From: Fred Royal
To: Angela Birchett;
cc: Jason Sullivan;
Subject: FW: Proposed stormwater impacts, office building for Brian Sawyer on Fearrington Mill Road
Date: Monday, November 16, 2009 10:53:57 AM
Attachments: 010-33 Stormwater 11 12 2009.pdf
010-33 SW Exhibit 11 12 2009.pdf

Angie,

As long as the total disturbed area is in fact less than 20,000 sf, there is no stormwater requirement. The final plan needs to clearly indicate this and the site will need to have a protection barrier (ie: fence) to ensure that this remains the case during construction. I like the offer to place rain barrels around the structure to use as drip irrigation.

Fred

From: Mark Ashness [mailto:mark@cegroupinc.com]
Sent: Thursday, November 12, 2009 4:20 PM
To: Fred Royal; Lynn Richardson
Cc: Angela Birchett
Subject: Proposed stormwater impacts, office building for Brian Sawyer on Fearrington Mill Road

Fred: Brian Sawyer (neighbor) has asked us to look at the stormwater applications for his proposed office. He has already submitted a rezoning package to the County.

In looking at his proposed use, which is a 2400 sf building to serve as his office. He only intends to have 25% as an office and the rest of the building is to store equipment and material inside.

Based upon that information, we have determined that the parking and amount of impact (parking and drive) he previously proposed can be greatly reduced.

We have prepared a plan that we believe would allow Brian to stay under the 20,000 sf threshold of disturbance. The area proposed for building and parking is already a flat grassed area that sheet flows to the existing NCDOT ditch. There are (2) existing drives to the site. NCDOT has asked that we expand the drive width on each of these.

We have looked at the existing drainage patterns (pdf attached). We propose to let the proposed drive and parking areas sheet flow. Brian has also agreed to install a cistern/ rain barrel with drip line to irrigate a shrubs around the building.

The proposed impervious coverage is just under 10,000 sf. (18.3%).

Can you take a quick look at the exhibits and comment on whether any additional stormwater measures are needed provided that we stay under the 20,000 sf disturbance threshold. I have also advised Brian that he would likely want to install tree protection/construction fencing at the limits of disturbance to insure that the 20,000 sf is not exceeded.

Thx

Mark P. Ashness, PE, ASLA,
LEED AP

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US Green Building Council Member

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