

c. Remove the U/E on the back of Lots 1-9, Block 7.

Easement removed in this area.

d. Add the detention pond and storm sewer A as an outlet or drainage easement.

Offsite easement put together for the detention pond and proposed channel improvements.

e. Show the existing water transmission line easement.

Existing water transmission line easement shown.

4. The 30' D/E at the north end of Buffalo Dr should be included in the boundary of the plat.

Offsite easement put together for the storm sewer that extends beyond the boundaries of phase 1.

5. 30th Ave – There is no overall dimension and bearing. There is no dimension/bearing on the segment between C9 and Buffalo Drive.

Dimensions and bearings added to these areas.

6. 29th Place – There is no dimension/bearing.

Dimension and bearing added.

7. A Traffic Impact Study for this development and Park Valley is under review

No response required.

Improvements

1. The location of the transmission line easement does not appear to be shown accurately.

Please verify that the existing water transmission line and easement are shown accurately. The preliminary plat shows that the platted lots do not overlap the existing transmission line easement. The final plat does not show the existing transmission line easement. The water and sewer drawings show the water line, which was constructed well within the transmission line easement, to be located under the back lot lines along Buffalo Drive.

Transmission line easement now shown.

2. Sand backfill is not acceptable, especially under streets.

Plans updated to use Type 'A' Agregate below streets.

Paving & Drainage

1. Sheet C103 – The agg base and subgrade is required to extend 12" beyond the back-of-curb. The proposed detail shows 10". Please revise. (COS Standard Detail 3701)

Detail revised to show 12" beyond back of curb.

2. Sheet C105 – It appears a channel is necessary at the back of Lots 2-4, Block 6. The channel and resulting drainage easement should be sized to carry the 100-yr event. The slope is less than 2%; therefore, a concrete channel is necessary. (COS Standards 1800.Part 10.B.4) (COS Code 23-83.c.1) (Note: The lot numbers on the sheets differ from the Final Plat. Any lot numbers in the comments are from the Final Plat. Please correct the lot numbers on the improvement plans in subsequent submittals.)

Earthen channel with 2% slope provided on the back of these lots. Drainage easement added as well.

3. Sheet C106 - A 6 ft sidewalk is required along the Western Rd and 32nd Ave property boundaries. (23-356.d)

6' sidewalk added along frontage.

4. Include spot elevations at the handicap ramps.

Spot elevations added.

5. Sheet C202 – Cul-de-sac return radius must be a minimum of 35 ft. (COS Standard Detail 3717)

Cul-de-sac return updated from 30 feet to 35 feet.

6. All paving profiles – Show the centerline profile from the beginning to the ending stations.

7. All paving sheets – Include additional spot elevations at all street intersections where the crown section is omitted to ensure proper street drainage.

Additional spot elevations added.

8. Paving sheets – Include valley gutters at intersections where the water is intended to flow across the intersection rather than turn onto the side street.

Valley gutters added.

9. Sheets C207 & C208 – Earthen channels are required to have a minimum slope of 2%. (COS Standards 1800.Part 10.B.4)

Earthen channel with 2% slope added as mentioned previously. Concrete trickle channel added to earthen channel east of phase 1.

10. The inlets to the detention pond enter below the 100-yr elevation and immediately at the normal WSE. This will result in water backing up in the channels in any storm event with significant standing water in the 100-yr event. It is recommended to raise the elevation that the inlets enter the pond.

Curb inlets and additional storm sewer to be added with future phase of project. All storm sewer will be a single system with no open channels or grade to drains.

11. Final approval cannot be given until all details are included to verify compliance with City of Stillwater Standards. This applies to water and sewer plans as well.

Details included in new submittal.

12. Submit a geotechnical report as required by City of Stillwater Standards 1700.Part 3.B.12.a.1

Water

1. Sheets C201 & C205 – Show the existing waterlines

Existing waterlines shown.

2. Sheets C201 & C205 – When connecting to existing waterlines, show tees, valves on all legs, thrust collars, restrained joints, and a thrust block. (1400.Part 2.I.1.b) (1107.Part 2.E.4)

3. Show all proposed and existing utilities and storm culverts in the waterline profiles.

All utilities and culverts now shown.

4. Show all restrained joint zones in the profiles. Show that all fittings will have thrust blocks. (1107.Part 2.E.4)

5. Sheet C201 – Encasement must extend to 1 ft beyond back of curb or ditch flowline. (1107.Part 2.C)

6. Relocate waterlines from underneath sidewalks. (1107.Part 2.A.1)

Relevant sidewalks relocated to opposite side of street.

7. Sheet C203 – Install polypipe around the cul-de-sac instead of using multiple bends or having a fitting in the middle of the pavement.

Polypipe callouts added around cul-de-sac.

8. Show all utilities, including communications, gas, electric, etc.

All utilities now shown.

9. Submit an engineering report documenting the assumptions, calculations, and considerations made to meet the requirements of the City of Stillwater and ODEQ. (1400.Part 1.C.1)

10. The connection at Colt and 32nd appears to be to a line that doesn't exist. A transmission line exists at that location, but, as previously discussed, the development will not be able to connect to the transmission line at that location. The City and the developer previously discussed connecting to a line within the City's pump station. The City is glad to continue working with the developer to find a solution.

11. Please locate valves adjacent to tees.

Valves now located adjacent to tees.

12. The drawings do not meet the City's required hydrant coverage (no point on the street farther away from a hydrant than 250' along the road). One way to meet this requirement is to locate a hydrant be located at each intersection.

3 additional hydrants added to current phase of project to meet this requirement.

13. Water meters should be located in accordance with City Standard Detail 3406.

Detail included in new submittal.

Sewer

1. Line A extends north of the proposed Phase 1 Final Plat. The entire line must be located in a platted ROW or easement.

Offsite easement prepared for this portion of Line A.

2. Submit an engineering report documenting the assumptions, calculations, and considerations made to meet the requirements of the City of Stillwater and ODEQ. (1500.Part 1.C.1)

3. The proposed improvements do not connect to an existing part of the sanitary sewer collection system. It is understood that the developer is working with the Park Valley development to the north to construct a lift station to connect to the City's collection system. The Frye Farms improvements shall not be considered complete and acceptable by the City until the Park Valley lift station is complete and the combined improvements are both ready to fully function for their intended purpose.

No response required.

Drainage Report

1. The 1 year storm event must be analyzed in the report. (1800.Part 12.B.4)

1 year storm event now included.

2. The report body must include a written summary of the historic drainage patterns. (23-356.e.2.d.1)

Summary of historic drainage patterns now included.

3. The report must include a summary table comparing the existing and proposed peak flow rates at each watershed discharge point for the 1, 2, 5, 10, 25, 50, and 100-yr storm events and show the peak flow has been reduced at each discharge point. (23-356.e.2.d.5)

Summary table updated with 1-year storm event.

4. Include an analysis of the channels for Storm Sewer B and from Paving Comment 2.

Flowmaster calculations included for channels.

5. Include an analysis for each proposed culvert.

HY-8 analysis performed for entrance culverts

6. Verify that adequate storm sewer is provided. Please provide calculations that verify the depth of flow does not exceed the curb height during the 10-yr storm and flow is contained within the ROW during the 100-yr storm. (1800.Part 9.A.4.f) The depth of flow at the proposed storm sewer locations (east ends of 31st Ave and 30th Ave) and the north end of Buffalo Dr should be adequate.

Street flow calculations included in drainage calculations section of report and flowmaster calculations section of the report.

PLANNING

RIAN HARKINS

405-533-8443

1. Is there actually room for a sidewalk along western? Please ensure adequate right of way is provided for potential improvements along Western and at the intersection of 32nd & Western.

Right of way width now called out.

Sincerely,



Lanc Gross, Development Review Manager

cc: Crafton Tull & Associates (Bradley.reid@craftontull.com)