

STARBUCKS MULTI-TENANT STORMWATER NARRATIVE

Tax Key: WAKC1007053
Address: 1660 E Main Street
Parcel Size: 0.91 acres

Project Description

The proposed project is a 5,665 sf multi-tenant building located in the Woodman's PUD adjacent to Les Paul Parkway (Lot 8 of CSM 11104). Starbucks will occupy the northern 2,200 sf of the building while the remaining tenants are unknown. Additional improvements will include site utilities, parking lot and landscaping. Land disturbance is estimated to be 0.74 acres.

Existing Conditions

The site is presently undeveloped with the exception of an existing sidewalk located within the property boundary along the west and north lot line and an existing shared driveway apron located at the southwest corner.

Drainage

The general drainage pattern is northeast to southwest with approximately 7 feet of relief across the site. Under existing conditions, runoff drains offsite by means of overland flow to both the Culver's parking lot to the south and the private road to the west.

Following construction runoff will be collected by four storm inlets and piped to an existing storm inlet located on the private road at the southwest corner of the site. The storm sewer ultimately discharges to an existing regional stormwater pond located approximately 600 feet south of the site. The pond was constructed as part of the Planned Unit Development for the Woodman's Food Market.

Stormwater Management

Per City of Waukesha Code Book, Chapter 32.06(c)3C, the site is exempt from stormwater management requirements due to "Off Site Best Management Practices (BMPs)".

The developed site will have a runoff curve number of 89 calculated as follows:

$$\begin{array}{ll} \text{Pervious (HSG B)} = & 23.44\% \times 61 = 14 \\ \text{Impervious} = & 76.56\% \times 98 = 75 \end{array}$$

$$\text{Runoff Curve Number} = 14 + 75 = 89$$