

Date: Monday, April 22, 2019

To:

OLSSON ASSOCIATES

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From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2018215

Application Type: Engineering Plan Review

Application Name: WOODSIDE RIDGE 1ST PLAT - Street, Stormwater, Master Drainage Plan, and
Erosion and Sediment Control

The Development Services Department received plans for this project on Apr. 8, 2019. 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 ten (10) business days of the date received.

Engineering Review

1. Detention basin E and G do not appear to meet TR-60 in terms of emergency spillway design, or geotechnical analysis or geotechnical testing recommendations during construction. As shown, it appears the spillway is essentially the top of the dam.
2. An inundation easement shall be required for the portion of the Tract C retention basin that encroaches upon adjacent property. This easement shall be a private easement.
3. Separate plans shall be required for the spillway restoration project for the retention basin on Tract C.
4. A waiver to the Design and Construction Manual is required for detention Tract E in regard to eliminating the requirement that 40 hour extended detention be required.

Traffic Review

1. The end of road sign treatment is not necessary or desired on temporary cul-de-sacs. However, they are necessary on street "stubs".

2. The plans should note the crosswalk and stop lines shall be preformed thermoplastic material and located in conformance with standard details and MUTCD with 4' of separation and consistent parallel width. Crosswalk lines shall be 10' apart matching the width of the shared-use path. These notes are necessary since the plans do not otherwise provide dimensions and specifications for the markings on Ashurst.
3. Quantities: Street name sign quantity should be doubled to reflect the number of required street name signs in accordance with standards (two signs back to back installation). No sign post quantities were shown. Sign posts shall be square telespar posts per standards. The number of object markers may be revised where end of road sign treatment is not required and currently shown on temporary cul-de-sacs.

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

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 shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

Original Signed

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