

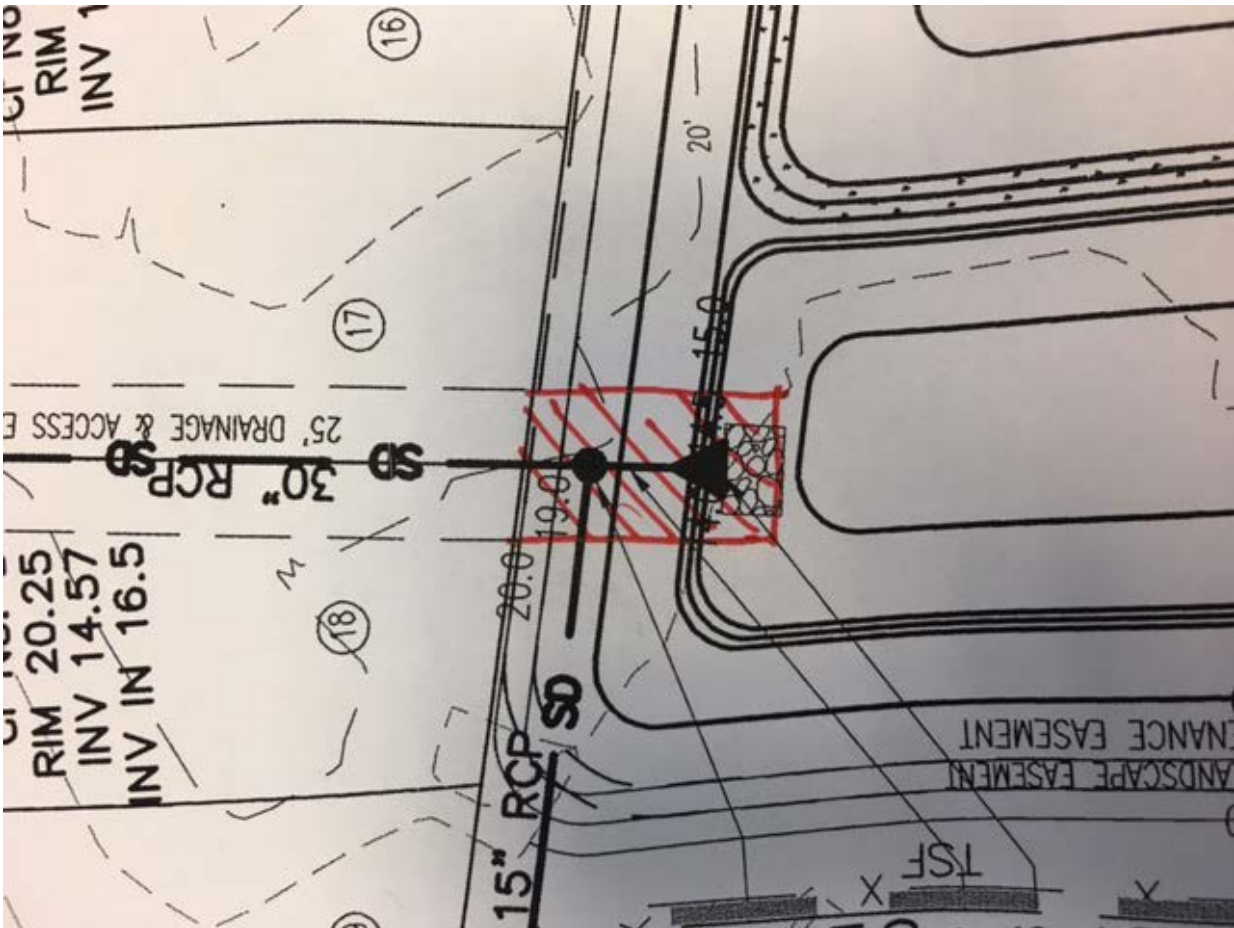
From: [Rob Gordon](#)
To: [Tripp.Engineering \(trippeng@ec.rr.com\)](mailto:Tripp.Engineering@ec.rr.com)
Cc: [Trent Butler](#); [Brian Chambers](#)
Subject: Eng Review - The Homeplace
Date: Thursday, May 25, 2017 10:05:32 AM
Attachments: [image004.png](#)

Engineering has reviewed the plans for the Homeplace and have the following comments:

1. Please list the area of drainage area on the DA map.
2. Please submit a revised p6 of the application without Mrs Beasley's signature.
3. Note Only – we have had ongoing issues with placement of fences within public drainage easements. It is our preference to shift the lot lines for lots 17 & 18 (& potentially others) so the easement is within common area and not within a lot. If that is not feasible, the second best option is to give lots 17 & 18 additional frontage, so that when the easement is applied, they have similar frontage as the other lots and fences can be installed similar to the other lots without impacting the easement. If that is not feasible either, we will require language in the declarations prohibiting fences within this easement. Please inform the developer/builder of this requirement and make sure the product that is planned for these lots is still viable without fences in the side yard.
4. Regarding Beasley sidewalk, you can see where the sidewalk will be installed relative to the power lines it will be very close to the small embankment adjacent to the road. We may require the exact location to be shifted slightly in the field to maintain a shoulder from the embankment for safety. This may also affect the exact location of the pedestrian access easement. Please add a note on the plans so the contractor is aware of this.
5. There is little/no plaza around the cul-de-sac bulb, yet there are street trees shown. I see two options:
 - a. Enlarge the radius of the cul-de-sac to provide a proper plaza for street trees
 - b. The sidewalk is not required around the bulb per the City technical standards. You may stop the sidewalk on each side as shown on SD 3-04 and utilize the area where the sidewalk was for street trees.
6. Note Only – It is typical for median curb to be vertical curb, even if the perimeter curb is valley curb. What is proposed here?
7. Please clarify the sidewalk through the entrance median. Will it ramp up & over the median or cut through on grade? If it cuts through, will either side of the sidewalk have curb or will the median curb taper down to the sidewalk?
8. Regarding previous comment #9 – yes, the invert is specified and yes there is ample cover but the invert is 2.5' lower than the adjacent spot elevation in the swale. There will be too much slope on that last portion of the swale as it dives into the FES. Either add a DI or open throat structure or specify a more gradual slope on the swale.
9. Request from construction management – shift SSMH #2 out of the wheel path.
10. Note Only – this project appears to have quite a few structures. You obviously need structures to keep spread down and navigate turns in the road, but to excess structures are a maintenance liability for the City. This is a fairly straight road and there were no spread calcs submitted – perhaps all are necessary for spread. I will not require justification for the number of structures because this was not noted on the initial review, but it will be a requirement on future projects. However, it would be appreciated if you were to consider reducing the number of structures.
11. Note Only – the residential driveway detail isn't entirely appropriate. We do not have a valley curb residential driveway detail (we should). All aspects would apply except for the curb

returns. The biggest clarification is to make sure the portion of the driveway and sidewalk through the driveway within the ROW must be 6". I mention it only because it has caused confusion on a few projects. You may wish to clarify the detail.

12. The forebay sediment removal elevation listed on the detail sheet is different than the elevation listed on the O&M document
13. The plans show a 20" weir, but the modeling appears to use a 13" weir. Please clarify.
14. Please show street lighting on landscape plan.
15. You've got a couple street trees in conflict with the storm drain. Please adjust the spacing to eliminate conflicts.
16. Please include City signage detail
17. Please extend the public drainage easement into the pond area as shown.



Please submit one complete set of plans and calcs as well as any revised forms for additional review. Please call or email if there are any questions. Thank you.

Robert Gordon, PE
Plan Review Engineer

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