
PUBLIC WORKS ENGINEERING DIVISION

Date: Tuesday, December 12, 2017

To:

ENGINEERING SOLUTIONS

Matt Schlicht, P.E.

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From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2017246

Application Type: Engineering Plan Review

Application Name: PARK RIDGE 6TH PLAT - Street, Stormwater, Master Drainage Plan and ESC

The Development Services Department received plans for this project on November 17, 2017. We have completed our review and offer the following comments:

Engineering Review

1. Sheet C.001: The typical section for the collector street should include CG-1 curb and gutter rather than CG-2.
2. Sheet C.001: A 2% to 4% cross-slope is shown for the sidewalk within the right of way on the typical asphaltic concrete section. Please revise to comply with our standard of 1.5% cross-slope.
3. A SWPPP will be required prior to approval of any land disturbance or prior to approval of the plans, whichever comes first.
4. Notes should be provided stating that all ADA-accessible ramps shall be constructed along with the subdivision improvements. Sidewalks, however, are not subject to this requirement.
5. Basement types (e.g., standard, daylight, walkout) were not provided on the Master Drainage Plan.
6. MBOEs were not provided for any of the lots on the Master Drainage Plan. It would appear that several lots adjacent to field inlets in the sump condition would warrant an MBOE. Please provide MBOEs for these lots, and elevate the MBOE so they are a minimum of 2.0 feet above the 100 year water surface elevation.
7. All Sheets Pertaining to ADA-Accessible Ramps: Have the intersections been designed to comply with an accessible route through the intersection? Detailed plans should be provided showing how the

intersections will be constructed to accommodate accessible routes through the intersection. This is especially true for intersections where there is a stop sign.

8. Sheet C.206: It does not appear there is sufficient width for some of the turning spaces. Please see Sheet GEN-3A "Type B Sidewalk/Shared-Use Ramp" for a specific reference to what is needed. A 4 foot by 4 foot turning space is required (or 5 feet if a sidewalk curb is used on the back side of the sidewalk), when designing a turning space.
9. Sheet C.206: Please add a note concerning the use of KCMMB mix for sidewalks.
10. Sheet C.301 and Sheet C.302: Several field inlets are shown in a sump condition, with openings on all sides. However, the profile view shows the tops being flush with the ground. Please correct the profile view to reflect the grading around the field inlets to create a localized sump.
11. Please specify the thickness of all rip rap used in the project.
12. Sheet C.303: Please provide calculations for the 100 year event.

Traffic Review

1. Add end of road signing treatment for temporary dead-end streets.
2. Clarify on the signing sheets that a stop sign and street name signs are to be installed at each location shown (the note: Street Stop Sign, may be misleading).
3. Plans should include street horizontal alignment information.
4. Plans should note the radius of each curb return at intersections.

In order to calculate the Engineering Plan Review and Inspection Fee, a sealed Engineer's Opinion of Probable Construction Costs shall accompany your final submittal copies. The itemized estimate (material and installation) shall be sufficiently broken down and shall include the following items, as applicable.

- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks located within the right-of-way.
- ADA accessible ramps.
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary sewer stub to the public main.

- Waterlines larger than 2 inches in diameter, valves, hydrants, and backflow preventer with vault, if outside the building.
- Stormwater piping greater than 6 inches in diameter, structures, and detention / retention facilities - public or private.
- Water quality features installed to meet the 40-hour extended duration detention requirements.
- Grading for detention / retention ponds.
- Grading to establish proper site drainage.
- Utility infrastructure adjustments to finished grade (i.e. manhole lids, water valves, etc.).
- Erosion and sediment control devices required for construction.
- Re-vegetation and other post-construction erosion and sediment control activities.

Electronic Plans for Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

If you have any questions or comments, please contact me, Gene Williams either at (816) 969-1223 or e-mail to Gene.Williams@cityofls.net.

Sincerely,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer

cc: Development Engineering Project File