

Engineering has reviewed the TRC submittal for the 17<sup>th</sup> Street Mixed Use 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, \$1,500 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 note per updated Fee Schedule (adopted July 1<sup>st</sup>) projects proposing 100,000 square feet or more of newly constructed impervious area now require a \$1,500 review fee.
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, & twenty-five (25)-year storms to not exceed the pre-development peak runoff discharge rate for the same storms.
5. 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 for analysis.
6. Provide a geotechnical report showing infiltration rates and SHWT for each SCM measure.
7. Provide a Jurisdiction Determination showing “No Wetlands Existing On-Site”. There are self-contained low areas and ditches throughout the site which raise concern.
8. Include Inlet drainage area maps with the analysis or within the plan set. Please make sure each drainage area is labeled and quantified.
9. Please clearly identify where all significant trees are located on site. I was having a difficult time finding the significant Laurel Oaks (27” – 45”).
10. There looks to be a minimal attempt at Tree Save for this site. Site plan and grading adjustments will be needed to help better preserve existing trees. Please entertain the use of retaining walls and tightening up construction footprint with use of compact spaces, 16’ overhang parking....ect. Also see if landscape islands can be incorporated into any existing significant tree locations.
11. Provide a Public Drainage Easement for the outfall ditch & proposed pipe piping located at the Northwestern corner of the property.
12. Is piping from the courtyard (DI-242 to MH-241) going directly under the building? Or is this going to be a breezeway?