

PLANET FITNESS STORMWATER NARRATIVE

Tax Key: WAKC1007041

Address: TBD (Currently listed as Lot 1 of CSM 10943)

Parcel Size: 3.52 acres

Project Description

The proposed project is the construction of a 20,730 sf fitness center located in the Woodman's PUD. The site is the northeast corner of East Main Street and Manhattan Drive adjacent to Les Paul Parkway (Lot 1 of CSM 10943). Planet Fitness will be the sole occupant. Additional improvements will include site utilities, parking lot and landscaping. Land disturbance is estimated to be 3.22 acres.

Existing Conditions

The site is presently undeveloped with grass cover.

Drainage

The general drainage pattern is east to west with approximately 14 feet of relief across the site. Under existing conditions, runoff drains offsite by means of overland flow to the public right of way on Manhattan Drive and East Main Street.

Following construction runoff will be collected by a network storm inlets and connect to existing storm sewer located in the private road on the north side of the site. The storm sewer ultimately discharges to an existing regional stormwater pond located due north of the site across the private road. 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:

$$\begin{array}{ll} \text{Pervious (HSG B)} = & 23.6\% \times 61 = 14 \\ \text{Impervious} = & 76.4\% \times 98 = 75 \end{array}$$

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