

DRAINAGE PLANS

EFFECTIVE MAY 20, 2009

Activities that are not subject to site plan review that result in the expansion or alteration of an existing building or structure that increases the amount of impervious surface area by more than five thousand (5,000) square feet or the construction of a new principal building or structure must meet the requirements for a Drainage Plan. New principal buildings that are located in a subdivision with an approved Post Construction or Basic Stormwater Management are not required to comply with the requirement for a Drainage Plan if the approved Stormwater Management Plan contains provisions that adequately address surface drainage related to the construction of the building as determined by the Code Enforcement Officer.

- SOUTH PORTLAND ORDINANCE SECTION 27-1536 (b) (3)

**STANDARDS FOR A DRAINAGE PLAN AND SUBMISSION
REQUIREMENTS ARE ATTACHED.**

STANDARDS FOR A DRAINAGE PLAN AND SUBMISSION REQUIREMENTS

(e) *Standards for a Drainage Plan.*

(1) Design Standard

The plan must demonstrate that the proposed improvements are designed to minimize the amount of stormwater leaving the site. This must include consideration of the design and location of improvements to minimize the total area of impervious surface on the site and stormwater management techniques to minimize both the volume and rate of runoff from the lot. The use of LID practices appropriate for the type of development as set forth in Chapter 10 of the *DEP Stormwater Manual, Volume III-BMPs Technical Design Manual*, and/or any City of South Portland LID Manual adopted by the Planning Board after appropriate notice and hearing is encouraged but not required. The Drainage Plan must also demonstrate that:

- (a) any stormwater draining onto or across the lot in its pre-improvement state will not be impeded or re-directed so as to create ponding on, or flooding of, adjacent lots;
- (b) any increase in volume or rate of stormwater draining from the lot onto an adjacent lot following the improvement can be handled on the adjacent lot without creating ponding, flooding or other drainage problems and that the owner of the lot being improved has the legal right to increase the flow of stormwater onto the adjacent lot;
- (c) any increase in volume or rate of stormwater draining from the lot onto City property following the improvement can be handled without creating ponding, flooding or other drainage problems and that the owner of the lot being improved has the legal right to increase the flow of stormwater onto the City's property; and
- (d) any increase in volume or rate of stormwater draining from the lot into the City's separate storm sewer system can be accommodated in the system without creating downstream problems or exceeding the capacity of the storm sewer system.

(2) Submission Requirements

A Drainage Plan must include a written statement demonstrating how the project has been designed to minimize the volume and rate of stormwater leaving the site including provisions for minimizing the area of impervious surface or the use of LID practices, and a plan and supporting documentation with at least the following information:

- (a) The location and characteristics of any streams or drainage courses existing on the parcel and/or abutting parcels.
- (b) The existing and proposed grading of the site using one-foot contours.
- (c) The location and area of existing and proposed buildings and impervious surfaces on the site.
- (d) The existing pattern of stormwater drainage on the site, including points of discharge to the City's storm sewer system or adjacent properties.
- (e) The proposed pattern of stormwater drainage after development, including the location and design of any stormwater facilities.

(3) Relationship to Other Provisions.

Drainage Plans are subject to the requirements of subsection (f), Standards for Easements or Rights-of-Way; subsection (g), Material Requirements; subsection (h), Modification of the Standards and Requirements; and subsection (i), Discharge of Stormwater.