



Selected Issues Report

Date: 10/3/2008

ADVANCE AUTO PARTS PDP - TYPE I AND FINAL PLANS

SELECTION CRITERIA: Status = All

ISSUES:

Department: Engineering

Issue Contact: Randy Maizland

Topic: Engineering

Number: 33

Created: 8/29/2007

Resolved

[10/3/07] The alley intersection with Hemlock must be constructed per LCUASS 7-1F, Detail 1. Please show this reconstruction on the plans. LCUASS also requires 500 feet of preliminary offsite design for the alley. See redlines for additional comments related to the alley plan and profile.

[8/29/07] No alley improvement design was submitted. The 20 foot alley off of Hemlock must be improved to either 7-11F or 7-12F and 500 feet of off-site preliminary design must be provided. The alley intersection must also be reconstructed to the current standard.

Number: 34

Created: 8/29/2007

Resolved

[10/26/07] The cost estimates have been reviewed and some revisions to the unit costs are requested. See the redline check prints for changes. Please include new revised cost estimates with your next submittal. Future Access to South Improvements total \$3,347.04 and Upgrade to Ultimate Roadway Section total is \$8,284.80. These figures will be included in the development agreement and collect at the time of building permit.

[10/3/07] The cost estimate provided is still under review at this time.

[8/29/07] The existing street flowline on College Avenue is not in the ultimate location. Any new curb and gutter construction/reconstruction on College is only an interim condition. This development will be required to escrow money for future ultimate curb and gutter on College for the entire length of the College frontage. The College access will be permanently removed and replaced with curb and gutter in the future. The escrow payment will required prior to the issuance of a building permit and will be specified in the development agreement. The developers engineer shall prepare a cost estimate for the City to review for design and construction.

Number: 35

Created: 8/29/2007

Resolved

[8/29/07] The detached sidewalk on College must be located in the ultimate location at the ROW line so that it will not need to be removed when College is widened (when Vine is relocated). The sidewalk will also need to be a min. of 6 feet wide to meet the arterial standard. Due to the detention ponds location with respect to the ROW on College, a safety hand rail will be required where the pond is adjacent to the sidewalk. It appears the overflow weir will also need to be modified where the sidewalk conflicts.

Number: 38

Created: 8/29/2007

Resolved

[8/29/07] The detached sidewalk on College will need to extend all the way to the south property line in the ultimate location with a type III barricade installed at the south end. This will require the cross lot access design to change or narrow. If the cross lot access is reduced to less than 20 feet wide it may need to be a one way controlled access with signage

installed. Please indicate with your next submittal how this cross lot access to the south adjacent parcel will function.

Number: 39 Created: 8/29/2007 Resolved
[10/3/07] The access driveway on College shall be constructed per LCUASS 707. There is no pan used with this standard and the driveway is all concrete with radius flares. The driveway must also intersect the street at 90 degrees.
[8/29/07] The College driveway access must be constructed per LCUASS DWG 707 with ped ramps and connecting sidewalks on both sides. Please show and call out on the plans.

Number: 40 Created: 8/29/2007 Resolved
[8/29/07] The sidewalk on Hemlock should be straightened on both ends and standard directional ramps should be installed at the alley intersection and across Hemlock at College.

Number: 41 Created: 8/29/2007 Resolved
[8/29/07] A public access easement must be dedicated on the Plat and shown on the Utility Plan drawings which connects the adjacent parcel to the south (cross lot access) to the alley. The public access easement must be a minimum of 20 feet wide. Please see redlines for clarification.

Number: 44 Created: 8/29/2007 Resolved
[8/29/07] Please show and label the approximate limits of street cut needed for utility connections and add the standard street cut note to the plans.

Number: 46 Created: 8/29/2007 Resolved
[8/29/07] Please provide cross sections with the grading plan to show how the on-site landscaped medians at the perimeter will tie into the existing grades will not drain water onto the adjacent property.

Number: 47 Created: 8/29/2007 Resolved
[8/29/07] Please show the existing building location on the adjacent parcel to the south.

Number: 48 Created: 8/29/2007 Resolved
[8/29/07] The plans show a 2 foot sawcut to install curb and gutter on College. The pavement will also need to be milled and overlaid to the nearest lane line along the length of the street cut. Please show and label this on the plans.

Number: 50 Created: 8/29/2007 Pending
[1/8/08] A copy of the Notice To Proceed will be required prior to construction permit issuance.
[10/26/07] Same comment.
[10/3/07] No application has been submitted to CDOT as of 10-2-07.
[8/29/07] An access permit is required from CDOT. You may submit an application to CDOT concurrently with the City review and the City will coordinate with CDOT such that the access permit can be issued when the plans are approved.

Number: 51 Created: 8/29/2007 Resolved
[10/26/07] Same comment. See the Landscape Plan. Need to show dimensions for tree planting on College. They look like they are centered in the parkway strip.

[10/3/07] Street trees must be located such that they will not need to be removed when College is widened. Please consult with Planning and locate the trees as close to the sidewalk as possible.

[8/29/07] Please show the street tree locations on College on the Utility Plans. The location of street trees on College is important such that the trees will not need to be removed or relocated when College is widened. Please space the trees with respect to the ultimate sidewalk location rather than centering them in the parkway between the sidewalk and curb.

Number: 52 Created: 8/29/2007 Resolved

[10/3/07] Same comment

[8/29/07] Please revise the Site and Landscape plans accordingly to reflect all changes requested on the Utility Plans related to sidewalks, ramps, on-site medians etc...

Number: 56 Created: 8/31/2007 Resolved

[8/31/07] The parking spaces off of College Avenue do not meet the minimum set back requirement (measured from future flow line which is 16 feet from ROW). Please see LCUASS Table 19-6 for set back requirements based on the ADT provided in the traffic study submitted. Minimum set back is 50 feet but could be more based on ADT.

Number: 57 Created: 8/31/2007 Resolved

[8/31/07] As discussed in the staff review meeting, the cross lot access area (SE corner near driveway) may be landscaped and money may be escrowed for future paving, curbs, ramp and sidewalk. A detailed cost estimate must be prepared by the developer and submitted for review. The escrow will be specified in the development agreement and will be due at the time of building permit. The access easement will need to be dedicated on the Plat to ensure a future connection can be made and utilized if needed.

Number: 58 Created: 8/31/2007 Resolved

[10/3/07] Please provide a note on the Plat regarding the interim nature of the College access as discussed in the October 2 meeting with the attorney. CDOT has indicated to me that the conditional access permit they are providing for the College access is revocable with only notification. No additional process will be warranted to close this access driveway in the future when College improvements are completed.

[8/31/07] It is estimated that College improvements in front of this site may be started as early as 2009 to accommodate the new Vine Drive alignment intersecting College Ave. This may require widening College in front of this site to accommodate two left turn lanes onto Vine. This will require the access on College to be permanently closed. Please provide a bold note on the Plat that indicates that the City or CDOT may close the College access at the time improvements are completed. This phase of College improvements may not affect other parcels on College with existing access driveways ... not all accesses will likely be closed at this time.

Number: 84 Created: 10/3/2007 Resolved

[10/3/07] Please update the month and year on the cover sheet of the Utility Plans. Revise the signature blocks on all sheets to remove the Current Planning title on the bottom line. Planning will not be signing the Utility Plans.

Number: 85 Created: 10/3/2007 Resolved

[10/3/07] An off-site temporary construction easement may be needed to construct the alley improvements. Please provide a letter of intent from the property owners or a signed deed of dedication prior to scheduling a hearing for the project.

Number: 86 Created: 10/3/2007 Resolved
[10/3/07] There are still a few issues with drafting and labeling. Some line types and hatch fills are too light and don't copy well. Please turn off the landscape layer on the Utility Plan sheets. See rdlines for clarification.

Number: 87 Created: 10/3/2007 Resolved
[10/26/07] The handrail must be located on top of the retaining wall. If it is to be located in the sidewalk per the detail, you will need to add 6 inches of width to the sidewalk (6.5 foot width sidewalk). See the detail and redlines for clarification
[10/3/07] A handrail must be placed along the detention pond adjacent to the new sidewalk. Please show/call out the hand rail on the plans and provide a detail.

Number: 88 Created: 10/3/2007 Resolved
[10/26/07] There are still some line types that are not copying well because they are too light. Please see the redlines for clarification.
[10/3/07] Please use a darker line type for all new/proposed sidewalks and ramps in the ROW and label them as new or proposed.

Number: 89 Created: 10/3/2007 Resolved
[10/3/07] Please show any existing sidewalk on the west side of the alley. Truncated domes must be installed where the sidewalk crosses the alley on both sides.

Number: 90 Created: 10/3/2007 Resolved
[10/26/07] Please show the curb more clearly on the median planted island adjacent to the alley. The curb should be located just outside the alley R.O.W. Please also revise the cross section of the island to reflect curb on both sides.
[10/3/07] The landscaped medians along the alley should have a barrier curb on both sides to prevent nuisance irrigation water from draining over the alley asphalt and degrading the edge of asphalt.

Number: 91 Created: 10/3/2007 Resolved
[10/26/07] It has come to my attention that there is a recently approved and constructed project just a little south of this proposed project. This approved project called THE HUMAN BEAN has been constructed and the engineer had provided a preliminary off-site street design for College Ave. extending to the north. Per LCUASS standards, you need to provide 1000 feet of off-site preliminary design for Advance Auto just as they did with the Human Bean project. Rather than going 1000 feet, please just show how your preliminary off-site design will tie into that done by the Human Bean project. I can help you obtain approved plans for the Human Bean if needed. This may be completed with final compliance review and does not need to be reviewed prior to a hearing.
[10/3/07] The minimum flowline grade allowed is 0.5 percent. The College proposed flowline shown is 0.2 percent. See sheet C6 profile.

Number: 92 Created: 10/3/2007 Resolved
[10/3/07] Add a note to the plans stating that no part of the building foundation may extend into the ROW on Hemlock.

Number: 93 Created: 10/5/2007 Resolved
[10/5/07] Please see Technical services Comments Regarding the Plat. Lot 2 should be included on Plat Boundary area calculation. Need to also designate maintenance of Lot 2 on the Plat.

Number: 94 Created: 10/5/2007 Resolved
[10/5/07] Access and utility easement lines need to extend across Lot 2 to connect to boundary with adjacent property.

Number: 95 Created: 10/5/2007 Resolved
[10/5/07] Need to adequately show existing grades and structures on the west side of the alley to show if any off-site temporary construction easements will be needed to grade and construct the alley as shown. Also needed to verify the proposed alley design will work with existing structures. A letter of intent for any off-site easements will be needed prior to hearing.

Number: 102 Created: 10/26/2007 Resolved
[10/26/07] The variance request for the reduced width alley has been denied as submitted. Per my email to Lucy, the alley must be constructed to full standard width (20 feet) which will require tree removals and easements for off-site grading and construction on the west side. The variance will only be accepted if it clearly states that the reduced width alley is an acceptable access to the site when the long term access control plan is implemented.

Number: 103 Created: 10/26/2007 Resolved
[10/26/07] Alley design - the variance request has been denied as submitted. Vertical curves do not meet LCUASS standards for minimum length. See LCUASS 7-17 & 7-18. Please label and station in the profile what is being constructed with this project and what will be built by others.

Number: 104 Created: 10/26/2007 Resolved
[10/26/07] Please label the alley intersection to be constructed per LCUASS DWG 803 and 7-11F. Please add both of these details to the detail sheets.

Number: 105 Created: 10/26/2007 Resolved
[10/26/07] See other minor comments on the redlines.

Number: 118 Created: 1/8/2008 Pending
[1/8/08] Please clearly label the poles in the alley to be relocated or undergrounded by the utility provider on all applicable sheets.

Number: 120 Created: 1/8/2008 Resolved
[1/8/08] The College Avenue street design does not tie back into existing road elevation in the profile. As discussed previously, LCUASS requires that preliminary off-site design be provided. This should be shown extending to the next intersection (Pinion) or 1000 feet, whichever is less.

Number: 125 Created: 1/9/2008 Pending
[1/9/08] An electronic drawing for the College Avenue design was emailed to me on 1/8/08. The plan and profile looks good but LCUASS requires cross sections every 50 feet for arterials. You will need to provide approximately 4 cross sections of the ROW for the

College Ave. frontage. You will only need to show the west half of the street from centerline. Please indicate the cross slope from centerline to flowline on all cross sections.

Number: 126 Created: 1/9/2008 Pending
[1/9/08] At the south end of the new curb and gutter on College, please provide additional asphalt to protect from undermining where the water leaves the gutter.

Number: 127 Created: 1/9/2008 Pending
[1/9/08] It has been determined that an access easement (cross lot access easement) really is not required to extend from College to the alley to comply with the Access Control Plan. The easement only needs to extend from the property to the south (Lot 6) to the new driveway on College. This may eliminate the need for any special language on the Plat as requested by the applicant. A meeting with the City Attorney may or may not still be needed.

Number: 128 Created: 1/9/2008 Pending
[1/9/08] Please see the redlines for other minor comments related to drafting, labeling etc.. Another formal round of review is not required however, a revised paper copy should be submitted with the redlines for final check prior to requesting mylars.

Number: 129 Created: 1/9/2008 Pending
[1/9/08] It has come to out attention that the parking spaces on the south side of the project have been reduced to less than the minimum required dimension of 9x19 feet. The spaces need to be striped to the standard dimensions. This may not be an issue given the drive aisle width of 24 feet can still be maintained and the access easement may no longer be required.

Topic: Technical Services

Number: 59 Created: 8/31/2007 Resolved
[8/31/07] E 1/4 mislabeled in legal on Plat.

Number: 60 Created: 8/31/2007 Resolved
[8/31/07] Add - Being a replat of (see redlines)

Number: 61 Created: 8/31/2007 Resolved
[8/31/07] Show Hickory in Vicinity Map.

Number: 62 Created: 8/31/2007 Resolved
[8/31/07] Show how College ROW varies ... how was College dedicated (Plat of Riverside Park)

Number: 63 Created: 8/31/2007 Resolved
[8/31/07] Line over text issues to be corrected on the Site Plan. See redlines for additional minor comments.

Number: 81 Created: 10/3/2007 Resolved
[10/3/07] The basis of bearings statement is incorrect. Township and Range are incorrect.

Number: 82 Created: 10/3/2007 Resolved
[10/3/07] Please check the square footage of boundary. City staff calculates 28,500 not 27,930.

Number: 83 Created: 10/3/2007 Resolved
[10/3/07] NW corner of Plat - monument not described

Number: 112 Created: 10/31/2007 Resolved
[10/31/07] Please defign the alley and the access easement on the Plat.

Department: Traffic Operations

Issue Contact: Ward Stanford

Topic: Traffic

Number: 68 Created: 9/10/2007 Resolved
[9/10/07] Traffic Engineer for development requested a reduced "Minimum Off Street Parking Setback Distance" from 75' (per LCUASS) to 50 feet. Reviewing the site and traffic characteristics of the area I can support the request.

Number: 69 Created: 9/10/2007 Resolved
[9/10/07] Traffic also supports Engineering's comment ID # 58, regarding possible future closure of the College access.