

Engineering has reviewed the plans for the Woodlands at Echo Farms project submitted December 2, 2016 and have the following comments:

1. The project will require full stormwater Management review. Please submit one full set of plans, a Stormwater Management Permit Application Form, Supplements, Operation and Maintenance Agreements, calculations (PE signed, sealed and dated) and a \$1000 review fee to Engineering for full review. Please include a digital copy of the entire submittal package. Please note our review times are approximately 40-45 days right now. Please factor this into your submittal schedule.
2. Provide a detailed narrative describing the stormwater treatment/management system.
3. This project is subject to the Conservation Resource Regulations. Please determine which Conservation Resources are present. Delineate all applicable Conservation Resource Setbacks.
4. Per Sec. 18-760 d): New development shall have a fifty-foot wide vegetative buffer and redevelopment activities shall have a thirty-foot wide vegetative buffer along all perennial or intermittent surface waters.
5. Provide any applicable soils report with, associated SHWT elevations, infiltration rates, etc.
6. There appears to be a portion of an existing water body omitted from the delineated wetland area near Appleton Way located on Sheet I-1.2. Please investigate.
7. Make sure all surface waters have been identified (delineate the normal pool elevation of impounded structures, the banks of streams and rivers, the MHW line of any tidal waters and any coastal wetlands landward of the MHW or NHW lines).
8. Provide sizes, lengths, inverts and slopes for all existing and proposed pipes.
9. Provide easements for any public drainage across private property and meet the width requirements specified on page 5-3 of the technical standards. Easements must continue to the pond.
10. Please show all appropriate outfalls for each system (right-of-way, drainage easement or naturalized channel).
11. Provide an inlet drainage area map with each inlet area labelled, delineated and listed.
12. Provide a drainage area map for each SCM (labelled, delineated and listed).
13. Provide entire Pre and Post-development watershed maps.
14. The project shall control and treat the run-off from the first one and a half (1-1/2) inches of rainfall.
15. The city has determined regardless of density classification or location the minimum control for safety of life and property to be the control of the post-development peak discharge rate of the two (2)-year, ten (10)-year and twenty-five (25)-year storms to not exceed the pre-development peak runoff discharge rate for the same storms.
16. Piped collection systems shall be designed for the 10-year frequency storm event and analyzed for the 50-year frequency storm event to check the system for flooding.
17. SW Ordinance; Sec. 18-761(a): The pre-development peak discharge rate shall be computed assuming that all land uses in the drainage area of the proposed facility are in a predevelopment state. The city considers predevelopment state to be woods in good condition for the purposes of determining runoff coefficients.
18. Provide a demolition plan.
19. Sidewalks are to be installed along all public right-of-way frontage (existing and proposed).
20. Only forward motion is allowed into public rights-of-way. Reconfigure trash dumpster/compactor area to eliminate what appears to be reverse motion.
21. Roads U and V will require some discussion as the alignment of these roads don't appear to work well in conjunction with Independence Boulevard.

22. Have you looked at possibly using offset cul-de-sacs instead of the turnarounds for roads T, U and V?
23. Cul-de-sac at the end of Road L or reconfigure this area for connectivity with Road M?
24. Proposed plans for Tract 3C are not included in this plan set.