

Exhibit “C”

Memo

Subject: Engineering Comments for Rinchem Land Use Application (DR-276-21)

Date: September 29, 2021

By: Terry, Keyes, P.E., City Engineer

These comments are based on the design review plan submittal dated 8-5-21. While these comments attempt to cover most aspects of the engineering design, the comments are not the final comments should not be interpreted as the final engineering comments on the development. Those comments or redlines will occur after the final construction drawings are submitted for review.

These comments assume the right-of-way for N. 7th Court, north of Holladay will be vacated before construction on the site is approved.

General

The applicant is proposing development on four vacate tax lots north of Holladay Street at N. 7th Court.

Bonding for public improvements, water quality facilities, and erosion control is required to ensure the improvements are completed in a satisfactory manner.

Streets

Holladay Street

Holladay is an *industrial collector street*. It is currently improved with curb and gutter, drainage, 38-feet of concrete street pavement, and street lights. The applicant is required to install a 6-foot concrete curb-tight sidewalk and this is shown on the preliminary plans.

Street trees are required and shall be placed on the north side of the sidewalk, which the preliminary plans show. The plans also show a diverse mixture of street trees with 2" caliper as required by the Public Works Standards.

An 8-foot public utility easement is required adjacent to the right-of-way and the plans show this easement. No additional right-of-way (ROW) is required.

TDT Credits

TDT credits are only available for the cost of street improvements that exceed local street standards. The only improvement that falls into this category is 1 additional foot of sidewalk on Holladay.

Driveways

Driveway requirements are specified in the City's Public Works Standards. Commercial driveways crossing curb-tight sidewalks shall be constructed according to Cornelius Standard Drawing S-21. The City Standards generally limit driveway width to 30-feet and the two proposed driveways onto Holladay are 40-feet wide. However, due to the extensive truck traffic these driveways will support, a 40-foot width is acceptable.

Traffic Impact Study

No traffic impact study was required for this project.

Water

A 12-inch public water main exists along Holladay. No public water main extensions are required for this project.

The applicant's plans show two connections to the public water main near the southeast corner of the project. One connection for domestic water supply and the other for fire water supply. These connections are acceptable and will be reviewed in greater detail during review of the construction drawings.

Fire hydrants are now located on the south side of Holladay. The Fire Department will determine if additional hydrants are required for the project.

Sanitary Sewer

An 8-inch public sanitary sewer line currently fronts the property on Holladay. No public sanitary sewer extension is required for this project. The applicant proposes to utilize an exist lateral to the sanitary main just east of N. 7th Court. This is appropriate, assuming the lateral is sufficient size to meet Building Code requirements.

Due to the type of materials the applicant will store on-site, a permit may be required from the source control group at Clean Water Services.

Stormwater

A public storm sewer is located along Holladay Street. A major public storm sewer, outfall, and regional stormwater facility are located along 10th near the northeast corner of the site.

The project is Category 2 according to the hydromodification criteria of Clean Water Services (CWS). Category 2 projects require peak-flow matching detention. Additionally, the project needs to provide water quality treatment for site runoff and implementation of some type of Low Impact Development Approach (LIDA).

The applicant proposes to treat stormwater runoff using underground filters vaults manufactured by Contech. Required detention will be provided in a new

stormwater detention pond to be constructed in the northeast corner of the parcel. The pond meets the requirement for utilization of a Low Impact Development Approach (LIDA) on the project. While the stormwater system and report will be reviewed more thoroughly during construction plan review, the system proposed by the applicant appears to meet all CWS requirements.

Finally, **the applicant is required to sign an agreement with the City committing the applicant to maintaining the private stormwater facilities long-term.**

Sensitive Area (Wetlands) and Vegetated Corridors

Clean Water Services issued the required *Service Provider Letter* to the applicant on July 20, 2021. CWS found the project will not significantly impact existing Sensitive Areas to the west of the site and no vegetated corridors exist on the site.

Erosion Control

An erosion control plan and permit are required for this development. Since the development exceeds 5 acres, erosion control plans meeting the requirements for a DEQ 1200-C are required. 1200-C plans require a DEQ-mandated public review. The 1200-C plans shall be submitted with the final construction plans for the project.