

Memorandum

To: Greg Aberle

CC: Chris Anderson, Tim Gladhill

From: Leonard Linton

Date: 7/3/12

Re: Quality RV Conditional Use Permit – 8101, 8151 Riverdale Drive

We have reviewed the email correspondence regarding the submittals necessary to approve the Conditional Use Permit for these parcels. We offer the following comments:

The submitted plan shows a parking lot with bituminous pavement and concrete curb extending to the north property line. The total unpaved area on these two lots is approximately 1.65 acres. The emails indicate you are proposing to place class 5 surfacing on 0.99 acres. The exhibit must delineate the area to be covered with class 5, the area must have dimensions and be plotted to scale so that the area to be disturbed can be determined. If the disturbed area is one (1) acre or greater, a Water Management Organization (WMO) permit will be required. Furthermore, the exhibit should also identify the required twenty (20) foot wide green space setback from the property boundary along Riverdale Dr., within which, no merchandise can be displayed.

The stormwater requirements were established to provide a standard for all developing properties. A 10-year storm can be thought of as having a 1 in 10 chance of occurring in a year, a 100-year storm has a 1 in 100 chance of occurring in a year; however, it is possible to have multiple 10-year events or 100-year events in 1 calendar year.

We recognize the short term nature of this project and are not requiring installation of elaborate stormwater control structures. The plan submitted does not show the contours in the existing ponding areas, and does not show connection of the new ponding area to the existing ponding areas. The existing ponding area is connected to the storm sewer in the street. Please provide information on the size, location and condition of the existing connection to the storm sewer system. Converting grass areas to pavement (gravel or asphalt) increases the volume of water generated during a rain storm. We need the calculations requested to understand the potential impact to Riverdale Drive during the specified rain events.