

FAROUKI FAROUKI

MEMO

From **FAROUKI FAROUKI LLC**
1229 SAINT THOMAS ST.
SUITE B
NEW ORLEANS, LA 70130

Memo date 8/19/2022

Memo for **Successor to Randall Gathier**
Jay Dufour

Copied **Shishir Pedamkar, MMI**
David Hecht, Formwork

Subject | 3500 St. Charles Ave. (Ref Code: ULCTTP) – Stormwater Review Comments

Hi Mr. Dufour,

The file for this project was originally submitted 11/1/21 for the purpose of beginning the HDLC ARC review process.

Information for this project was subsequently submitted in-full for a complete, new construction building permit review on 6/10/22.

We believe the documents submitted on 6/10/22 address all the stormwater review comments.

Please see solutions/responses to the comments below:

1. Comments in response to information received as of 11/29/2021; REVISIONS NEEDED; Submit completed Stormwater Management Plan [SWMP] with all required submittals per City Code Section 26-15. I.B.C.- Amendments, Chapter 1, Section 121-Stormwater. 121.8 Post-Construction. A stormwater management plan is required in any of the following circumstances; a. These regulations shall apply to the entire Development Site during the Development Period: 1. New construction of five thousand (5,000) or more square feet of impervious surface on a development site; or 2. Substantial improvement of a site with five thousand (5,000) or more square feet of impervious surface on a currently developed site; 3. Any site of one (1) acre or more in size; or 4. Any site where the principal use is stormwater management. b. A stormwater plan shall be required for any addition or replacement of impervious surface which results in five thousand (5,000) or more square feet of impervious surface on a development site. For all permits filed after 09/16/19, the stall portion of all non-ADA parking spaces shall be designed using permeable pavement with 24" of aggregate base. This may or may not be a part of a required Stormwater Management Plan.

This was uploaded to the One Stop App on 6/10.

2. Submit NOLA Stormwater Calculator inputs in Excel format. See review runs if available, adjust to match conditions and re-submit.

This was uploaded to the One Stop App on 6/10.

3. Submit Pre-development conditions drainage map labeling the total development site; each runoff location; each surface type, location, and area all as categorized by the NOLA Stormwater Calculator. Specify the ten-year 24hr discharge for each point of runoff into the public system.

Pre-development storm drainage area map and existing storm drainage site plan is included in the SWMP drainage report. Refer to Appendix 1.2 and 1.3. Runoff for pre-development (i.e., existing conditions) is provided in the drainage report as well.

4. Submit Post-development conditions drainage map labeling the total development site; each runoff location; each surface type, location, and area all as categorized by the NOLA Stormwater Calculator. Specify the ten-year 24hr discharge for each point of runoff into the public system.

Post-development storm drainage area map in the SWMP drainage report. Refer to Appendix 2.2. Runoff for post-development (i.e., developed conditions) is provided in the drainage report as well.

5. Submit Grading and Drainage Plans which clearly identify the boundary of the contributing area sub-basin used for each BMP; which, when consolidated, also match the Total Drainage Area for each sub-basin and then which in turn match the total development site area. All bypass areas shall be shown/labeled separately on the plans but may be aggregated for the purpose of determining the flow percentage represented.

Grading and drainage plan is included in the SWMP drainage report. Contributing sub-basins or catchment areas have been delineated in the Post-development storm drainage area map (CE1.1). Catchment areas and receiving BMP has been shown in tabular form on exhibit CE1.1 which match the total drainage area. Bypass areas have been labeled on CE 1.1. Drainage areas and bypass areas also match NOLA stormwater calculator.

6. Submit a roof drainage plan [or equal] showing downspout locations and method of connection. Make sure that runoff from roofs and area drains does not short circuit treatment in the receiving BMP by connecting to the under-drain directly.

Plumbing drawing (P-100) showing roof drainage areas is included in SWMP drainage report. Refer to Appendix 2.3.

7. Submit construction detail sheets with sufficient information to construct and inspect the improvements proposed.

Civil drawings are included in SWMP drainage report. Also, they have been uploaded to OneStop.

8. Submit Planting and Landscaping Plans indicating the type of surface material/s proposed including soils, plants and ground covers. Design all pervious areas, especially those by-passing treatment systems, to encourage infiltration to the maximum degree possible.

Landscape plans are included in SWMP drainage report. Refer to Appendix 6.2

9. Add plan note on both the Grading and Landscaping plans: In order to encourage infiltration of stormwater and to minimize the migration of sediments, the finished grade for all landscaped areas shall be set 3" minimum below surrounding hardscape containments [curbing, sidewalks, foundations etc.]. This standard may be waived if necessary to promote the preservation of trees shown as such.

Note is already shown on drainage plan.

10. Add plan note: All permeable paving installations shall be subject to infiltration testing after installation. Testing shall be conducted according to the ASTM International C1701 or C1781 standards, as appropriate. All types of permeable pavement shall maintain a minimum infiltration rate of 200 inches per hour.

Note is already shown on drainage plan.

11. Add plan note: Pursuant to Building Code Section 121.17; prior to issuance of a Certificate of Occupancy, post-construction certification including as-built drawings, affidavit from designer/s, and performance bond based upon the actual cost of construction must be submitted for approval. After final inspection these documents must be recorded with the Civil District Clerk Court.

Note is already shown on drainage plan.

12. Pursuant to Building Code Section 121.13(e); prior to release for construction the contractor shall execute a construction SWPPP in compliance with Building Code Section 121.5 and 121.6 and modeled on DPW Standard Specification Section C204. Include contact information [name, phone, email] for the on-site person or persons to be contacted in the event of a violation or complaint.

Note is already shown on drainage plan. SWPPP shall be prepared and executed by the contractor.

13. Prior to release for construction approvals from the following outside agencies may be required; CPC or S&P Zoning for landscape compliance; Department of Public Works and Sewage & Water Board for work in the street. As of this report, no outside agency comments have been received. Stamped approved copies of these plans must be included with the construction set.

This is understood.

Thank you,

Sabri Farouki (Reg. No. 8491)

