

Date: 7/6/2005
To: Paul Patterson
From: Chad Voigt
cc: Terese Gorman, Chuck Soules
Re: Site plan SP-05-40-05, Fairhaven Commercial



Paul,

The City Commission has asked us to provide additional information to residents adjacent to this site. I will be out of the office until July 20, so I've provided a written response for your use.

The proposed site plan increases impervious surface on the 0.8 acre parcel; therefore a drainage study was required. The drainage study proposes to add stormwater detention at the point of discharge to compensate for the increased runoff. The proposed detention basin will replace and expand the existing detention basin constructed in 1997 with Prescott Place Subdivision. The plan makes more efficient use of the detention area by removing the existing berm that straddles the property lines:

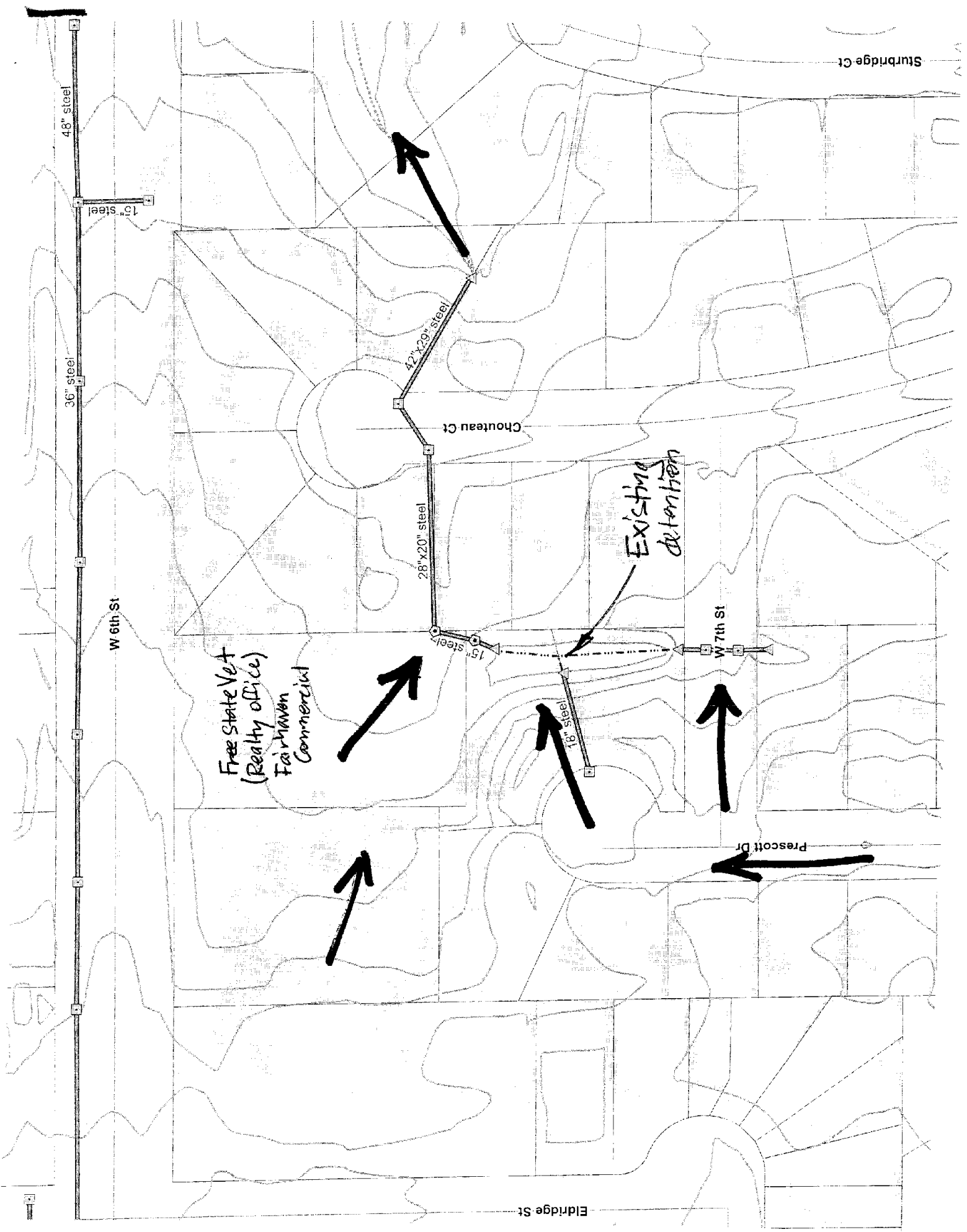
Existing detention - Prescott Place Subdivision	7,841 cubic feet storage
Proposed detention - Fairhaven	14,680 cubic feet storage

The drainage study also provides a specific analysis of the downstream storm pipe that runs east to Chouteau Court. With the proposed development and detention in place, the existing downstream pipe will handle the 100-year storm event:

Existing pipe capacity:	20.4 cubic feet per second
Proposed 100-year discharge:	12.8 cubic feet per second

Based on these favorable conditions, we approved the current drainage study on June 10, 2005. A copy is attached for your reference.

The detention basin is located entirely within public drainage easements; therefore construction of the detention basin will be reviewed and inspected by the Public Works Department.



Sturbridge Ct

Chouteau Ct

W 6th St

W 7th St

Prescott Dr

Eldridge St

Free State Vet
(Realty office)
Fairhaven
Commercial

Existing
detention

48" steel

15" steel

36" steel

28"x20" steel

15" steel

18" steel

42"x20" steel

