
PUBLIC WORKS ENGINEERING DIVISION

Date: Thursday, August 02, 2018

To:

ENGINEERING SOLUTIONS

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From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2018115

Application Type: Engineering Plan Review

Application Name: Napa Valley 4th Plat - Sanitary Sewer

The Development Services Department received plans for this project on July 13, 2018. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Engineering Review

1. The title block on sheet C.400 is misleading. Please change to reflect what is shown on the cover sheet (i.e., Sanitary Sewer Construction Plans).
2. Sheet C.401: Please call-out the existing City manhole numbers. J-1 is 60-191. D-2 is 60-271.
3. Geometry of the Sanitary Sewer: Extraneous manholes are provided with no clear purpose. It appears the manhole at station 3+65 could be placed near station 3+05, and lined up to eliminate manhole A-1. It appears the minimum distance could be maintained between the building line and the storm sewer to make this work. Finally, B-1 could be eliminated, and B-2 placed closer to the back of curb, and still maintain the required spacing for the build line.
4. Sheet C.402: Will the existing manhole at station 0+00 be adjusted to grade? As shown, it appears to be 6 inches above ground, with a potential conflict with the sidewalk.
5. All Sheets: The notes specify trench checks, with no indication of where the detail is located or which detail should be followed. Please provide a detail of the trench check, and provide sufficient notes on the plans referencing the sheet number and standard detail designation.

6. Sheet C.402: Manhole A-1 is shown too low?
7. Sheet C.402: It is vague and unclear what is occurring at existing manhole J-1. The profile view says "remove and replace manhole", with what appears to be a stub. What is being proposed at this location? Please be specific.
8. Detail Sheet: It appears the manhole frame and lid detail was missing, along with trench check detail, and trenching and backfill detail.

In order to calculate the Engineering Plan Review and Inspection Fee, a sealed Engineer's Opinion of Probable Construction Costs shall accompany your final submittal copies. The itemized estimate (material and installation) shall be sufficiently broken down and shall include the following items, as applicable.

- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks located within the right-of-way.
- ADA accessible ramps.
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary sewer stub to the public main.
- Waterlines larger than 2 inches in diameter, valves, hydrants, and backflow preventer with vault, if outside the building.
- Stormwater piping greater than 6 inches in diameter, structures, and detention / retention facilities - public or private.
- Water quality features installed to meet the 40-hour extended duration detention requirements.
- Grading for detention / retention ponds.
- Grading to establish proper site drainage.
- Utility infrastructure adjustments to finished grade (i.e. manhole lids, water valves, etc.).
- Erosion and sediment control devices required for construction.
- Re-vegetation and other post-construction erosion and sediment control activities.

Electronic Plans for Resubmittal

Development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact me if you have any questions or comments.

Sincerely,

Original Signed

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cc: Development Engineering Project File