

Date: Wednesday, June 12, 2019

To:

WEST PRYOR VILLAGE LLC

Email:

Fax #: <NO FAX NUMBER>

KAW VALLEY ENGINEERING

Email: MALINOWSKY@KVENG.COM

Fax #: (785) 762-7744

From: Sue Pyles, P.E.

Senior Staff Engineer

Application Number: PL2019016

Application Type: Engineering Plan Review

Application Name: STREETS OF WEST PRYOR - MASS GRADING & STORM SEWER PLANS

The Development Services Department received plans for this project on May 20, 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. ESC Plan: Sediment Basin details must be included in plans, not provided by the contractor.
2. Sheet C-1:
 - Update the month in the project title.
 - Include a Summary of Quantities table on this sheet or elsewhere within the plan set.
3. Sheet C-2: Retaining walls are not permitted within public easements. As discussed, either relocate walls outside of platted easements or adjust easements by vacation to remove walls from easements.
4. Sheet C-11: Several Line IDs have "*" next to them. Please indicate what the asterisk denotes.
5. Sheet C-15:
 - Please include wall elevations elevations for Retaining Wall F.
 - Relocate the wall elevations overlapping the riprap west of Lot 1 for clarity.
 - Please include the hatching used west of the spillway in the Legend.

6. Sheet C-16:
 - Please remove the temporary inlet opening note on Lot 3.
 - The shading and the building footprint outline don't seem to match on Lot 6. Please revise.
7. Sheet C-27:
 - Line C will be public from C-7 to C-1, please revise the note to clearly indicate this.
 - Revise C-5 to a City standard curb inlet since it is within the public portion of Line C.
8. Sheet C-29: Indicate L x W for the proposed riprap at R-1, not just total square yards.
9. Sheet C-30: Provide calculations verifying that outlet protection is not required at S-1, or add protection and provide calculations verifying the protection is adequate for the outfall velocity.
10. Sheet C-35: Label the spillway elevation.
11. Sheet C-37: Provide enough dimensional information that the riprap shown on this sheet can be constructed as designed.
12. Sheet C-43: Revise Detail 402 to require 4000 psi concrete.
13. Prior to approval of this plan set, an Engineer's Estimate of Probable Construction Costs or the contract amount from the project contract documents. This must be an itemized list of unit prices and quantities, with quantities matching the approved plan set.

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
(816) 969-1245
Sue.Pyles@cityofls.net

cc: Development Engineering Project File