

Engineering has reviewed the plans for the Amberleigh Shores Phase II project submitted February 21, 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 10,000 sf, therefore the project is subject to full stormwater review. Please submit the Stormwater Management Permit Application Form, a \$1,000 permit application processing fee, one full set of design plans, calculations, etc. and include a digital copy of the entire submittal package. Please see the Engineering Plan Review Checklist for submittal requirements. Additional comments will be made once the full engineering submittal is reviewed. Please note our review times are approximately 45-60 days right now. Please factor this into your submittal schedule. I would assume that this project will be a permit modification of the existing City SW permit for Amberleigh Shores-Phase I. We can discuss at TRC if need be.
2. 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.
3. 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.
4. Please show all appropriate outfalls for each system (right-of-way, drainage easement or naturalized channel).
5. All stormwater control systems must be designed to treat the stormwater runoff from all surfaces generated by one and one-half (1-1/2) inches of rainfall for water quality purposes.
6. Privately owned and maintained on-site conveyances must be designed for the 10-yr storm and analyzed for the 50-yr storm event to check the system for flooding.
7. Please be sure to include appropriate tailwater condition on the storm drainage analysis.
8. Include inlet and SCM drainage area maps with the analysis or within the plan set. Please make sure each drainage area is labeled and quantified.
9. Provide approved JD map and wetland impact permits once obtained.
10. Add notes to the Erosion and Sediment Control Notes, Construction Sequence or Erosion Control plans that the sediment basins are to be returned to their design states before they can operate as wet ponds.
11. Provide a demolition plan.
12. Add the Stormwater Approval block to all sheets in the plan set.
13. Provide a multi-use path detail to the plan set.
14. Can the proposed sanitary sewer be relocated outside of the pervious concrete on sheet C-5.5? Should the sewer need maintenance/replacement the pervious concrete would be compromised and have to be rebuilt.
15. Revise the separation from SHWL from 12" to 24" on the detail on sheet C-7.0. Without a hydrogeologic report the separation cannot be less than 24" between the bottom of the washed stone and the seasonal high.
16. All pipe outlets will require either a headwall or flared end section and an energy dissipater per the technical standards.

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