

Engineering has reviewed the plans for The Collection at Independence-Phase 1 project submitted June 13, 2018 for TRC review and have the following comments:

1. This project is proposing the construction of on-site newly constructed impervious surface greater than 10,000 sf, therefore the project is subject to stormwater review. The project will be reviewed for grading, drainage and compliance with City technical standards only. Additional comments will be made once the full engineering submittal is reviewed. Please note our review times are approximately 45-60 days right now. Please factor this into your submittal schedule.
2. If there is an existing City permit for this area of the mall, a permit modification fee of \$500 will be required. If no permit, then the fee is \$1,000. Provide a SW application, calculations, one set of plans and a digital copy of the submittal (addressed to Trent Butler).
3. Clearly illustrate that this project proposes no net increase in on-site impervious surface area. Should there be a net increase then the City's water quantity requirements could possibly have to be met.
4. Engineering encourages passive infiltration whenever possible. See Section 18-448 General Standards for landscaping, particularly standards (g) and (k).
5. Privately owned and maintained on-site conveyances must be designed for the 10-yr storm and analyzed for the 50-yr storm event to check the system for flooding. Please be sure to include appropriate tailwater condition in the storm drainage analysis.
6. Include an inlet drainage area map with the analysis or within the plan set. Please make sure each drainage area is labeled and quantified.
7. Identify and submit in writing all necessary Technical Standard Variance requests, if any, to Engineering for review.
8. Provide sizes, lengths, inverts and slopes for all existing and proposed pipes.
9. Please provide all appropriate details to support stormwater management systems.
10. All city standard details must be the most recent pdf version downloaded from the city's standard detail files webpage. City details must have the City titleblock.

Please call or email if there are any questions. Thank you.