

Date: Wednesday, February 06, 2019

To:

WEST PRYOR VILLAGE LLC

Email:

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KAW VALLEY ENGINEERING

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From: Sue Pyles, P.E.

Senior Staff Engineer

Application Number: PL2019007

Application Type: Engineering Plan Review

Application Name: STREETS OF WEST PRYOR - PUBLIC SANITARY SEWER

The Development Services Department received plans for this project on January 11, 2019. 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. Sheet C-1:
 - Verify the quantity of 8" sanitary sewer main in Summary of Quantities, it appears incorrect.
 - Include items for erosion and sediment control in the Summary of Quantities.
2. Sheet C-3: Label the sanitary sewer upstream of MH D-2 as private.
3. Sheet C-4:
 - Label removal and replacement of MH A-1 in both Plan and Profile views.
 - Show the water line crossing between MHs A-1 & A-2 in the Profile view.
4. Sheet C-5:
 - The "Proposed Water Line G" label is incorrectly located in the Plan view.
 - Relocate the easement label that is overlapping the MH A-11 text in the Plan view.
 - There is a lot of overlapping text around MH A-2 in the Plan view. Please relocate for clarity.

5. Sheet C-8: The storm sewer crossing information between MHs C-1 & C-2 in the Profile view is not the same format as all of the other crossings. Please revise to match the format used elsewhere.
6. Sheet C-11:
 - Revise the Construction Entrance detail number to match the detail included in the plan set.
 - ESC-04 is shown as the detail number for straw wattles, but it is not included in the plan set.
7. Submit an Engineer's Estimate of Probable Construction Costs.

Traffic Review

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

All Planning application and 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 in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

Sue Pyles, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File