

Engineering has reviewed the plans for the NHRMC Distribution/EMS Warehouse project submitted June 26, 2019 for TRC review and have the following comments:

1. This project is proposing the construction of on-site newly constructed impervious surface area greater than 10,000sf, therefore the project is subject to full stormwater review. Please submit the Stormwater Management Permit Application Form, a \$1,500 Engineering Review 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 30 days right now. Please factor this into your submittal schedule. Please note that fees have changed effective July 1, 2019.
2. Session Law 2018-145:
 - When an existing development is redeveloped, either in whole or in part, increased stormwater controls (water quality and water quantity) shall only be required for the amount of impervious surface being created that exceeds the amount of impervious surface that existed before the redevelopment.
 - 18-761(a) – The pre-development discharge rate may be calculated to reflect the existing conditions on site. They will not be required to be calculated as woods in good condition.
 - 18-790(a) – Because the predevelopment discharge rate is permitted to reflect existing impervious, the project will only be responsible for pre/post attenuation of any net increase in impervious.
 - The project should avoid drainage diversion – the redirection of runoff from one drainage area or discharge point in the predeveloped condition to another area or discharge point in the post-developed condition. Pre/post attenuation must be evaluated at each offsite discharge point as well as overall for the site.
3. Please provide an approved wetland delineation map and any wetland impact permits.
4. Quantify the amount of existing on-site impervious surface area, the amount to be demolished/removed and the amount to remain on the Demolition Plan. Provide a demolition plan that better illustrates what existing impervious is to be removed and what is to remain.
5. How will the stormwater pond affect the wetlands that are in close proximity to it? Please address.
6. Install a complete commercial driveway at the westernmost entrance on JR Kennedy Drive.
7. All driveways for corner lots shall have at the intersecting street property lines, a minimum corner clearance of 230 feet along the major thoroughfares and/or 60 feet along all intersecting side streets not classified herein as a major thoroughfare. All distances are measured along the curb line.
8. All driveways along major thoroughfares shall have a property line offset of 75 feet, measured at the curb line, however driveways shall comply with (7) above and be at least 230 feet from the intersecting street when the lot has sufficient frontage to meet this requirement.
9. In cases where more than one driveway is allowed, driveways must be separated by 250 feet, as measured along the curb line.
10. Ditch cleanout along JR Kennedy Drive may be required to ensure positive drainage.
11. City GIS lists JR Kennedy Drive as a private r/w. Plans show it as public. Please verify.
12. Provide sidewalk along JR Kennedy Drive as even private roads must be built to City standards.
13. Provide proposed grading where existing driveways and cross pipes have been removed.
14. Energy dissipaters shall be designed and constructed at the outlets of all pipe systems.

15. 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 tailwater to the analysis.
16. Provide sizes, lengths, inverts and slopes for all existing and proposed pipes.
17. Provide all appropriate details to support stormwater management systems.
18. Provide Pre and Post-development watershed maps.
19. Provide a drainage area map for the SCM (labelled, delineated and listed).
20. Provide an inlet drainage area map (labelled, delineated and listed).
21. Show, if known, how roof runoff will be directed to the SCM (sheet flow, roof drains tied into SD pipes).

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