



STORM WATER MEMORANDUM

To: Metropolitan Water Reclamation District Of Greater Chicago /
Village of Arlington Heights

From: Lesley Netzer, PE
Kimley-Horn and Associates, Inc.

Date: August 21, 2015

Subject: *1501 Shure Drive – Northwest Crossings*

Introduction

Kimley-Horn and Associates, Inc., serves as the engineering consultant for Torburn Partners, who is proposing to redevelop a portion of the 21.99 acre lot located at 1501 Shure Drive in Arlington Heights, IL 60004. The site is proposed to be subdivided from a larger development including both 1421 and 1501 Shure Drive, totaling 39.62 acres. The intent is to phase construction until a tenant for 1501 Shure is secured. A portion of the existing 1501 Shure building (318,227 SF) is to be demolished, resulting in a new building square footage of 194,952 SF. The site was previously developed under MWRD permit 94-480.

Existing Conditions

The 1501 Shure development is currently an office/industrial facility with parking, utilities, and landscaping. The composition of the site is 15.11 acres of impervious area and 6.88 acres of pervious area. The site currently drains to various storm structures onsite that eventually outfall to the existing dry bottom detention basin along the western property line. As mentioned, this basin also serves the 17.63 acre development at 1421 Shure Drive and approximately 25.13 acres of offsite property north of the site.

As part of the 1421 Shure Drive site development permit, per Village requirements, the entire 39.62 acre subdivision was brought up to current village storm water standards. These standards required a maximum of 0.18 cfs/acre release rate. Improvements to the existing detention basin are included with the proposed development plans for 1421 Shure Drive. The detention basin will be modified to provide adequate detention for all tributary areas. In addition the outlet control structures will be modified to restrict discharge to MWRD and Village of Arlington Heights requirements. See the Storm Water Management Report for Northwest Crossings for information regarding the proposed improvements to the existing detention pond and 1421 Shure Drive.

Proposed Conditions

The proposed site will consist of a reduced 194,952 SF office facility, sidewalk improvements, associated utilities, and landscaping. The proposed development is not in a combined sewer area. In the proposed condition, the impervious area will be decreased to 12.28 acres, thus further detention will not be required. Only 1,650 SF (0.04 ac) of new impervious area is proposed, thus no volume control improvements have been provided. In general, the storm water drainage patterns have not been changed from the existing to proposed conditions. The intent is for the final build out condition of this interim grassed area to be a parking and landscaped area. As the existing area was a building, the final build out condition will have the same if not less impervious area than current conditions,