

Engineering has reviewed the TRC submittal for the Coastal Kia project and offers 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, \$1,000 permit application processing fee, one full set of design plans, calculations, and any other supporting documentation to Engineering for review. Please also submit 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 are approximately 25 - 30 days right now. Please factor this into your submittal.
2. Please forward NCDEQ Stormwater Modification permit to City Engineering once complete.
3. Right-of-ways for Zoom Court & Joy Hines Road have not been formally dedicated. Please work with the City to get these recorded prior to Construction Release.
4. Right-of-way improvements may need to be completed before dedication such as Street Trees & Lighting.
5. Provide Public Drainage Easement for piping crossing the Southeastern property corner, which is transporting runoff from Joy Hines Road.
6. Provide Public Drainage Easement for piping leaving Zoom Court and discharging to Existing Wet pond.
7. Was a public drainage easement ever recorded for existing ditch, running along Northern property boundary, receiving runoff from Joy Hines Road? MB_PG_?
8. 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. Assign an appropriate tail water from existing wetpond for analysis.
9. Assure all stormwater pipes have been adequately sized for any future development.
10. The City would like to see drainage boxes provided at the end of all proposed future stub out storm drain connections.
11. Show that wet pond has accounted for this "future" development and 25-year 24-hour pre-post conditions can be met for newly constructed impervious.
12. Please verify Offsite Wet Pond has been maintained and is operating under permitted conditions.
13. Has a recent JD been received for existing on site wetlands? Wetland on plans looks to be smaller than original delineation the City has on file.
14. Include Inlet drainage area maps with the analysis or within the plan set. Please make sure each drainage area is labeled and quantified.
15. Please provide approved drainage area maps to distinguish what areas the existing wet pond was designed for.