

DEVELOPMENT SERVICES

Date: Wednesday, June 12, 2019

To:

WEST PRYOR VILLAGE LLC

Email:

Fax #: <NO FAX NUMBER>

KAW VALLEY ENGINEERING

Email: LDO@KVENG.COM

Fax #: (785) 762-7744

From: Sue Pyles, P.E.

Senior Staff Engineer

Application Number: PL2019009

Application Type: Engineering Plan Review

Application Name: STREETS OF WEST PRYOR - STREET, STORM, & ESC

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. Sheet 1:
 - Update the month in the project title.
 - Include a Summary of Quantities table on this sheet or elsewhere within the plan set.
2. Sheet 3: 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.
3. Sheet 6: Detectable warnings are only required when crossing a public street. Please remove from the private entrance on this sheet and at all other private entrances throughout the rest of the plan set.
4. Sheets 13A-13D:
 - The specific details of the ADA-accessible sidewalk ramps must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.

- Please revise the design parameters included in the Legend, they do not meet City requirements.

5. Sheets 15-21: Include the design HGL in the Plan view.
6. Sheet 15: Indicate L x W for the proposed riprap at D-1, not just total square yards.
7. Sheet 17: Provide energy dissipation at F-1.
8. Sheets 35-46: Review cross-sections for overlapping text, such as the R/W callout that overlaps with the Sta.22+50 label.
9. Prior to approval of this plan set, SUBMIT 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.

Traffic Review

1. Pavement Markings: All 6" White (Dashed and Solid) lines shall be thermoplastic. All 12" Yellow lines shall be thermoplastic.
2. The W11-2 (ped warning signs) should be removed from the intersection of Blacktwig and Lowenstien (3 locations).
3. The 6" Solid White Crosswalk lines along Lowenstien at the two private driveways should be removed (two locations).
4. R1-1 Stop Signs are recommended at the private drive approaches to Lowenstien (may be included in the private road plans in lieu of the public road plans).
5. The right-turn arrows on the westbound approach to Lowenstien intersection at Pryor Road need to be revised (private drive at Summit Woods) to eliminate the revised lane alignment conflicts. Suggest just removing the right-turn arrows and leaving the existing left-turn arrows. Potentially include a lane use sign for left-turn only and thru/right lane on this westbound approach.
6. Right Turn lane and intersection improvements on Pryor Road north of Lowenstien (e.g. Summit Woods Xing) have been included in separate plan submittal.
7. A Type II crosswalk should be marked across Lowenstien at the commercial driveway(s) intersection just west of Pryor Road where the W11-2 Ped Warning signs indicate a mid-block (uncontrolled) crossing is located. The crosswalk is probably best located on the west side of this intersection. If so, the W11-2 sign

on the north side should be moved to the crosswalk location on the NW corner. There should also be advance crosswalk warning signs with Ahead supplemental sign for this crosswalk in each direction of travel along Lowenstien Drive.

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