

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

The existing project site is entirely developed and relatively flat. Stormwater runoff from the project site drains overland across the northern property boundary towards the Russell Street and Hill Street intersection. The Russell Street and Hill Street intersection generally drains northwest toward Ellsworth Street and an existing city stormwater system located in Hill Street.

Post development stormwater runoff will generally follow existing patterns. Runoff from the proposed building roof will be collected in a gutter system and discharged on site onto a crushed stone apron to dissipate flows and reduce erosion. This stormwater will then flow overland to Hill and Russell Streets as it does today. Impervious patio areas and the driveway apron to the garage will drain to Hill and Russell Streets as these areas do today.

The existing project site contains approximately 1,599 square feet of impervious surface. Redevelopment of the project site will result in a decrease of approximately 160 square feet of impervious area and a total impervious surface of 1,439 square feet. Therefore, the project is not required to meet the General or Flooding Standards. Redevelopment of non-roof area is approximately 240 sf of impervious surface, therefore the project does not meet the threshold for redevelopment standards.

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.