

Engineering has reviewed the plans for the NHC Health & Human Services project submitted February 27, 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.
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. Will this project qualify for redevelopment? If so, only the water quality volume will be required, water quantity (pre/post) will not.
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. 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.
5. 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.
6. Please be sure to include appropriate tailwater condition on the storm drainage analysis.
7. 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.
8. Identify and submit all necessary Variance requests to Engineering for review.
9. Any portion of sidewalk along city or DOT owned streets will need to be placed inside a public pedestrian access easement.
10. Driveways will need to be per the City Technical Standards for commercial driveways.
11. Curb ramps at the intersections of Greenfield and 16<sup>th</sup> and Greenfield and 17<sup>th</sup> will need to comply with current ADA standards.
12. Sheets C1 and C2: The Typical Parking Dimensions has a 25-foot wide drive aisle whereas the dimensions on the site plan show 24'.
13. Sheet C1.2: There appears to be an errant pervious concrete callout near the Greenfield Street entrance.
14. Runoff will not be allowed to sheet flow into the public right-of-way by way of the driveway entrances.
15. CFPUA detail sheets can be omitted from the plan set.
16. City standard details must be latest pdf version downloaded from city website.
17. Please provide all appropriate details to support stormwater management systems.

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