

CONCEPT PLAN COMMENTS
STORMWATER MANAGEMENT UTILITY ADVISORY BOARD

MEETING DATE: August 23, 2022
PROJECT: Lullwater Park
BOARD MEMBERS PRESENT: Chad Pickens; Evan Kirk; Janet Clarke; Pamela Schultz;
Shugong Wang
BOARD MEMBERS ABSENT: None

The Stormwater Management Utility Advisory Board (Board) met on Tuesday, August 23, 2022 and received a presentation from Wendi Ramsden (CJT). The project site is located south of I-40 and north of Weaver Dairy Rd. It combines the Lullwater and Weaver Dairy Rd concept plan projects sites.

The project site is approximately 45 acres and is forested. It contains perennial and intermittent streams that are subject to the Town's Resource Conservation District (RCD) regulations. Multi-family, townhome, and carriage homes (489 units) and 724 parking spaces are proposed.

Encroachment and the addition of impervious surface in the RCD and are anticipated for road and greenway trail construction. There may be additional RCD disturbance for parking and site grading.

Board members had the following comments:

Missing items and inconsistencies:

- Existing Conditions Plan – Topo provided but not contour elevations not labeled. Existing vegetation information is not shown. Headwater wetlands are not shown.

Comments:

- A maximum of 737 parking spaces is permitted; 724 spaces are proposed. The Board supports the proposed stacked and under structure parking. Minimize the amount of surface area dedicated to parking; consider more parking that is stacked or under structures.
- The Board recommends reducing the amount of impervious surface in the proposed gathering areas.
- The Board does not support filling the wetland areas.
- What Low Impact Design (LID) measures were considered and included (e.g., bioretention, permeable pavers, etc.)?
- This site is in the Cedar Fork subwatershed and existing development (Kensington, Coventry, Cedar Hills) downstream already experiences flooding. What can be done to address existing flooding?
- Minimize the amount of impervious surface or make the site appear less impervious (disconnecting impervious areas or other LID techniques).
- Consider the residents' requests to remove the proposed development in the strip along the eastern access road from Weaver Dairy Rd. The same applies to the proposed five-unit structure wedged in between the easternmost parking area and stream buffer, along the property line with Coventry.
- The Board supports the proposed underground detention.
- Locate the discharge points from these structures out of the RCD and away from the shared property lines with neighboring developed properties.
- Dumpsters and recycling areas should be sited located away from the RCD, streams, and the interior drainage system.