
PUBLIC WORKS ENGINEERING DIVISION

Date: Thursday, August 02, 2018

To:

ENGINEERING SOLUTIONS

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From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2018113

Application Type: Engineering Plan Review

Application Name: Napa Valley 4th Plat - Street, Storm, Master Drainage Plan, and Erosion and Sediment Control

The Development Services Department received plans for this project on July 13, 2018. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Engineering Review

1. The submittal was incomplete due to the lack of a Master Drainage Plan, signing plan, storm calculation sheet, and stormwater detention memorandum discussing the reason why detention is not being proposed for this phase.
2. Please change the title on the cover sheet to read "Street, Stormwater, Master Drainage Plan, and Erosion and Sediment Control". Please change the title as stated above on all subsequent sheets in the title block
3. Sheet C.001: The index of sheets does not correspond to the sheets shown. Please reconcile.
4. Sheet C.052: The asphaltic concrete should be specified as Type 5 or 6 for the surface course, and Type 5 for the base course.
5. Sheet C.052: 10 inches of MoDOT Type 5 aggregate is required when using geogrid. The typical section view is not accurate in this regard. Please change any notes on the cover sheet to reflect this change as well.

6. Sheet C.052: Why is the street typical section shown on the erosion and sediment control plan? This is not a logical placement of this detail.
7. Sheet C.100: Lot 153 shows a notch of right of way which does not appear to serve any purpose. Is the intent to vacate this right of way?
8. Sheet C.200: The grading plan appears to shown several areas where the finish grading will be less than 2.0%. If 2.0% cannot be achieved, then additional storm inlets may be required to achieve the minimum slope. As discussed with the developer during Phase 3, there were drainage issues on the rear yards of the northern lots in Phase 3, and the City was promised that these issues would be addressed during Phase 4.
9. Sheet C.200: The scale is incorrect.
10. If sidewalk does not exist on the east and west side of SW Stoney Brook Dr., they should be constructed along with the subdivision improvements.
11. Show the locations where sidewalk will be constructed during the subdivision improvements. The notes concerning "sidewalk to be constructed by builder" on Sheet C.100 is not appropriate since these lots are not within the plat boundary. They should be constructed at this time.
12. Storm line 1 appears to be missing the hydraulic grade line for the design storm on the profile view.
13. Easements do not appear to be labeled on any of the sheets.
14. Curb and gutter details were not included in the details section.

Traffic Review

1. Show existing and/or proposed stop sign(s) and street name sign(s) on the plan. Include City sign standard details as applicable for construction.
2. If there are any existing object markers/existing end of road treatment, show its removal on the plans.

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

Development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

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

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cc: Development Engineering Project File