
PUBLIC WORKS ENGINEERING DIVISION

Date: Friday, January 19, 2018

To:

OLSSON ASSOCIATES

Melissa DeGonia, P.E.

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From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2017049

Application Type: Engineering Plan Review

Application Name: Hawthorn Ridge 1st Plat Street, Stormwater, Master Drainage Plan, and
Erosion and Sediment Control

The Development Services Department received plans for this project on Jan. 17, 2018. We have completed our review and offer the following comments:

Engineering Review

1. ADA-accessible ramps must be installed along with the street improvements. There are notes contained on the plans (i.e., Sheets C106 through C113) stating that individual homeowners will install these ramps. Please remove these notes. The ramps are considered part of the roadway improvements, since the roadway design is specifically linked to the ramps.
2. Sheets C115 and C116: There are insufficient details concerning the ADA-accessible way at intersections where there is a stop condition (i.e., stop signed), and an ADA-accessible ramp is being constructed. This includes the following intersections in a stop condition: 1) Arboridge Dr. and Arbor Valley Terr., 2) Arboridge Dr. and Arbor Valley Dr., 3) Arbor Valley Dr. and Arborwood Dr., 4) Arboridge Dr. and Arbor Falls Dr., 5) Arborwood Dr. and Arbor Falls Dr., 6) Arbor Tree Dr. and Arbor Falls Dr., 7) Sugar Tree Dr. and Arboridge Dr., and 8) Sugar Tree Dr. and Arbor Tree Dr. In other words, The upper left hand corner of Sheet C115, the bottom middle inset of Sheet C115, and all of the ramps on Sheet C116.
3. The details requested in the above comment can be provided in several ways. Cross-slope call-outs should be specified across the intersections under stop control (i.e., stop signed), with a design slope of no greater than 1.5%. The width should be a minimum of 4.0 feet. An example of the level of required detail is provided with this comment letter, but should not be construed as the only way to provide this level of detail.
4. Please be aware that the incorporation of these design features for the ADA-accessible paths across the

stop controlled intersections will likely require new profile views of the roadway sections.

5. Sheet C124: Is there at least 1.0 feet of freeboard between the 100 year water surface elevation in the detention basin, and the top of the dam? It does not appear this is the case. It appears it is short by a few inches.
6. The basement type (e.g., standard, daylight, and walkout) was not provided on the Master Drainage Plan. This is required by ordinance.

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 me if you have any questions or comments.

Sincerely,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File