

July 14, 2023

Mr. Frank Eubank
Village President
108 W. Main Street
Winnebago, Illinois 61088

**Re: Storage Facility Lot 1, Peak Storage – Site Development Review No. 1
(Kasch Drive)**

Dear Mr. Eubank,

On behalf of the Village of Winnebago, Fehr Graham has reviewed the Engineering Plans and the Final Plat for the above-referenced project for compliance with the Village of Winnebago Code. The plans, plat, drainage report, and SWPPP were prepared by R.K. Johnson & Associates, Inc., dated June 16, 2023 and submitted to the Village for review via email on June 19, 2023. The engineering review has generated the following comments:

General Comments:

1. Please provide a copy of the approved IEPA NPDES permit when available to the Village of Winnebago. It appears that site disturbance will be greater than 1 acre.
2. Per the Winnebago UDO Section 12.10 the minimum number of parking spaces for self-storage sites is 3 spaces plus 1 space for every 50 storage units. Placing these spaces in front of the units is not approvable. If a variance is desired, this will have to be approved by the Village Board.
3. Per the Winnebago UDO Section 12.04.02, please provide turning movements to indicate adequate turning space for delivery vehicles (WB-65 or as applicable) and emergency vehicles. These vehicles cannot utilize the public roadway for turning space in order to properly access the site.
4. Provide landscaping plans per the Winnebago UDO Section 12.16.04
5. It should be noted that there is proposed pavement over an existing utility easement on the south side of the property that has not been vacated. The property owner shall be responsible for any repercussions associated with constructing over an existing utility easement.
6. Please provide lighting plans compliant with the Winnebago UDO Section 12.17.

Engineering Plan Review Comments:

Sheet 1:

- Include all structures and surface hatches in legend.
- Please show the parking spaces requested above on the site plans.
- The current drive aisles do not meet the minimum widths for two way traffic. Are these intended to be for one way traffic? If so, please provide necessary pavement marking and signage to properly indicate one way traffic.

Sheet 2:


- Include all structures and surface hatches in legend.
- Line up inlet protection with inlets.
- Show the lawn seeding and erosion control blanket described in the SWPPP.

Drainage Report Review Comments:

1. Provide stormwater calculations for proposed storm sewer.
2. Provide emergency overflow calculations to show compliance with the Winnebago UDO Section 10.03.06 4d and ensure that overflow routing will not negatively affect buildings as their finished floors are established.

Please feel free to contact me if you have any questions or concerns. If you would like to meet to discuss this project further, please call me at (815) 394-4700.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Seth Gronewold', written over a horizontal line.

Seth Gronewold, PE
Principal

SWG:adn