

L 22-00473
Bluebeam 698-073-640

Flood Control Denied 3/4/2022

Drainage Study Update is required.

Meet with Flood Control to review system changes prior to re-submittal.

Revise storm drain alignment per Sewer Comments and provide proper horizontal separation between sewer, storm drain and water lines.

The City requires a minimum of a 20-foot clear separation between drop inlets.

Drop inlets #7, 8, and 9 do not have the required separation

Where storm drain pipe and/or inlets are located within Common Lots, Common Lots shall be *Public Drainage Easements to be Privately Maintained* (PDEPM). Show PDEPM on the Grading Plans and on the Final Map.

Where drop inlets are located behind the private street section, a 5-foot wide PDEPM needs to be shown on the Grading Plans and on the Final Map. Extend the easement 5' past each side of the inlets.

All on-site storm drain shall be Privately Maintained. Revise Plans and update the quantity estimate accordingly.

Revise storm drain plans to eliminate the deep drop manhole. Revise pipe slopes and limit mainline drops in manholes to 0.5' or less. Provide a Public Manhole at point of connection to differentiate between the Public and Private system.

Provide special detail for the Deep Manhole and obtain Building Department Structural Approval prior to Drainage Study Approval. See PP-01 and PP-07.

Provide separate storm drain profile for the facility shown on PP-04 as the storm drain is not within the street section. Include the water line crossing with proper vertical separation per Utility Standards.

Provide a Note on all Grading Plans: "*Post-Construction BMPs (PCBMPs) / Control Measures noted on the Grading Plans are mandatory permanent regulatory stormwater pollution controls. These PCBMPs must be installed per the approved plans and must be permanently maintained.*"

Update the Stormwater Management Notes to the current version with the Improvement Plan submittal to Building Department – Land Development.

Where Finish Floor Elevations are below adjacent street grades, provide 8-inch CMU solid grouted with all joints mortared 18" above street TC. Revise Sections on Sheet DT-01.

Sheet 26 Utility UT-02