

April 2, 2021

Ms. Natalia Domovessova
Senior Plannerr
City of Warrenville
3S258 Manning Avenue
Warrenville, Illinois 60555

RE: Riverview West
Townhome Development

Dear Ms. Domovessova:

BLA, Inc. (BLA) received review comments for the above referenced project via email dated March 26, 2021. The application submittal has been reviewed and revised accordingly. Provided comments have been addressed as follows (original comment in italics, response in plain font):

6. *Civil Engineering Review:*

- a. *Buildings A, B, C, D, E, F, G, H, J, K, L, M and N have patios with no "flat area" before the ground slopes toward the ponds. A minimum 2' flat area should be provided beyond these patios while still maintaining a 4:1 preferred side slope to the elevation 698.58. If a 4:1 side slope is not possible, consider short retaining walls around the patios to extend the flat area.*

Grading at the rear of the townhome buildings has been revised to provide a minimum 2' flat area beyond the patio surface. Buildings B, M and N cannot achieve the 2' flat area and maintain a 4:1 slope towards the pond. These units have been specified to have short retaining walls to address the transitional slopes. Please refer to the grading plans (sheets 6 & 7) for additional information. A retaining wall detail has been included on sheet 16.

- b. *Add proposed elevations on the sidewalk to ensure 2% max (1% design) cross slope. Add slope % of approach pavement in addition to driveway pavement.*

Spot grades have been added at the face of walk and back of walk at every driveway. Driveway apron slopes have been added. Sidewalk slopes have been designed with a 1% cross slope. Please refer to the grading plans (sheets 6 & 7) for additional information.

- c. *All building sanitary service lines have been installed. Service stubs for each individual house ending with a cleanout have been installed. The cleanouts should be shown on the submitted Utility Plan. Connection from proposed units to the cleanouts should be shown.*

Sanitary service cleanouts and connections have been shown on the revised plans. Please refer to the utility plans (sheets 8 & 9) for additional information.

- d. *No water service lines have been installed. Water service lines and b-box locations per the approved plans should be included on the Utility Plan. Show size and material.*

Water service lines and b-boxes have been shown on the revised plans. Service material has been specified. Please refer to the utility plans (sheets 8 & 9) for additional information.

- e. *As-built lighting locations along Torch Parkway should be included on the Utility Plan.*

Street light poles along Torch Parkway have been shown on the Utility Plans (sheets 8 & 9) for additional information.

- f. *Check and adjust location of hydrant between Buildings C&D if it conflicts with proposed sidewalk. Check all as-built hydrant locations and proposed sidewalk conflicts.*

Fire hydrant locations have been checked and the topographic symbology scale has been revised to show the locations of the existing utilities. The hydrants generally do not conflict with the proposed sidewalk.

- g. *Include a stormwater memo comparing the proposed impervious of the Townhome Lot to the original approved stormwater management permit for the design of the detention pond high water level.*

A summary of the impervious areas on the proposed townhome lot has been included.

- h. *Downspout locations are not identified on the Utility Plan and no detail is included in the plans. Downspouts shall be extended under the service walks with a bubble up structure to drain away from the building walks.*

Downspout locations have been indicated on the revised plan. A detail has been included on sheet 16 for the transition of downspouts under paved surfaces. Please refer to the revised plans for additional information.

- i. *All driveways should be concrete. Update detail "Proposed Typical Section Torch Parkway" and label the driveway pavement as concrete. Add concrete driveway detail (7" concrete on 2" aggregate minimum).*

Driveways have been shown as asphalt as depicted on the site plan and are shown as asphalt on the civil plans.

6. Update Sidewalk Detail on Sheet 13. Sidewalk shall be fiberized per City Standards for Sidewalk in ROW: "All work shall be performed in accordance with Sections 424 and 440 of the "Standard Specifications for Road and Bridge Construction", except that one-half inch length synthetic fiber reinforced concrete shall be used, in accordance with ASTM C1116/C1116M-Fibrous reinforcement shall be added at the rate of 1.5 pounds per cubic yard, or in accordance with project specific manufacturer's

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Proposed sidewalk detail has been revised as directed. Please refer to the detail on sheet 13 for the revised sidewalk detail.

Please contact me at (630) 438-6400 or at kkenniff@bollingerlach.com if there are any questions or if additional information is required.

Sincerely,
BLA, INC.

Kevin Kenniff, P.E.
Project Manager