

## **Lindebak, Scott**

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**From:** Trevor Kurth [tkurth@baughmanco.com]  
**Sent:** Friday, December 10, 2010 8:45 AM  
**To:** Lindebak, Scott  
**Subject:** Dugan West Kellogg Commercial

Scott,

I have been thinking about the WQv as well as the CPv on the referenced site. On this site, I think we would be wasting time to calculate and establish a volume and make the reserve larger to simply satisfy these requirements. Upon site development, since these lots are so large, many LID practices can (and will) be included in the site design (ie parking lot islands, disconnected downspouts, green space, etc). We have no way of knowing, at this point, where and how large these features are going to be. When these are used, not only will they lower the need for a WQv, but also lower the CPv that will be needed within the wet pond. This was specifically mentioned during the workshop.

I guess my point is, with such a large commercial development, we would like to defer the WQv and CPv calculations until the site plan phase, and not have to include it in the platting phase. I know you are worried about the size of the Reserve at this time. However, on the other hand, if we make the reserve larger now and incorporate these volumes in the design whereas upon development those volumes are less, we are in the same situation.

I would also like to point out, as Tim and I lightly discussed, is that this site may not even need detention based on the 10% rule that the manual is putting into effect. Since there was a basin study, I didn't want to push that issue, but this site drains only 50 acres compared to the 4000+ of the Calfskin. We feel that the Reserve (which includes Compensatory Storage also) is more than enough for a typical plat this size.

Upon site development, if the outlet of the pond needs to be re-evaluated, I don't see a problem with doing that at the time. I would much rather see these issues handled (on this site – not necessarily all sites) at site development since the main lot is so large. The designer could/would include many LID options on the lot itself in their site design that would make the entire development better – without having such a large Reserve.

Let me know what you think. I would hate to make the Reserve any larger since it is about 15% of the site already, and we have over-detained to less than 1/3 of the original site flow already. I did discuss this issue in the Report, stating at site development would be the best solution.

Thanks.

trk

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