

Holford Recreation Center Presubmittal Meeting Notes – 04/27/2022

Planning Department

- Case number: 220426-1 (<-to be confirmed with City meeting packet)
- 2314 Homestead Place
- Proposal: remove and replace existing rec center and pool
- Current Zoning: SF10
- Parking: 1 space per 150 gross floor area
 - Provide parking calculation on site permit
 - Provide parking calcs on site plan in data table
 - Provide parking study
- Current condition: 252 total parking stalls total (not including drop off stalls)
 - 7 total ADA (2 Van stalls)
 - 2 EV spaces
- Tree preservation plan required with site permit – provided by SO
 - Show number of trees to be removed/replaced for mitigation purposes
 - Large canopy Tree every 10 parking spaces at terminus of parking stalls

Transportation – Henry

- Driveways to be 100' apart
- FL driveway requires BFRs
- Head-in parking 9'x18' with 24' drive aisle
- Get City reviewer the "exact square footage" to evaluate need for a TIA.

Engineering - Rahman

- Site Permit process
- 24'x36' plans
- Submit everything outside of bldg to engineering in 1 plan set via PDF
 - Submit with submittal form (see reviewers notes)
 - No fee on site permit
- 10-12 day review process (potentially a 15 business days)
 - Account for 2 or 3 submittal rounds
- Access Technical Standard Manual (19 page checklist)
 - Rainfall intensities updated in April 2022
 - If new rainfall cannot be accommodated, the old standard can be grandfathered in
- *put as-built permit numbers on existing utilities shown on plans
- Utilities: Ref TSM (technical standard manual)
 - Any water main to be 12' from building
 - No dead-end water lines greater than 100ft
 - Min water-sswr separation of 10'
 - 7.5' separation for water-strm
 - Ref permit numbers and calculations for sewer capacity
 - Ref permit number for water connection(s)
- Show SSWR projected GPM(gal/min) from rec center & pool on plans
- *Clearly identify "as-built" numbers
- Drainage
 - Section 4 of TSM
 - Analyze if downstream system can handle any additional runoff considering fully developed

- 1st step: Evaluate If there is an increase by more than 1 acre of impervious and downstream doesn't have capacity
 - If more than increase in 1 acre – Call city
- 2 step: Confirm less than 5CFS increase at all design points.
- 3 step: If increase in flow at design point is shown, less than 5 CFS, provide Flow regulation – depression using Modified rational method for volume?
 - If increase is more than 5 CFS – more Traditional Detention required.
- Ref TSM Sect 4.02
- Document "programmed capacities": as-built flow to a specific design point
- Critical: composite C for existing and proposed to get more accurate
- You can release the greater of the two (ex vs "programmed")
- Small increase still looking downstream to evaluate increase
- Send Existing DAM and prop DAM to city in advance to make sure we're on the same page as city
- Reference Rick Oden Park plan East with swing gate for fire lane gate
- Any parking area to have curb or vehicular barrier
- NO DEMO until full site permit is approved and issued
- Platting:
 - No replat needed
 - Just "reservation" for city esmts
 - Franchise esmts by separate instrument

Fire Department

- Fire lanes look good
- Fire hydrant within 600' of structure
- Knox boxes at entries (one at riser room and one at front entry)
- Knock box at FDC's
- Put FDC attached to sprinkler room
 - If remote it must be 3-8 feet from fire lane
- Removable bollards are acceptable but not desired
- Reference Rick Oden Park plan East with swing gate for fire lane gate

Building – Chris Cox

- Site permit and bldg permit can be submitted concurrently
- Bldg permit will not be issued until site permit is approved
- Likely that bldg permit will be issued when precon meeting is
- 15-20 calendar days review process
- Sign permit through same department but separate permit
- Pool is a separate submittal permit - submit to bldg department

Health – Mandy Pippen

- Bldg department will pass pool plans to the health dept to review
- New pool rules!
- Include letter from pool designer stating that the pool was designed per new rules (signed and sealed from designer)