



EXHIBIT C

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING A PROPOSAL TO PAY A FEE IN LIEU OF STORMWATER DETENTION FOR IMPROVEMENTS AT 110 NORTH FORT STREET

DATE: NOVEMBER 4, 2024

SUBMITTED BY: DAVE BODEEN, P.E.

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The City of Nixa's adopted Technical Specifications Manual contains regulations pertaining to stormwater management on private property. Generally, the manual requires that stormwater runoff from development that adds impervious surface be detained for a period prior to being released. This detention of stormwater runoff helps to prevent downstream flooding by simulating the same rate of runoff that would have occurred otherwise.

However, in some cases, detaining stormwater runoff may not be practical nor the best solution for managing stormwater. When conditions exist that prove that stormwater detention would not be helpful or practical, the manual provides for an alternative solution in which the developer may pay the City an amount of money in lieu of constructing detention facilities. These funds are then held by the City until spent within the same drainage basin on stormwater improvements.

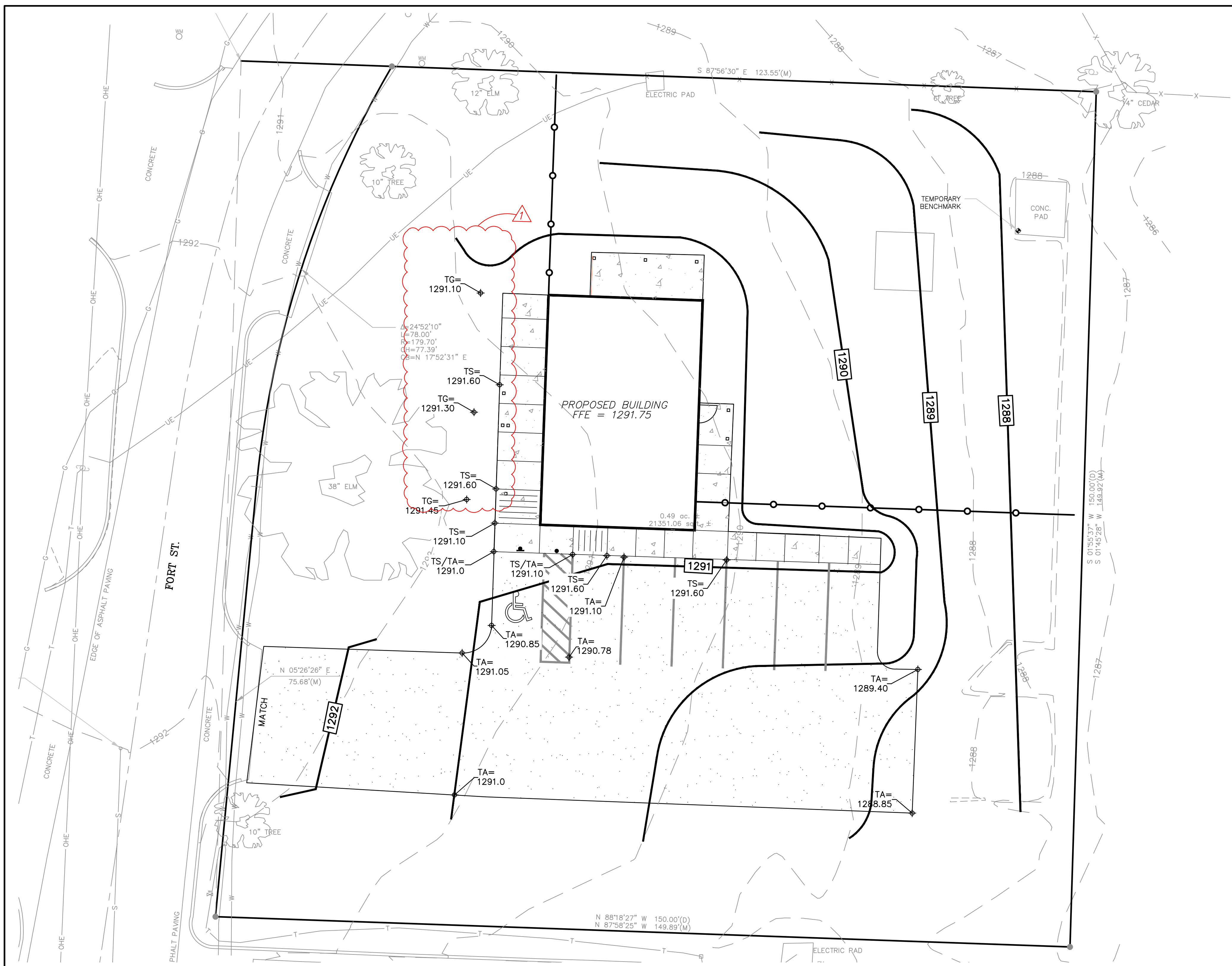
Pinnacle Design Consultants, along with Burkholder Architecture, have submitted plans for a new building at 110 North Fort Street in Nixa. The overall site is approximately 0.49-acres. The development plans involve adding approximately 0.14 acres (6,098.4 sq.ft.) of impervious surface. The applicant has requested to provide a payment in lieu of constructing a detention facility.

Analysis

Stormwater runoff from the subject property will sheet flow to the east. The stormwater will end up on the same property that receives the discharge from AutoZone. The amount of impervious surface being added to the lot is less than what was previously there when the property in question was used for Lola's Pastries & Eatery. The developer will pay the city \$1,001 ($7150 \times .14 = 1,001$) that will be held until expended on stormwater improvements in this same drainage basin.

Recommendation

The proposed fee in lieu of detention, complies with Section 125(c)(2) of the Nixa Technical Specifications Manual. Staff recommend approval of this request.



GENERAL COMPACTION NOTES

ALL IMPROVED AREAS, INCLUDING PAVEMENT, CURB, AND SIDEWALK AREAS, SHALL BE PROPERLY COMPACTED IN LAYERS NOT EXCEEDING 8 INCHES (LOOSE MEASUREMENT) AT THE RECOMMENDED MOISTURE CONTENT WITH TEST RESULTS PROVIDED TO THE ENGINEER. DENSITY AND MOISTURE REQUIREMENTS SHALL BE IN RELATION TO THE MAXIMUM DENSITY AND OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR COMPACTION TESTS. COMPACTION SHALL BE AT LEAST 90 PERCENT OF MAXIMUM DENSITY FOR EMBANKMENT UP TO WITHIN 18" INCHES OF THE SUBGRADE. THE TOP 18" INCHES OF THE EMBANKMENT SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY. ALL EMBANKMENT WITHIN 50 FEET OF ANY STRUCTURE SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY FOR A DEPTH OF ONE FOOT BELOW SUBGRADE. ALL AGGREGATE BASE ROCK SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY.

ALL BACKFILL OF TRENCHES UNDER ANY PAVEMENT, SIDEWALK, OR ANY TRENCH WITHIN 2 FEET OF ANY OF THESE SHALL BE BACKFILLED WITH CLEAN AGGREGATE. BACKFILL OF TRENCHES IN OTHER AREAS SHALL BE COMPACTED TO AT LEAST 90 PERCENT OF MAXIMUM DENSITY. IN LIEU OF MEETING COMPACTION REQUIREMENTS FLOWABLE CONCRETE FILL AS RECOMMENDED AND MAY BE USED FOR ANY TRENCH BACKFILL. COMPACTION TESTS MAY BE REQUIRED AT ANY TIME DEEMED NECESSARY BY THE ENGINEER THESE TESTS MUST BE PERFORMED BY AN INDEPENDENT LABORATORY AT NO EXPENSE TO THE OWNER. AS AN ABSOLUTE MINIMUM, ONE TEST SHALL BE PERFORMED HORIZONTALLY EVERY 300 LINER FEET. THE INDEPENDENT LABORATORY CAN WAIVE A TEST BY REPORTING THAT THE EMBANKMENT OR SUBGRADE CONSISTS SUBSTANTIALLY OF ROCK.

GRADING NOTES

ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES. THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.

TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 2 FEET OF PAVEMENT.

AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.

PROVIDE POSITIVE DRAINAGE (MINIMUM 5% AWAY FROM BUILDING FOR THE FIRST 10' OF UNFINISHED GRADE SURROUNDING THE BUILDING, AND A MIN. OF 2% FOR PAVED SURFACES FOR THE FIRST 10' OF PAVED SURFACES SURROUNDING THE BUILDING) WITHOUT PONDING. IN ALL AREAS, AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS. NOTE THAT 2% IS THE MAXIMUM SLOPE FOR THE HANDICAP PARKING AND LOADING AREAS.

ALL PROPOSED SPOT ELEVATIONS ARE FOR TOP OF PROPOSED ASPHALT OR AS SHOWN ON DRAWING.

SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.

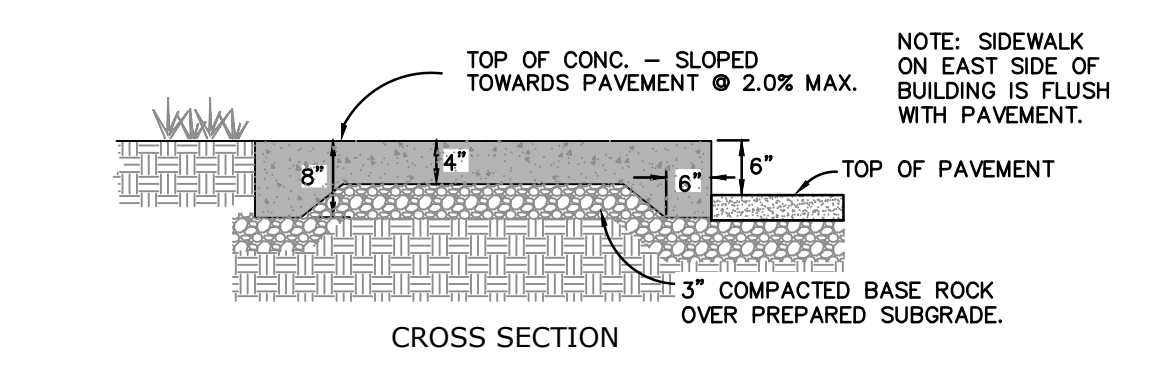
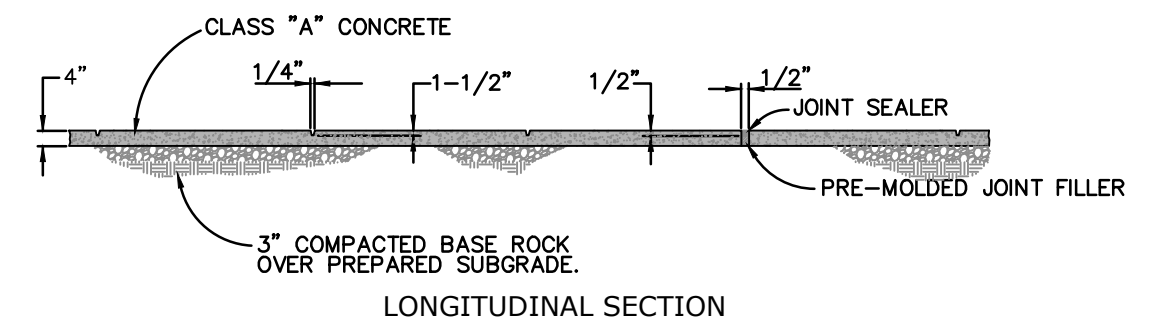
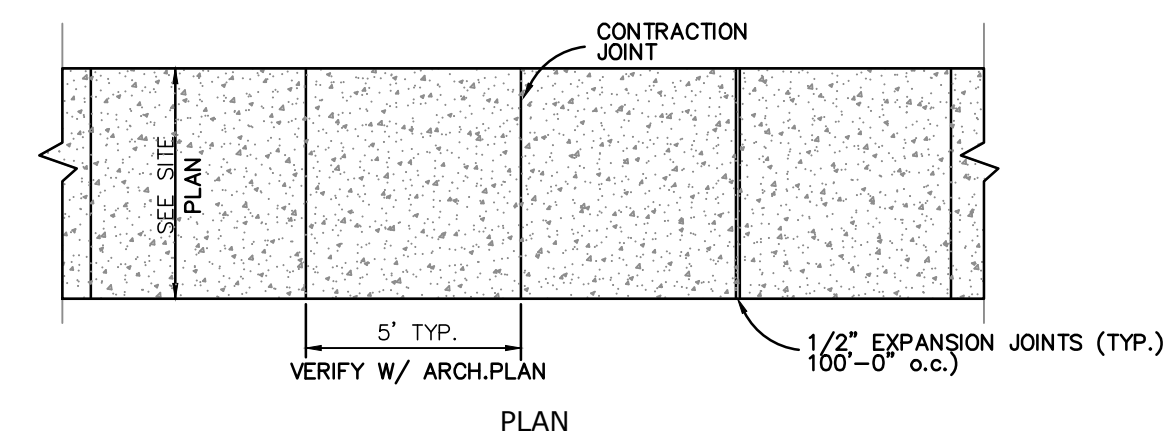
CONTRACTOR SHALL KEEP THE MUD, DIRT, AND ROCKS OFF OF THE CITY STREETS.

RAISE OR LOWER MANHOLE LID AND JUNCTION BOX LID ELEVATIONS AS REQUIRED BY USE OF APPROVED RISERS.

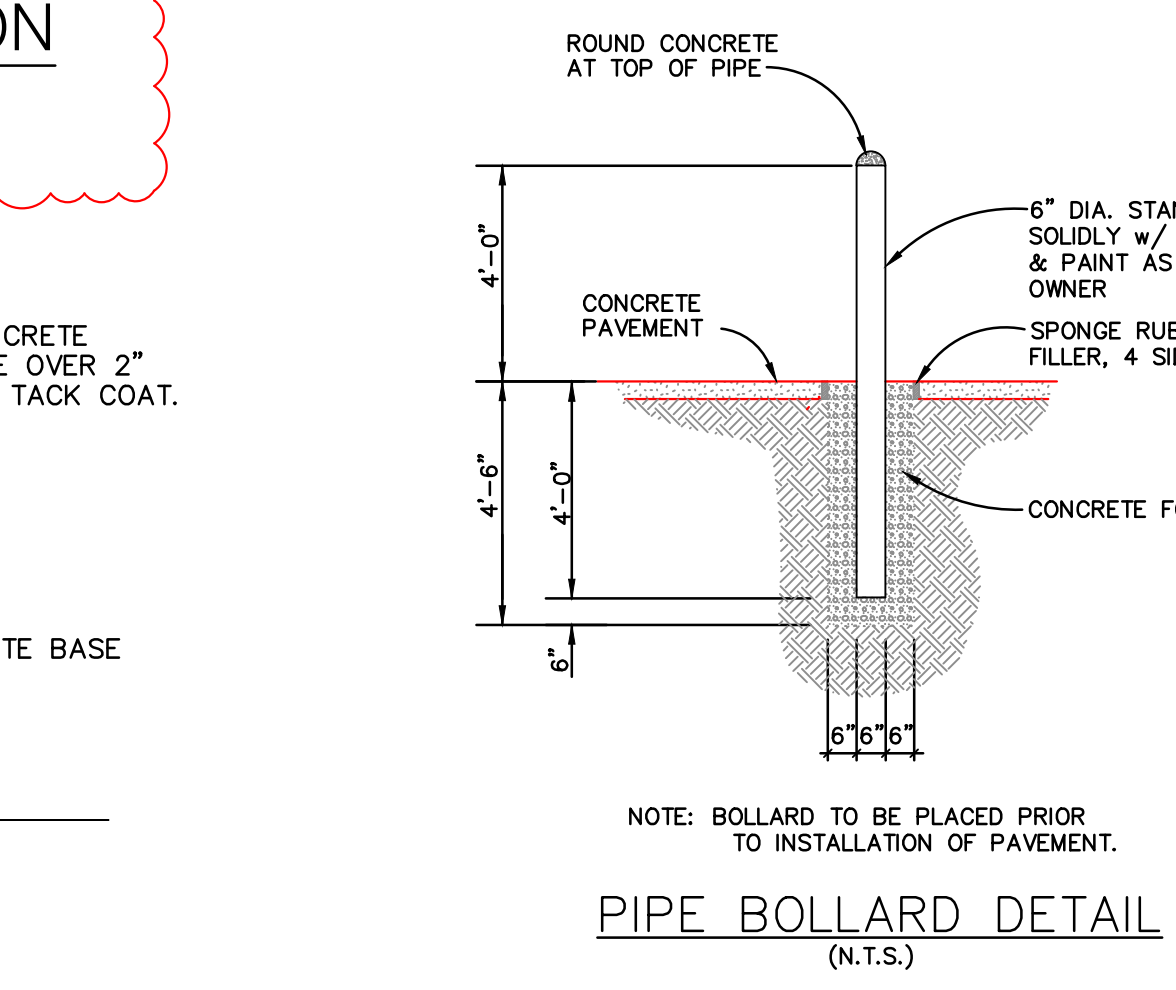
ANY REQUIRED IMPORT MATERIAL SHALL BE BROUGHT TO THE SITE AT NO ADDITIONAL COST TO THE CONTRACT.

BURNING WILL BE ALLOWED ON THE SITE WITH PROPER PERMITTING TO BE OBTAINED BY THE CONTRACTOR.

BLASTING WILL NOT BE ALLOWED ON THE SITE.

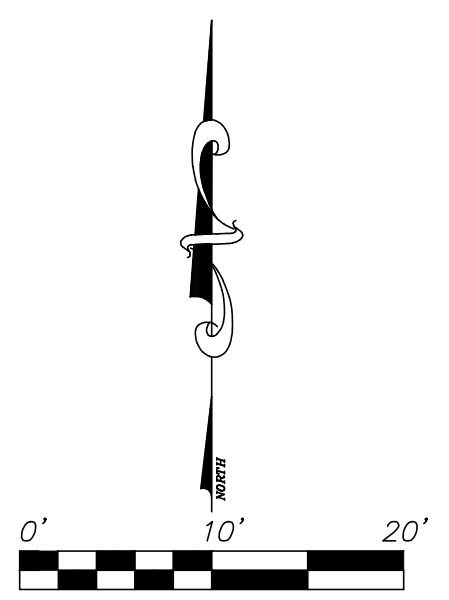
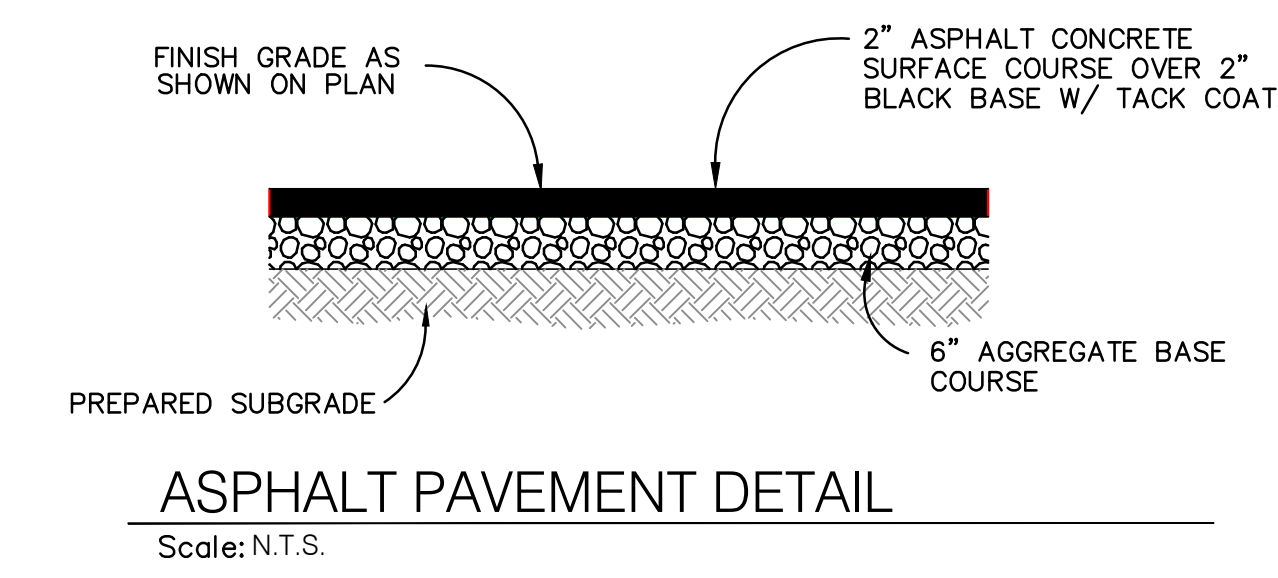


SIDEWALK DETAIL

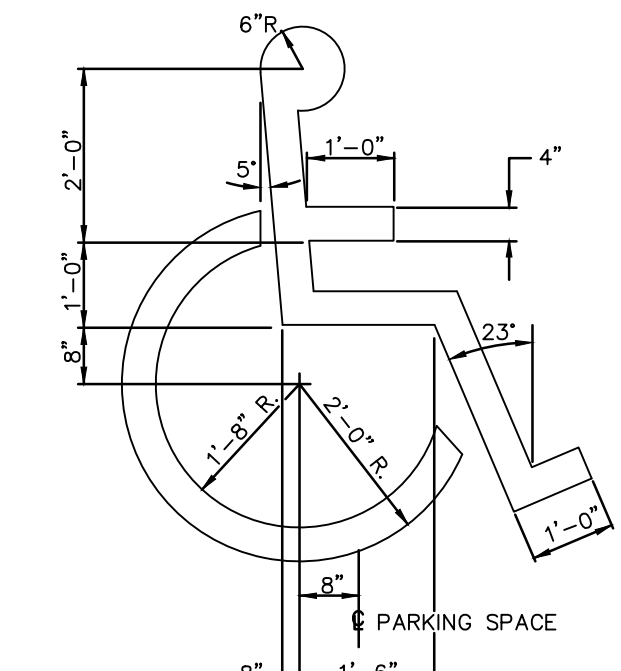


DETENTION BUYOUT CALCULATION

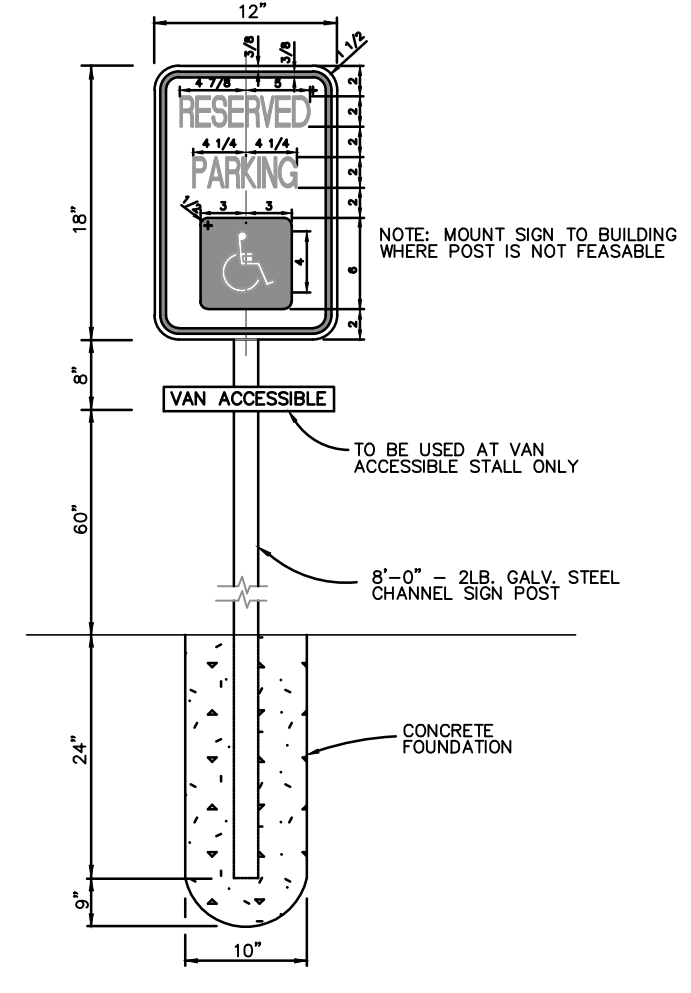
FEE = K X I^a
 FEE = 7150 X 0.14 ACRES = \$1,001



1 GRADING PLAN
 C2 scale: 1" = 10'-0"



PAINTED SYMBOL OF ACCESSIBILITY
 N.T.S.

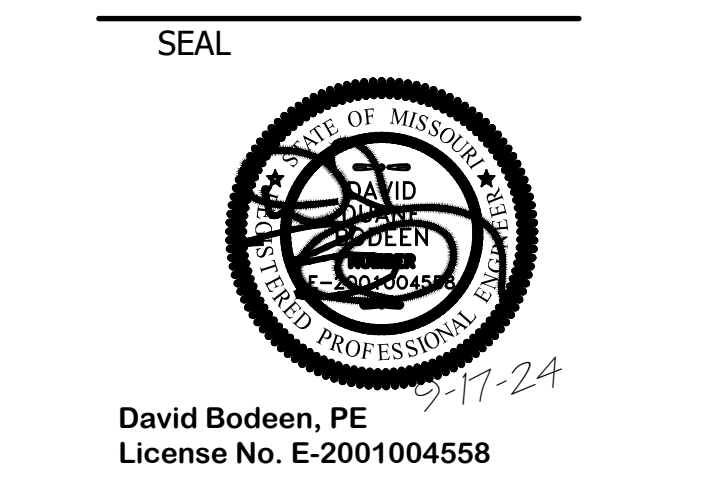
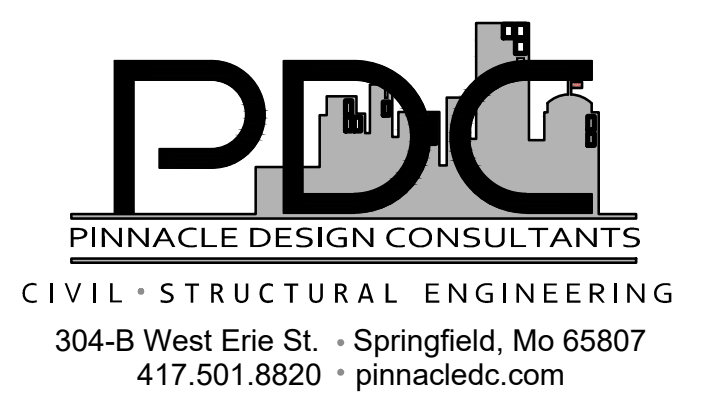


ACCESSIBLE PARKING SIGN DETAIL
 N.T.S.



UTILITY DISCLAIMER
 EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES AS SHOWN HEREON HAVE BEEN MAPPED ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO, OR DISCOVERED BY THE SURVEYOR OR ENGINEER IN THE PREPARATION OF THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

PINNACLE DESIGN CONSULTANTS



DISCLAIMER OF RESPONSIBILITY

I hereby specify, that this document is authenticated by my seal. I hereby disclaim any responsibility for all other plans, specifications, estimates, reports, or other documents, or instruments relating to be used for any part or parts of the architectural or engineering project or survey.

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REVISIONS

- REVISION #1 _____ 9/17/24
- REVISION #2 _____
- REVISION #3 _____



ALL THINGS NEW
 110 N. FORT ST.
 NIXA, MO 65714

DATE **9/17/24**
 COMM. NO. _____
 SHEET **C2**
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