
PUBLIC WORKS ENGINEERING DIVISION

Date: Monday, August 20, 2018

To:

SCHLAGEL & ASSOCIATES

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From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2018066

Application Type: Engineering Plan Review

Application Name: Winterset Valley 12th Plat - Street, Stormwater, Master Drainage Plan, and
Erosion and Sediment Control

The Development Services Department received plans for this project on Aug. 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. Sheet 9 provides reference to Section E-E. It does not appear that Section E-E was labeled on the plan view?
2. It is understood that detention shall not be required for this phase of the development, due to an off-site drainage agreement executed with the owner of the small 0.03 acre parcel located to the north of the project. As such, no comments are being provided for the 1:1 slope area, the detention basin, temporary sediment basin(s) or trap(s), or other aspects of the plans which will change due to the deletion of the detention basin.
3. ADA-routes across certain intersections were added in this submittal, for unknown reasons (i.e., we had not requested ADA-routes across these intersections during previous comments). This includes the non stop-controlled intersections at Carson and Audubon, and Mackenzie and Thoreau. It is not desirable or needed at these intersections, since these intersections are designed to function without through-traffic stopping. If placed as shown, this introduces a noticeable and potentially dangerous dip in the road for motorists. The only requirement for these non stop-controlled crossings is that the cross-slope be less than or equal to 5.0%.

4. Sheet 16: The stop-controlled ADA-route across Carson (i.e., running east and west) should be the only ADA-accessible route subject to the 1.5% cross-slope requirement. As shown, this appears acceptable.

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