

Engineering has reviewed the TRC submittal for the Riverlights Conventional – Phase V & VI project and offers 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 full stormwater review. Please submit the Stormwater Management Permit Application, \$1,000 permit application processing fee, one full set of design plans, calculations, and any other supporting documentation to Engineering for review. Please also submit a digital copy of the entire submittal package. Additional comments will be made once the full engineering submittal is reviewed. Please note our review times are approximately 30 – 45 days right now. Please factor this into your submittal.
2. SW Ordinance; Sec. 18-761(a): The pre-development peak discharge rate shall be computed assuming that all land uses in the drainage area of the proposed facility are in a predevelopment state. The city considers predevelopment state to be woods in good condition for the purposes of determining runoff coefficients.
3. Piped collection systems shall be designed for the 10-year frequency storm event and analyzed for the 50-year frequency storm event to check the system for flooding. Assign an appropriate tailwater for analysis.
4. Provide a drainage area map for each SCM area labelled and delineated with total acreage.
5. Provide a drainage area map for each inlet area labelled and delineated with total acreage.
6. Provide sizes, lengths, inverts, and slopes for all existing and proposed storm pipes.
7. Please provide cross sections and appropriate details for each SCM.
8. Please number and identify each type of SCM on Overall Grading and Stormwater Plan CG-100.
9. Assure improvements will not adversely affect adjacent property owners. Any potential for cutting off existing drainage patterns and/or trapping stormwater will need to be addressed.
10. Grading Plans show only infrastructure improvements to be made such as road sections, piping, and stormwater measures. Will lots remain wooded until homes are to be built? Open Space to remain undisturbed? There looks to be areas where stormwater will be trapped until lots are filled and/or swales/piping provided. Please clarify in narrative.
11. Please identify and appropriately route any SCM measures in series with a single outfall. Provide calculations for determination of Tc used for routing calculations.
12. Please define drainage easements within open / common space.
13. Is there an additional overflow measure proposed for existing stormwater collection system receiving runoff from River Road?