

Engineering has reviewed the TRC submittal for the Sunnyvale Drive Warehouse Facility 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 20 – 25 days right now. Please factor this into your submittal.
2. Please note per updated Fee Schedule (adopted July 1st) projects proposing 100,000 square feet or greater of newly constructed impervious surface 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 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 construction details for each SCM along with Grading / Drainage Plans.
8. Per Note #6 on Existing Conditions Plan: When will survey be completed with updated topography? Current survey show contours prior to commencement of mining project.
9. Include Inlet drainage area maps with the analysis or within the plan set. Please make sure each drainage area is labeled and quantified.
10. A Private Drainage Easement will be needed for the easternmost infiltration basin. The basin looks to be on an adjacent property? Is there an agreement in place with Stanfield Properties, LLC for construction improvements on their site?
11. The City would prefer to see disconnected roof drains to a swale ultimately transporting runoff to the Western infiltration basin. By providing a treatment train a significant amount of runoff will infiltrate prior to reaching the SCM, which will help both water quality and volume.

12. The infiltration basins look to be undersized based on the amount of impervious surface and drainage area proposed. Please provide calculations.
13. Sidewalk improvements are required along Sunnyvale Drive. Assure clear zone and ADA cross / longitudinal slope requirements are met.
14. A ditch section will be needed to match existing Sunnyvale Drive cross-section. Assure both SCM measures have an appropriate outfall.