

Engineering has reviewed the plans for the Studio 17 Apartments project submitted January 24, 2018 for TRC review and have the following comments:

1. This project is proposing the construction of on-site newly constructed impervious surface greater than 2,500 sf but less than 10,000 sf, therefore the project is subject to a Drain Plan review. Please see the Drainage Plan Requirements found on the city website. A complete Drainage Plan submittal is required and consists of a fully executed Stormwater Management Permit Application Form, a \$200 permit application processing fee, one full set of design plans and a digital copy of the entire submittal package. Additional comments will be made once the full engineering submittal is reviewed. Please note our review times for Drain Plans are approximately 30-45 days. Please factor this into your submittal schedule.
2. Sheet 2: Use hatching to illustrate where the existing on-site impervious surface area to be removed is located. The Site & Building Data table on sheet 3 indicates that existing on-site impervious is being removed. Also show any existing off-site impervious that is to be removed.
3. Sheet 3:
 - a. Add the amount of the existing on-site and off-site impervious surface area to be removed to the Site & Building Data table.
 - b. Provide a label for the pipe extension to the south of the asphalt drive leading to 16th Street (similar to the label 'Add additional 60 lf 12" Double Wall HDPE'.
 - c. Per the technical standards, all pipe ends must have a FES. Add flared end sections to the proposed 12" HDPE.
 - d. Provide inverts for the existing 12" RCP and the proposed 12" HDPE to show direction of flow. Please show where the existing ditch outfall is located for the extension of the 12" HDPE.
 - e. The proposed 12" HDPE shows a blind turn. Is a structure to be shown there or is the blind turn correct?
 - f. Energy dissipater at the downstream end of the 12" HDPE?
 - g. Proposed water valves need to be installed within the planting strip and not under the sidewalk.
 - h. Show finished 17th Street r/w improvements with existing impervious and striping removed from the plan view.
 - i. Will the two story addition change the drip line of the existing building?
4. Provide a grading plan.

Please call or email if there are any questions. Thank you.