Engineering has reviewed the plans for the Crossroads Infiniti project submitted October 16, 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 $1,000 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 less than 30 days right now. Please factor this into your submittal schedule.
2. The Vicinity Map does not appear to accurately reflect the project boundary.
3. Make sure the applicable Engineering Approval Stamp is on every sheet in the plan set.
4. Please provide an approved wetland delineation map.
5. Please provide a Demolition Plan that illustrates the existing impervious (on-site and off-site) that is to be removed. Provide a table that lists the total amount of existing on-site impervious, the amount to be removed and the amount to remain. Also provide the amount of existing off-site impervious that is to be removed.
6. Sidewalk must be installed along the entire Market Street frontage. It appears that sidewalk is needed along Market Street on the parcel to the west of the access easement.
7. A payment-in-lieu will be required for the sidewalk along the Market Street property frontage.
8. C-2.1: Minor revision: The legend lists #22 as parking lot lighting but the callout in the plan view points to the existing asphalt drive.
9. What type of SCM is being proposed? Based on the type of wetland, could a pretreatment device be constructed and the wetland be used for attenuation? Trying to keep the wetland supplied with water.
10. The SCM outfall appears to cross onto property not owned by the applicant. Please address. Outfall pipe may need to be in a private drainage easement on the adjacent property.
11. L-2.0:
    a. There appears to be proposed trees in close proximity to proposed storm drain pipes. Please keep trees a minimum of 10 feet from pipes and inlet structures.
    b. It appears that the parking layout and stormdrain pipe along the northeastern side is in conflict with an existing oak tree (OAK 13). May have to lose a parking stall for the tree to remain.
12. Energy dissipaters shall be designed and constructed at the outlets of all pipe systems.
13. 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.
14. Provide sizes, lengths, inverts and slopes for all existing and proposed pipes.
15. Provide all appropriate details to support stormwater management systems.
16. Provide Pre and Post-development watershed maps. The pre and post-dev watersheds can simply be the drainage area of the SCM as it does not appear that there will be any substantial site improvements outside of its drainage area.
17. Provide an inlet drainage area map (labelled, delineated and listed).
18. Show, if known, how roof runoff will be directed to the SCM (sheet flow, roof drains tied into SD pipes).

19. Provide all appropriate city standard details. City details shall be the most recent pdf version downloaded from the city website. City details must have the City titleblock.

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