

May 31, 2022



Kay Dennis, AICP
Director, Municipal Development Dept.
City of Marianna
P.O. Box 936
Marianna, FL 32447

RE: **Thomas Pines Apartments**
Development Application Review
PE File No. 123911

Dear Mrs. Dennis:

As requested, I have received the development application documents submitted for the proposed Thomas Pines Apartment project and have reviewed the stormwater and traffic designs against the City's Land Development Code and Comp Plan. Below are my review comments:

1. Memo: The requested parking variance does not consider the spaces needed for guest parking. There appears to be plenty of space on the property to provide the minimum required parking and the submitted plans include 73 parking spaces. The memo states that the proposed development is intended for residents that "have one or no vehicle for transportation". How is this enforced? What if the property changes hands? Provide justification for the statement in part "e". Without further justification for support, it is my recommendation that this variance be denied.
2. Plan Sheet C1: The required parking for apartments, per Article 4 of the City's Land Development Code, is 2 spaces per unit plus one space for each 10 units. Therefore, the required parking for the proposed 35 apartments is 74 spaces. The required parking for office space is 1 space for every 300 sf. Therefore, the required parking for the proposed 708 sf office is 3 spaces. This brings the total required parking to 77 spaces.
3. Plan Sheet C2: It appears that runoff from the adjacent property to the south is allowed to enter the proposed storm system. Provide a swale or other means to redirect these offsite flows or account for these flows in the design of the proposed stormwater management system.
4. Plan Sheet C2: The finish floor elevations of buildings should be higher than the adjacent grades (8" per Florida Building Code). Buildings in the southwest corner have adjacent grades higher than the finish floor on the south sides, allowing runoff to be directed towards the building from higher ground elevations. This condition will cause water infiltration into the buildings.
5. Stormwater Report (pg2): Break out the pre-development flows across the individual pre-development basis. Compare flows to the post-development basins that drain to the same pre-development outfalls.
6. Stormwater Report (pg6): The basin boundary should run perpendicular to the existing contours. There should be a pre-development basin division between those areas which discharge across the west property line and the north property line to separate what is flowing to FDOT property and what is flowing to the adjacent property to the north.
7. Stormwater Report (pg13): The design sand filter media permeability rate is stated as 2.5 ft/hr, however the plans call for a filter media with a permeability rate of 1.25 ft/hr. If this media is to be

specified then the design rate should be 0.625 ft/day to provide a safety factor of 2.0. The submitted design does not include the required safety factor.

8. Stormwater Report (pg13): The filter pipe horizontal distance (Dh) value does not appear to match the filter system section in the plans.
9. Stormwater Report (pg13): The filter pipe slope value does not match the information in the plans.
10. Stormwater Report (pg13): The Average Horizontal Flow Distances in the drawdown calculation chart do not appear to match the filter system section in the plans.
11. Stormwater Report (pg25): The geotechnical report provided is a draft that is not signed and sealed. Please provide a signed and sealed final report.

Should there be any questions related to these items please feel free to contact me at 850.763.5200 or by email at jdc@panhandleengineering.com.

Sincerely,



J. Doug Crook, PE, LEED AP
Senior Project Manager
PANHANDLE ENGINEERING, INC.

Cc: Chris Forehand – Vice President, Panhandle Engineering