

Preliminary Stormwater Analysis

As a Level III Site Plan, the proposed development requires a Stormwater Management Plan per Section 5.2.C.b of the Stormwater Management Standards found in the City of Portland Technical Manual. The Stormwater Management plan must be pursuant to the Maine DEP Chapter 500 Stormwater Management Rules for basic, general, and flooding standards. As the development is a change of use and the existing footprint of the building will be utilized, the project results in only approximately 900 square feet of additional impervious area. This additional impervious area will likely be required for parking or driveway accommodations in the existing courtyard off of Thomas Street. While this is a negligible increase in comparison to the overall impervious area associated with the footprint of the building, there are approaches that can mitigate any offsite affects. The use of grass pavers reduces impervious area and the resulting stormwater runoff that may be well suited for tight accommodations of this site while providing for additional green space. Another alternative that could be implemented is a shallow rain garden incorporated into the landscaping surrounding the proposed parking. This provides for both stormwater quantity and quality control. Either one of these approaches or a combination of both, will be adequate to address any offsite stormwater quantity or quality impacts.