

## STORMWATER MANAGEMENT PLAN

MZ Properties, LLC  
15 Walton Street  
Portland, Maine



The following Stormwater Management Plan has been prepared for MZ Properties, LLC, Inc. to analyze the impact on stormwater runoff resulting from the re-development of a 3 story, rental residential building at 15 Walton Street, Portland, Maine.

### Existing Conditions

The site is approximately 7,919 s.f. in size. The property formerly supported a three story building, driveway, parking area and garage until a few years ago, when the structures were burned and removed from the site. A compacted gravel pad, concrete pad and paved driveway still remain on the property. The lot is located within an urban community and is tightly bordered by residential and commercial properties. The existing impervious area on the site is approximately 5,291 s.f.

The site currently slopes northeasterly toward Ocean Avenue. The grades on the site will not change.

### Proposed Development

The applicant/owner is proposing to re-develop the site with a three story building that will be used for rental housing. A garage and new driveway will be constructed on the site as well. The proposed impervious area on the site will total 4,011 s.f.

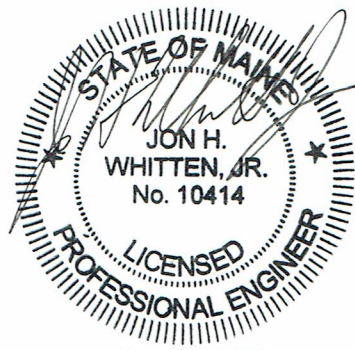
### Conclusion

The proposed development will result in 1,280 s.f. less impervious area than is existing on the site today. This decrease in impervious area, increase in lawn area and no change in existing grades will result in less stormwater runoff leaving the site. Given this fact, this project is not expected to have significant, negative impacts on downstream areas, even with no new stormwater management features being proposed.

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