



Coulter | Jewell | Thames, PA

111 WEST MAIN STREET
DURHAM, NC 27701
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Planning for the Future

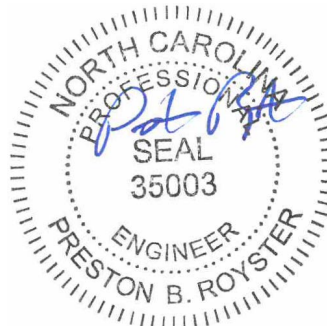
April 8, 2020

To: Stormwater Development Review
Town of Carrboro
100 Pubic Works Drive
Carrboro, NC 27510

From: Preston B. Royster, PE
Coulter Jewell Thames, PA
111 West Main Street
Durham, NC 27701
919-682-0368
Email: proyster@cjtpe.com

Subject: Designer's Stormwater Letter

Ref: Project: 201 N. Greensboro
PIN: 9778864587
Regulatory Basin: Jordan Lake



04/08/2020

This project is located at 201 N. Greensboro Street (at the intersection of N. Greensboro Street and W. Weaver Street). The project involves the construction of a new retail and office building and the associated parking, sidewalks, and infrastructure.

The proposed disturbed area for this project is 18,465 sf (0.42 ac). The existing and proposed impervious surface are noted below:

- Existing Impervious areas: 20,087 sf (0.46 ac)
- Proposed Impervious areas: 20,716 sf (0.48 ac)
- Net Change: + 629 sf (0.01 ac)

Section 15-263(a)(8) of the Town's Land Use Ordinance notes that the disturbance threshold for commercial projects is one-half acre. Since this project disturbs less than one-half acre, it is exempt from the requirements of this section of the Ordinance.

The project results in a small increase in impervious surface. While there is an increase in impervious surface, there is no change to the CN for the project. So, there is no calculated increase in peak runoff rate or volume. In addition, the existing drainage patterns / site topography are not proposed to be significantly altered by the proposed development. As such, no detention is proposed on the site to reduce peak runoff rate or volume.

If you have any questions about this project or need additional information, please feel free to call or email me. Thank you.