

Engineering has reviewed the plans for the 52nd Street Duplexes project submitted May 8, 2019 for TRC review and have the following comments:

1. This project is proposing the construction of on-site newly constructed impervious surface greater than 2,500 sf but less than 10,000 sf, therefore the project is subject to a Drainage Plan review. Please see the Drainage Plan Requirements found on the city website. A complete Drainage Plan submittal is required and consists of a fully executed Stormwater Management Permit Application Form, a \$200 permit application processing fee, one full set of design plans and a digital copy of the entire submittal package. Additional comments will be made once the full engineering submittal is received. Please note our review times for Drainage Plans are approximately 30 days. Please factor this into your submittal schedule.
2. Driveway flares should extend to the rear edge of the public sidewalk. Please revise.
3. Provide spot grades along both sides of the asphalt drive within the 34' private access easement to illustrate how the drive will tie into the area around it.
4. If the sanitary sewer will be installed by open cut along 52nd street, the appropriate city details will be required for road rebuild, pavement repair and pipe trenching.
5. Because there will be greater amounts of runoff created by the asphalt drive and future rooftops, the runoff will not be allowed to just sheet flow to the rear of the property. Please provide an appropriate outfall for the runoff. There appears to be an existing inlet along Mullberry Avenue that could be utilized to collect runoff.
6. Provide spot grades along both sides of the proposed 52nd Street sidewalk.
7. Address how drainage along 52nd will be handled with the installation of the sidewalk. Runoff is not allowed to sheet flow across the sidewalk.
8. Provide adequate clear recovery distance from the edge of the travel lane to the sidewalk along 52nd.
9. Add a note to the plans that lot driveways should connect to the asphalt drive within the access easement and not via Mullberry or 52nd.
10. Please provide all appropriate details to support stormwater management systems.
11. Please provide all relevant City standard details. Details will need to be the latest pdf details downloaded from the city website (must have the City titleblock).

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