

## SCOTT COUNTY ENGINEER'S OFFICE

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### MEMO

TO: Alan Silas  
Planning & Development Specialist

FROM: Angie Kersten, P.E.  
County Engineer

SUBJ: VTJ Properties Outdoor Storage Site Plan Review Comments

DATE: September 15, 2023

I have reviewed the VTJ Properties Outdoor Storage plan set. Listed below are my comments:

#### **Stormwater Management**

The Zoning for Unincorporated Areas regulations require all internal impervious surfaces to be adequately drained and controlled on-site with detention facilities sufficient to capture the post-development runoff of a 24-hour, one (100) year storm. Additionally, the release rate of stormwater out of the detention facility shall be restricted so as not to exceed the volume produced by a five (5) year storm when measured at the pre-developed flow rates. The developer will need to submit the following documents for review prior to our office approving the stormwater management for this project:

- Hydraulic calculations for the detention pond.
- Detailed drawing of the detention pond outlet pipe. Including details in the plan set regarding how the outlet pipe will be reconstructed if it is not sized appropriately or deteriorated and in need of replacement.
- Stormwater management plan detailing how stormwater will be managed during reconstruction of the pond. Both water from the construction site and water that is entering the pond from the crossroad culvert under 110<sup>th</sup> Avenue.
- The contractor will need to submit a copy of their NPDES permit and Pollution Prevention Plan to Planning and Development prior to start of construction.

#### **Easements**

The plan set shows an ingress/egress and utility easement along a portion of the southern border of the project site. I do not recommend allowing the applicant to build a fence or any structure within the ingress/egress and utility easement area that would obstruct utilization of the full width of the easement.

It is my understanding of the proposed grading plan, that a drainage ditch is proposed for construction within the ingress/egress easement along a portion of the southern border of the project site. If the property owner has responsibility to share costs in providing a road, private

lane, or driveway within the area of this easement, this should be considered in regards to the proposed finish grading within the easement.

### **Parking**

This project requires one of the visitor parking stalls to be built as an accessible parking stall in compliance with ADA standards and SUDAS Design Standard 8C-1. The developer will need to submit a revised plan sheet detailing this parking stall with the appropriate signing and pavement markings.

### **Parking Lot Surfacing Material**

SUDAS Design Standard 8B-1, recommends that any off-street parking should be surfaced with a flexible (asphalt) or rigid pavement (concrete). The developer has requested a variance to utilize asphalt millings for the parking lot surfacing. I am comfortable with asphalt millings utilized for surfacing with the following stipulations:

- If the property owner chooses to surface the lot with a flexible or rigid pavement in the future, they will be required to submit the plan set for review and approval prior to construction.
- If the property owner chooses to re-develop the site, the county will have the authority to evaluate the re-development proposal in regards to the parking lot surfacing material and may require the parking lot to be surfaced with a flexible or rigid pavement.