

Hi Ken,

My comments on the proposed Tamayo Parking Facility are as follows:

1. To be clear, our comments reference the proposed improvements that will be constructed now, and do not take into consideration future site improvements such as buildings and parking lot expansion.
2. Notes #7, #8 and #9 should include a reference to Boone County since Poplar Grove Road is under County jurisdiction.
3. Section 8-10-7, C, 5b requires curbing for all offsite facilities. Curbing is not shown on the plans.
4. It is debatable whether or not a handicap stall is required since there is no structure planned at the current time. Our experience has been that handicap stalls are not required in outdoor storage areas and our only suggestion is that the Village document its decision process when considering a handicap stall.
5. Parking is only provided for Trucks. Where do the employees park their personal vehicles when they enter the site to pick up their truck?
6. There is no clearcut land use to determine the number of parking stalls needed. Table 8-10-7d does provide a blanket provision for the Zoning Administrator to determine number of required stalls and we recommend that provision be utilized for this site.
7. The parking lot drains into the detention pond via sheet flow. We recommend curbing along the easterly side of the parking lot w/ a protected spillway to convey water to the floor of the pond in order to reduce the potential for erosion to the side bank of the pond. The designer could also evaluate a permanent erosion control blanket for the westerly pond side slope.
8. It should be noted that the 18 hour storm is the critical storm for the site and the detention pond has been designed accordingly.
9. We would suggest adding rip rap at the pond outlet to minimize the potential of erosion on the adjacent property.
10. It should be noted that the detention pond will have a singular discharge location which will undoubtedly be a change over the existing condition. We have had experiences in the past whereby the neighboring property owner complains to the Municipality that runoff used to sheet flow from the property and after the ponds are built the runoff is discharged at a singular point which changes the drainage pattern on the neighboring property. Detention ponds with singular discharge locations are the industry standard and are allowable under Village Code.
11. Boone County has many areas where there are areas of high groundwater. I am not sure if any Geotech has been completed for the site, but the Owner may wish to consider investing in a Geotech report.

Please feel free to cut and paste my comments directly into your report. There is no pride of ownership.

Thanks

Chris