

## SCOTT COUNTY ENGINEER'S OFFICE

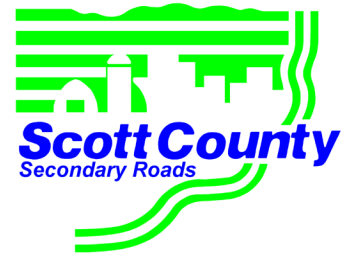
950 E. Blackhawk Trail  
Eldridge, Iowa 52748

(563) 326-8640

FAX – (563) 328-4173

E-MAIL - [engineer@scottcountyiowa.gov](mailto:engineer@scottcountyiowa.gov)

WEB SITE - [www.scottcountyiowa.gov](http://www.scottcountyiowa.gov)



ANGELA K. KERSTEN, P.E.  
COUNTY ENGINEER

ELLIOTT R. PENNOCK, E.I.T.  
ASSISTANT COUNTY ENGINEER

TARA YOUNGERS  
SENIOR ADMINISTRATIVE ASSISTANT

### MEMO

TO: Alan Silas  
Planning & Development Specialist

FROM: Angie Kersten, P.E.  
County Engineer

SUBJ: Big 10 Mart – Mt. Joy Site Plan Review Comments

DATE: September 22, 2023

We have reviewed the Big 10 Mart – Mt. Joy plan set. Listed below are our 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.
- The proposed contours on Sheet C2 indicate that the south half of the parking lot will be graded to drain surface water along the centerline of the gasoline pumps. Please provide more details on how surface water will be directed around the gasoline fuel islands.
- Will curb and gutter be built along the entire perimeter of the parking lot?
- 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.

#### **Utilities**

Sheet C2 shows proposed sanitary sewer placed near an existing storm sewer manhole at the south entrance. Please provide information regarding how the proposed sanitary sewer will be constructed without impacting the existing storm sewer infrastructure.

#### **Construction**

- The contractor shall be required to obtain an entrance permit from the Scott County Secondary Roads Department prior to construction of the two entrances.
- The contractor shall be required to provide certified third party inspection services for construction of the detention pond and outlet pipe. The certified inspection services

shall include submittal of all observation notes, material testing results, material certifications and other inspection related documents. All costs associated with the third party inspection services shall be borne by the developer.