

Greg Bauer

1. We do not offer 2 1/2" water meters. They must go up to a 3".

Mike Null

2. How will the dumpsters in the utility yard work? Is there overhead clearance for the garbage truck. Since they are stacked, will they have to be staged in the street on Magnolia, blocking traffic for 10-15 minutes while being serviced?
3. There are only 84 parking spaces plus 6 HC. Plan shows 85.
4. Parking shows a deficit of 60 (or 61) spaces that needs to be addressed either through shared parking with another private entity, payment of parking mitigation fees resulting from the City's parking study or by other new downtown parking philosophy to be adopted by City Council (TBD). This needs to be captured in the Developer's Agreement.
5. Loading and Unloading on-site – Is the interior courtyard designed for tractor-trailer maneuvering (turn radii, overhead clearance, etc.)?
6. It is unclear to me if they are meeting the landscape requirements from the information on page L-2. However:
 - a. The symbol legend shows Elms at 3-4", then they calculate 4" for trees planted.
 - b. The "Plant Legend" at the bottom has the information mixed up on the trees (caliper, heights, etc.) It also shows Crepe Myrtles instead of Elms.
7. Need details on the stormwater materials, structures, etc. – Sheet L-3
8. L-3 – Are roof drains being tied into the underground stormwater retention or directly to the outfall pipe? They should be directed to the underground retention system.
9. Need to see Demolition Plan.
10. Need to see SWPPP Plan.
11. L-5 – Generally, the potable and fire water feeds come from the same tap on the water main. Why are they separate?
12. Also, I thought the last discussion was that the retail spaces would be set up for individual meters, not a master meter. Has this changed?
13. In general, all of the plan sheets say "Preliminary". I believe we usually approve the site construction plans completely – when we give approval of the site plan, correct? We have historically had issues with developers when we receive partial site construction plans when the site plan is approved. They will then move forward with construction saying the site plan was approved and it winds up a mess. That is why we have made this change for the last 3 years or more.

Charlie Sohm, Tocol

14. The Geotech report provides depths for the seasonal high ground water levels that, when comparing with the elevations of the survey at those bore locations, yield average SHGW elevations over a foot higher than that being used in the drainage calculations. Please show how the water table elevation was determined in your calculations and verify they are lower than the bottom of the stormwater collection chambers.
15. USDA Web Soil Survey indicates this site currently has Class A soils. Stormwater calculations indicate Class D soils. Please confirm and correct calculations accordingly or demonstrate how the soil classification/runoff coefficients were determined. Ensure the post-development runoff does not exceed pre-development runoff for the adjusted curve numbers for all storm events.
16. Provide calculations/measurements used to determine stage areas of stormwater basin.

17. Provide values for length and width of stormwater basin used to determine Fx and system recovery time.
18. Provide calculations demonstrating system recovery in less than 72 hours. Please show formulas.
19. Please provide details including pipe size, type, slope, invert information of outfall pipe and receiving stormwater structure(s).
20. Provide details of stormwater chambers, weir, etc. showing inverts, tops and bottoms in relation to finished ground surface, SHGL, etc.
21. Please show the clearance between the sanitary pipe and stormwater pipes/drains on sheet L-5.
22. Indicate structure to be used at outfall pipe angle location.
23. Provide details for pervious pavement including porosity and area stormwater flow capacity.
24. Provide grade elevations and flow arrows to ensure positive runoff and prevention of ponding/flooding.

Mike Daniels

25. Loading Zone shall be located on private property not City right of way. 113-158. *Show two loading spaces i.e. 12'*45' onsite and show how the loading spaces will impact the parking spaces.*
26. Please provide recommendations for the submitted parking study based on recommendations in studies such as those from the Urban Land Institute (ULI), the Institute of Traffic Engineers (ITE), or the Traffic Institute, or industry standards based on data collected from geographic areas and uses or combinations of uses which are the same or comparable to the proposed area and use. Sec. 117-747 (3). The study shall also review similar uses and required parking requirements from surrounding or similar governmental uses. *84 Parking spaces are provided onsite, 61 parking spaces additional spaces are required.*
27. Identify Live Oak trees on the property. Replacement of live oaks shall be on an inch for inch replacement, all other trees shall be replaced 1/3". *Tree Mitigation shall be as follows:*
 - a. *Total Tree Removal = 236"*
 - b. *New shade tree plantings = 62*
 - c. *Palm tree plantings = 132/2 = 66*
 - d. *Total plantings 128*
 - e. *Tree mitigation = 108" or 36-3 inch shade trees*
28. Revise Crape Myrtles to Drake Elms and revise caliper specs for all trees in Plant Legend.
29. Provide a note that all vegetation material will be Florida Grade #1 or better and irrigated through establishment period.
30. Provide a note that tree installation shall comply with Sec. 113-247.
31. Identify dumpster location and electrical storage areas, riser. *How will dumpster pickup the three different containers?*
32. Provide staging/erosion control plan that shows the construction entrance, gravel tracking pad, staging area, silt fencing etc.