9 STORMWATER MANAGEMENT

The following information is provided in accordance with the City of Portland Code of Ordinances Chapter 14 Land Use, Section 14-526(b)(3).

9.1 OVERVIEW

Flagg Partners, LLC intends to redevelop two parcels totaling 12,860 square feet at 208 Fore Street in Portland. The project will result in a decrease in impervious area. This narrative describes the stormwater runoff patterns and methods of stormwater management for the existing and proposed conditions.

9.2 EXISTING CONDITIONS

The existing project site is entirely developed and relatively flat. Stormwater runoff from most of the project site drains overland across the western property boundary. The southeastern portion of the existing parking lot drains overland across the southeastern property boundary and over a vegetated slope. There are no known areas of erosion or flooding on or adjacent to the site. The existing project site, including Bradbury Court, contains approximately 11,554 square feet of impervious surface.

9.3 PROPOSED PROEJCT

Post development stormwater runoff will generally follow existing patterns. Runoff from the proposed building will drain to a roof drain system that outlets to a proposed catch basin structure in front of the site in Fore Street. The proposed catch basin will connect to the city's separated storm drain system in Fore Street. The roof will be made up of a 4,788 sf green roof that stores stormwater. The green roof reduces stormwater runoff from the roof through retention, evaporation and evapotransipiration, and is considered pervious for zoning impervious calculations.

The impervious areas of the site not covered by the building include a 4' wide paved walkway to the northeast of the proposed building, a portion of the entrance drive to the southwest of the building, and a small portion of the brick sidewalk in front of the building along Fore Street that is not under the building roof overhang. This is approximately 1,019 sf of non-roof impervious surface. The runoff from the paved walkway, brick sidewalk, and vegetated areas will drain overland across the property boundaries, as it does today. Runoff from the entrance drive not covered by the roof will flow to a trench drain at the entrance to the garage and be conveyed to the proposed catch basin system in Fore Street. The project is not expected to cause ponding, flooding or erosion problems on or downstream of the site. The relatively small amount of runoff entering the City's storm drain network is not expected to overburden the system.

The redeveloped project site will have approximately 5,849 square feet of impervious surface. This is a decrease of approximately 5,705 square feet of impervious area from the existing condition. Therefore, the project is not required to meet the General or

Flooding Standards. The non-roof impervious area being redeveloped is less than 5,000 square feet, so the project is not required to meet the Redevelopment Standards.