

Engineering has reviewed the plans for the Mike's Express Carwash project submitted April 4, 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. 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.
3. 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.
4. 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.
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. Please be sure to include appropriate tailwater condition in the storm drainage analysis.
6. 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.
7. Identify and submit in writing all necessary Technical Standard Variance requests, if any, to Engineering for review.
8. Is the project currently covered (whole or in part) by an existing City or State SW permit?
9. Please show an appropriate outfall for the proposed stormwater system (right-of-way, drainage easement or naturalized channel).
10. All pipe outlets will require either a headwall or flared end section per the technical standards.
11. The proposed building appears to have rear access. Will there be any sidewalk leading to the rear doors or to the door on the east side?

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