



Application Number: PL2020377
Application Type: Engineering Plan Review
Application Name: THE RIDGE AT WINTERSET SUMMIT - STREET, STORMWATER,
MASTER DRAINAGE PLAN, AND EROSION AND SEDIMENT CONTROL

Please note our comment responses in bold below.

Engineering Review:

1. Typical section for the street is not correct. The surface course must be either Type 5 or 6, and the base course must be Type 5. **Revised notes.**
2. Typical section of the street is not correct if using geogrid. If using geogrid, 10 inches of aggregate must be used rather than 6 inches. **Revised.**
3. Grading appears to be too steep over most of the project. We are measuring 2:1 slopes over a significant portion of the project. **Not revised per discussion.**
4. The island shown at the end of the cul-de-sac should be removed. **Island to remain per meeting.**
5. The location of sidewalk and ADA-accessible ramps entering the cul-de-sac was missing. **Sidewalk not required this subdivision.**
6. The Master Drainage Plan was missing the basement type for each lot, the MBOE for each lot, and the existing and finish corner elevations for each lot. **Added table.**
7. Stationing was missing on the plan view of the street. **Added.**
8. A trenching and backfill detail was missing for the pipe installation. Be aware the City has changed the requirements for aggregate on top of the pipe. It is now 12 inches over the pipe rather than the previous 6 inches. **Added.**
9. Please specify in plain language the rip rap type, the dimensions of the rip rap, the depth of the rip rap, approximate tons of rip rap, and geotextile beneath the rip rap. The calculations shown within the plans are required, but the critical information described above should be provided without consulting a table. **Added label for sizing to match table.**
10. The underdrain detail is missing from the standard details. **Added to C.601.**
11. Ensure the notes concerning the pavement thickness and subgrade match the typical section view. **Revised notes.**
12. Normally, a separate erosion and sediment control plan is required for residential subdivisions. The size of this particular subdivision, however, does not necessarily require the submission of a separate erosion and sediment control plan, unless work shall begin prior to issuance of an infrastructure permit. If work shall commence prior to this time, please submit a separate erosion and sediment control plan to the City. **Acknowledged.**
13. A toe wall detail was missing for the flared end section. **Added to C.601.**
14. The rip rap area appears to be installed in an area greater than the design slope of 13 percent. Please review and revise as appropriate, including the calculations for the rip rap dimensions and sizing. **Revised notes and tables. Apron drawn to scale.**

Traffic Review - Corrections

1. Sidewalk required along one side of road. Payment in lieu of construction may be an option per UDO criteria and site conditions. South side of road should be considered based on trail location and road alignment to the east/south. **Sidewalk not required this subdivision.**

Please contact me directly with any questions or concerns.

Sincerely,

Matthew Schlicht