



THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES

Residences at Bask
Drainage Impact Statement
September 27, 2021

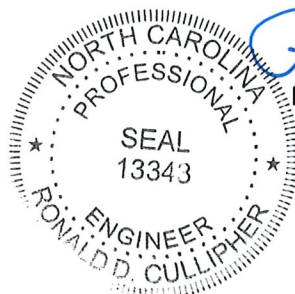
In accordance with the Town of Morehead City Uniform Development Ordinance a drainage impact statement is required for proposed PD developments. See item below:

PD districts shall be located in relation to sanitary sewers, water lines, storm and surface drainage systems, and other utility systems and installations in such a way that neither extension nor enlargement of such systems will be required in manner, form, character, location, degree, scale, or timing resulting in higher net public cost or earlier incursion of public cost than would development in forms generally permitted under current zoning for the area. **PD districts shall be required to submit a drainage impact statement and no proposed PD district shall be permitted to file a statement of no drainage impact.** In addition, PD districts shall contain in their sketch development plan all proposed drainage so as to comply with [section 13-3](#) of this Ordinance.

The two properties comprising the proposed Residences at Bask have significant existing impervious coverage. The property at 901 Shepard Street is virtually 100% impervious. The property at 909 Shepard Street had abc stone installed to the 75' aec line prior to the state stormwater rule changes in 2008. Currently, we estimate the current impervious coverage at 88775 sf with the future being significantly less at 65000 sf or under.

Since this will be a State Stormwater Redevelopment project no new stormwater piping will be allowed and any drainage features will be swales in full compliance with Section 13-3 of the Town's ordinance.

With the net reduction in impervious and the addition of grass surfaces, it is our opinion that stormwater impacts will improve both in quantity and quality of runoff.



Ronald D. Cullipher 9/27/21
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