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City of Warrenville
3S258 Manning Avenue
Warrenville, Illinois 60555

July 7, 2025

Re: Elite Ambulance

Project: 20-04-036

Pursuant to the comment letter dated June 4, 2025, please find enclosed the revised improvement plans and supporting documentation. We would like to address the engineering comments with the following in **CAPITALS**:

Final Engineering Plans:

1. All plan sheets –Shift the proposed 5' sidewalk along Talbot offset 3 feet from the concrete back of curb which would mean the sidewalk is within the proposed 3' sidewalk easement. **PURSUANT TO COMMUNICATIONS WITH CITY STAFF, THE SIDEWALK HAS BEEN PROPOSED AS A CARRIAGE WALK ATTACHED TO THE PROPOSED CURB. THE OWNER SHALL DEDICATE ONE FOOT OF PROPERTY SO THAT SAID WALK IS NOT LOCATED ON PRIVATE PROPERTY.**

2. Sheet 5 – Grading/Erosion Control Plan-The stormwater pond perimeter berm height must be six inches measured from the high water line to the top of the berm. This measurement height for the south pond is 0.3'. Provide 0.5' of height by lowering the NWL and adjusting internal sideslopes as much as possible to lower the HWL. **THE BERM HAS BEEN RAISED TO 729.0.**

Photometric Plan:

3. The average maximum is 2.0 foot candles. It appears that the south lot exceeds this maximum. Also, it is unclear what the average for the north lot is. The applicant needs to re-calculate the average and average to minimum ratios based upon both the south and north parking lots separately and driving isle surfaces in order to see if it meets the requirements. An additional light pole may be necessary in the northern lot. See markups. **TO BE ADDRESSED BY OTHERS.**

Landscaping Plans: TO BE ADDRESSED BY OTHERS.

6. The detention basins should incorporate native prairie vegetation in lieu of turf to comply with the PCBMP requirements.

7. Shift the proposed trees to avoid the proposed sidewalk and utility structures along Talbot.

8. See other Staff comments.

Plat of Easement:

9. Adjust the stormwater management easement and utility/drainage easement per the markups. **REVISED AS REQUESTED.**

10. Add "...AND DRAINAGE...." To the utility easement. It should be a "Public Utility and Drainage Easement". **REVISED AS REQUESTED.**

11. Adjust the Surveyor's Certificate per the markup. **REVISED AS REQUESTED.**

General

1. Provide a DuPage County Stormwater Management Application (see attachment). **ENCLOSED.**

Sheet 1

2. Update the Legend to include linetypes for easement, drainage areas, and HWL. Ensure each linetype is different. **REVISED AS REQUESTED.**

3. Remove the Owner signature block from the certification or have the owner sign it. **REVISED AS REQUESTED.**

Sheet 4 – Utility Plan

4. To better meet DCSFPO Section 15-72.G, add a drainage structure in the west upper driveway entrance at rim elevation 728.5 and drain to the 85' 12" RCP which outlets to the south pond (see markup). **REVISED AS REQUESTED.**

5. Adjust sidewalk at Calumet and Talbot per markup. **SEE COMMENT ABOVE.**

6. Add a "Remove and relocate no parking signs" callout. **REVISED AS REQUESTED.**

7. Update the perforated riser orifice size. Orifice size is still incorrect. Refer to Stormwater Management Report review comments. **THE DUAL RESTRICTOR SIZES WERE UPDATED.**

8. Provide a note that all stormwater inlets, catch basins and manhole shall be open lid. **REVISED AS REQUESTED.**

Sheet 5 – Grading and Erosion Control Plan

9. Add spot shots along all ADA parking spots and accessible aisles. **REVISED AS REQUESTED.**

10. Access aisle for ADA spots can be shared. **ACKNOWLEDGED, THE SOUTHWEST ONES WERE SHARED.**

11. Add proposed grades on both sides of the public walk to show ADA compliance. **REVISED AS REQUESTED.**

12. Adjust rim and provide a closed lid for the existing manhole along Calumet at the driveway entrance. **REVISED AS REQUESTED.**

13. Add a drainage arrow showing flow is going from east perimeter towards parking area. **THE RUNOFF FROM THE EAST IS DIRECTED ALONG THE PROPERTY LINE TO THE NORTH AND THEN BACK TO THE EAST. IT DOES NOT ENTER THE PARKING AREA.**

14. Add an inlet along the access drive to capture as much pavement drainage. See markup. **REVISED AS REQUESTED.**

15. Delineate the HWL of each pond on the Grading Plan. Linetype should be different than easement or drainage area linetype. Ensure contours are properly labeled. It is difficult to tell the 728 contour vs 728.5 HWL on south side. **THE 728 CONTOUR HAS BEEN ADDED (WAS LEFT OFF FOR BETTER CLARITY)**

Sheet 8 – City Specifications

16. Provide clearer detail of the Pole Base. **REVISED AS REQUESTED.**

Sheet 9 - Details

17. Where is the "Profile of Tactile Warning Area" to be used? If redundant, delete. **REVISED AS REQUESTED.**

18. Provide a Level Spreader Detail and Concrete Bollard Detail. **ADDED LEVEL SPREADER DETAIL. NO BOLLARD DETAIL - PLEASE SEE ARCHITECT PLAN IF PROPOSED.**

19. Provide a detail for the west weir grasscrete or approved equal. **REVISED AS REQUESTED.**

20. Adjust the location of the ADA parking sign to be directly centered in front of the space, not in between the space and accessible aisle. **REVISED AS REQUESTED.**

21. Provide retaining wall calculations stamped by a Structural Engineer for the walls on east side above 3 feet in height. Safety railing should be provided if necessary. **TO BE ADDRESSED BY OTHERS.**

Stormwater Management Report:

22. The south restrictor 0.37" orifice is incorrect for a design release rate of 0.09 cfs. A 0.37" orifice will release 0.0090 cfs. The north restrictor 0.52" orifice is incorrect for a design release rate of 0.16 cfs. A 0.52" orifice will release 0.016 cfs. Revise the restrictor calculations and design. Include an exhibit showing and labeling the proposed impervious area of the site. **THE DUAL RESTRICTOR SIZING WAS PREVIOUSLY CORRECTED.**

Engineer's Opinion of Improvement Costs: **REVISED AS REQUESTED.**

23. Include the following in the cost estimate:

- a. Cost for the native plantings within the detention basins.
- b. Cost for weir treatments. West – Grasscrete or approved equal, East – Rip Rap
- c. Cost of the public walk along Talbot.
- d. Update the landscaping cost as it seems low for all of the landscaping proposed on the landscaping plan.

Fees – Required Prior to Recording of Plat: **TO BE ADDRESSED BY OTHERS.**

24. Stormwater Management Review Fee: This had been previously paid and since the design has not changed, no fee is required.

25. Stormwater Inspection Fee: \$500 plus 2.5% of EOPCC for Public Improvements (Stormwater Management & Erosion Control): **TBD**

26. Final Engineering Review and Inspection: Based upon the EOPCC for Public Improvements (Non-Stormwater Management/Erosion Control): **TBD**

27. Development Security: 110% of the total EOPCC for Public and Stormwater Improvements. This can be a cash bond, Letter of Credit, or a Performance and Payment Surety Bond. LOC and Bond templates can be provided by the City.

These drafts must be reviewed by the City prior to execution. **TBD**

28. Other building permit fees will apply.

If you should have any questions or if there is any further information we can provide to expedite this process, please contact our office at your earliest convenience. Thanking you in advance for your cooperation in this matter, I am

Respectfully yours,

Kevin Chaffin
KDC CONSULTANTS INC.