

City of Sunset Hills

November 1, 2019

Application for Sunset Hills to Accept the Following Private Streets for Public Maintenance: **Manors at Tapawingo**

Caddyshack Circle, Pagada Parkway, Sunny Dawn Court, Kahlia Way, Marchem Circle and part of Maple Drive. (See attached Map).

Non-Compliance Report

On August 1, 2019, Mr. Bob Flynn, on behalf of the trustees for the Manors of Tapawingo, applied to the City of Sunset Hills requesting the City consider accepting their streets for maintenance by the City.

As stated in Ordinance No. 2000, this document will serve as the non-compliance report presented to the Public Works Committee and the applicant.

The streets included in this application have the following known deficiencies:

1. Sixty-three (63) concrete slabs need replaced due to unsatisfactory condition by visual observation.
2. Two-hundred and sixty-one (261) slabs have visual deficiencies but remediation is not required based on City policy.
3. A large majority of slabs are showing signs of D-cracking and appear to be in condition of imminent failing due to the age of the slabs.
4. Twelve (12) sidewalk ramps need replaced due to not meeting current ADA requirements.
5. Nine (9) locations need sidewalk repair/replacement.
6. Seven (7) signs need replaced due to unsatisfactory condition/not meeting current MUTCD requirements.
7. Multiple locations of roadway has grade above the seven percent (7%) allowed. Some locations are above the ten percent (10%) maximum allowed by variance.
8. The boulder wall is not located within street right-of-way.
9. One (1) golf cart crossing located within street right-of-way.
10. One (1) golf hole for the Tapawingo golf course is located within the street right-of-way, and includes crossing a street during play.

The streets included in this application have the following unknown deficiencies:

1. Confirmation storm sewers been accepted by the Metropolitan Sewer District (MSD).
2. Confirmation all streets meet City standards for construction.
3. Street lights are located throughout the area being considered. It is unclear if these areas are under request for dedication. To be consistent, streetlights should be dedicated to the City per City code.
4. Record plat scripts need revised.
5. Responsible party to approve and agree to plan.

Concrete Slabs

Sixty-three (63) slabs are deficient throughout the subdivisions. Slabs required for replacement are selected based on the normal criteria used by the City of Sunset Hills for our slab replacement program. Slabs broken into three (3) or more pieces, excessive spalling or a combination of breaks and spalling are the main criteria used for the selection of deficient slabs.

Sidewalk Ramps

Twelve (12) sidewalk ramps are deficient. The ramps do not meet current American with Disabilities Administration (ADA) standards. All ramps must meet ADA requirements.

Sidewalk

Nine (9) locations need sidewalk repaired. The sidewalk does not meet ADA cross slope requirements or it has settled and needs repaired. All faulty/broken sidewalk must be replaced.

Signs

Seven (7) signs throughout the subdivisions are deficient. The signs do not meet current Manual on Uniform Traffic Control Devices (MUTCD) standards and/or current reflectivity standards. All signs must meet MUTCD requirements.

Street Grade

Three (3) areas have streets in excess of allowable street grades thereby are deficient.

Boulder Wall

Based on the survey submitted during the previous street maintenance application it appears that the boulder wall is not within dedicated street right-of-way. Walls are not permitted within public street right-of-way. Survey should be included with response.

Golf Cart Crossings

There appears to be one (1) golf cart crossing on the streets within the subdivisions. Golf cart crossings are not permitted within public street right-of-way.

Golf Hole

One (1) golf hole crosses street right-of-way within the subdivisions. A golf hole is not permitted within public street right-of-way.

Storm Sewers

The storm sewers within the subdivisions should be accepted for maintenance from the Metropolitan Sewer District (MSD). Proof of acceptance is required by the applicant.

Street Construction (Structure)

Public streets are required to be seven (7) inches thick and have one (1) inch diameter dowel rods on centerline and at all lateral joints in the pavement. An aggregate base of four (4) inches of Type 1 aggregate is required. Public streets must also have under drains tied into storm sewers. The applicant is required to provide confirmation.

Street Construction (Life Expectancy)

Visual observance of the slabs included in this request show many slabs with D-cracking. The slabs appear to be in good shape for concrete that has 20 years of life. The D-cracking is worrisome regarding their future life expectancy.

Street Lights

Street lights are located throughout the area being considered. It is unclear if these areas are under request for dedication. To be consistent, streetlights should be dedicated to the City per City code.

Responsible Party

The applicant must demonstrate that some entity, such as the trustees, has the legal right to convey all of the relevant property to the city and to bind the owners to any plan for repairs and restoration.

Record Plat Scripts

Scripts for the record plats of the subdivisions either state the street right-of-way will be private for perpetuity or are unclear on the maintenance. The scripts would need to be revised if the streets were accepted for City maintenance.

Road (Multiple owners) (See map)

Part of Maple Drive is owned by the Manors, Al Moore, Tapawingo Golf Course. The City will not accept a street unless owned by one individual entity to which an agreement can be executed.

The applicant should submit detailed engineering plans which specify all necessary improvements required to cure all known/unknown deficiencies and bring the street into full compliance with City standards and codes. The proposed construction plan shall include a complete and accurate cost estimate for all proposed improvements and shall be certified by a licensed and registered design professional.

City of Sunset Hills

Application for Sunset Hills to Accept the Following Private Streets for Public Maintenance:

Caddyshack Circle, Pagada Parkway, Sunny Dawn Court, Kahlia Way, Marchem Circle and part of Maple Drive.

Non-Compliance Report

Sidewalk Ramps

Twelve (12) sidewalk ramps are deficient. The ramps do not meet current American with Disabilities Administration (ADA) standards.

1. Pagada Parkway at Rott Road	One (1) ADA Ramp
2. Caddyshack Circle at Pagada Parkway	One (1) ADA Ramp
3. 9437 Caddyshack Circle	One (1) ADA Ramp
4. 9233 & 9221 Caddyshack Circle	Three (3) ADA Ramps
5. Marchem Circle at Caddyshack Circle	One (1) ADA Ramp
6. Caddyshack Circle & Maple Drive	One (1) ADA Ramp
7. Sunny Dawn at Maple Drive	One (1) ADA Ramp
8. 13004 Sunny Dawn Court	One (1) ADA Ramp
9. Kahlia Way at Maple Drive	One (1) ADA Ramp
10. #8 Kahlia Way	One (1) ADA Ramp

Sidewalk

Nine (9) locations need sidewalk repaired. The sidewalk does not meet ADA cross slope requirements or it has settled and needs repaired.

1. 13041 Pagada Parkway	Settled
2. 9306 Caddyshack Circle	Settled
3. 9307 Caddyshack Circle	Settled
4. 9335 Caddyshack Circle	Settled
5. 9339 Caddyshack Circle	Settled
6. 9355-9359 Caddyshack Circle	Settled
7. 9307 Caddyshack Circle	Settled
8. 9236 Caddyshack Circle	Over 2% Cross Slope
9. 9213 Caddyshack Circle	Settled

Signs

Seven (7) signs throughout the subdivisions are deficient. The signs do not meet current Manual on Uniform Traffic Control Devices (MUTCD) standards and/or current reflectivity standards.

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| 1. Pagada Parkway at Rott Road | Stop Sign |
| 2. 9425 Caddyshack Circle | Stop Sign |
| 3. 9424 Caddyshack Circle | Deer Crossing Sign |
| 4. Caddyshack at Marchem | Stop Sign |
| 5. 13319 Maple Drive | Stop Sign |
| 6. Sunny Dawn at Maple Drive | Stop Sign |
| 7. Kahlia Way at Maple Drive | Stop Sign |

This report is not all inclusive. The City of Sunset Hills may become aware of additional items prior to the formal agreement of acceptance. Additional items will need to be mitigated prior to any agreement.