drain systems.

**Project Management Systems**

The stormwater management system for this project will consist of underdrained soil filters and proprietary treatment systems. In accordance with Chapter 500 of the Stormwater Management Law, this site, as a redevelopment site, is required to treat 60% of the new development. Possible treatment locations are shown on the subdivision plan. These will be designed and detailed as part of the site plan process.

Based on past experience, these systems will also provide peak flow control as well.



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REDEVELOPMENT PROJECT CH. 500 pg 7

EXISTING SITE

EXISTING BUILDING	23,090	x 3 =	69,270
" IMPERVIOUS	110,151	x 4	440,604
" LANDSCAPED	85,150	x 2	<u>170,300</u>
			680,174
			15.61

REDEVELOPED SITE

PROPOSED BUILDINGS	46,498	x 3	139,494
PROPOSED IMPERVIOUS	114,236	x 4	456,944
" LANDSCAPED	99,266	x 2	<u>198,532</u>
			794,970
			18.25

$$\frac{15.61}{260,000/43,560} = 2.61$$

$$\frac{18.25}{3.06} = 3.06 \quad 3.06 - 2.61 = 0.4476$$

From TABLE 3  $0.44 < 1.0$  60% OF THE SITE IS TO BE TREATED.