

Engineering has reviewed the 08/26/2019 submittal for the Triangle Auto Sales project and offers the following comments:

1. This project proposes over 10,000 square feet of newly constructed impervious, and therefore, will require a City stormwater management permit. Please replace all drainage plan stamps with the stormwater management plan approval stamp on all sheets in the plan set.
2. The review fee for redevelopment/stormwater management projects less than 100,000 sf of newly constructed impervious is \$1,000. \$200 has already been submitted to Engineering. Please submit another check for \$800 to cover the remaining fee.
3. Please revise the stormwater narrative to describe the project as a redevelopment/stormwater management project and not as a drainage plan.
4. For the HGL calculations, verify that appropriate tailwater conditions have been assigned for both connections to existing stormwater in the Market St ROW.
5. All driveways along major thoroughfares shall have a property line offset of 75 feet, measured at the curb line (City Technical Standards, Ch. VII, Sect. C, #2). The proposed driveway does not meet this technical standard. However, with the property frontage being only 175 feet, it is impossible to meet this standard. Please submit a variance request to Engineering stating why this standard will not be met.
6. City Code states that a proposed redevelopment project should provide stormwater controls that are equal to or better than the previous development (City Land Development Code, Sec. 18-760). The proposed change from 7,687 sf of gravel to asphalt would not be considered as equal to or better. This project will need to provide some sort of stormwater treatment/retention (pervious concrete, depressed landscape islands, or combination, etc.) to compensate for the change from gravel to asphalt.