

Date: January 13, 2004  
Project: Tuscany Keller  
Developer: Flynn Land Development  
Engineer: Ion Design Group

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### **Miscellaneous**

- Comments to be used in conjunction with the redlined plans. Return redlines with next submittal.
- There are numerous places where the elevations and stationing in the plan and profiles do not correspond. All may not be identified, but all need to be corrected.
- There are several places where the elevations on the profile do not correspond to those shown on the elevation labels. Correct all.
- All utilities are to be shown and labeled in the profiles. Label to include size, type of line (water, sanitary sewer, storm, etc.), and flowline or top of pipe elevations. Minimum 2'-0 spacing between mains.
- The N.O. I. based on the SWPPP will need to be provided prior to or at the pre-construction conference.
- There are numerous sheets where the text is up side down. Standard drafting shows the north arrow should be pointing to the right or top of the page. This may correct the text in several locations. Otherwise, revise text such that it is readable.
- Previous comment not completed addressed, "Label sheets \_\_\_ of \_\_\_ with the blanks accurately filled in."
- Previous comment, "Provide legend on appropriate sheets for abbreviations." Some abbreviations not in legend.
- All street repairs need to be clearly identified and subgrade and asphalt specifications provided.
- Previous comment, "Roanoke Road and Knox Road will not be permitted to be closed. The storm crossing will need to be made such that there is one lane of traffic and appropriate signage and flagman." Note has not been added to storm plan sheets.
- City of Westlake will need to sign off on all sheets requiring improvements in Town of Westlake ROW.
- Revision notes should briefly describe change

### **Plat**

- All off site easements shall be dedicated by separate document, to be submitted for review. The responsibility to file off site easement will be the developers. Copies of the filed easements shall be provided to Public Works prior to scheduling the preconstruction conference.
- Label and show the right-of-way (ROW) line on the west side of Roanoke Road & Knox Road. Provide appropriate easements for the storm drain improvements and sanitary sewer improvements if sufficient ROW has not been dedicated.
- New comment, add sidewalk easement to visibility triangle to encompass barrier free ramps.

### **Street Layouts**

- Provide information regarding rated speed for curves on the streets where the radii are less than 200'.
- The following previous comments have not been entirely addressed:
  - Show/label culverts under all driveways. Provide capacity calculations on storm drain sheets.
  - Show all utility and drainage crossings in profile.

### **Water & Sanitary Sewer Layout**

- Previous comment for sanitary sewer services, "Services can be joint at property line or single at center of lot." Many services are not shown at center. Revise as necessary.
- Provide additional water and/or sanitary sewer easement of 7.5 feet from the centerline if main is closer to ROW than 5'-0.

- See redlines to revise force main at intersection with Knox Road.
- There are many utilities on the east side of Roanoke Road. Relocate FM to the west side. This will allow FM to be at a shallower depth (preferably less than 4'-0). Box culvert may need to move a few feet west.
- Clearly indicate ROW and/or easement for force main from discharge to end at existing downstream manhole. Dimension from ROW to the force main.
- There appears to be several conflicts between watermain as shown in storm profile and storm drain pipe. Address all as applicable with detail.
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**Sanitary Sewer Lift Station**

- Provide a "to scale with dimension" layout of lift station site verifying there is adequate area for turning.
- It appears sufficient turn around area has not been provided. Revise lift station and dedicate appropriate easement to accommodate truck turn around area.
- Lift station plans to be submitted as outlined in the UDC.

**Drainage**

- Previous comment not addressed: "Show pipe capacities."
- Previous comment not addressed: "Show HGL as outlined in the UDC."
- How is the 100-year runoff from DA B1.1 being handled if only the 10-year is being picked up in the inlet?
- Provide pressure rated pipe in pond areas under water based on the natural water surface elevation. This provides a better seal and minimizes the potential for infiltration.
- Previous comment not addressed, "Provide inlet and street capacity calculations." Inlet calculation table incomplete and street/ROW capacity not provided for 100-year.
- Previous comment not addressed, "Include benchmarks on grading/drainage plans."
- Previous comment not addressed: "Provide details for proposed grate inlets."
- Provide labeled contours for discharge. Clearly indicate ROW and easement area.
- Add following drainage note to plans: **CERTIFICATION STATEMENT – DRAINAGE PLANS AND CALCULATIONS**

I, \_\_\_\_\_, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study, drainage calculations and detailed drainage construction plans (the "Drainage Plans") based on verified topographic requirements and in compliance with the laws of the State of Texas, the Texas Water Code, the ordinances, requirements and criteria of the City of Keller, Texas (the "City"), and generally accepted engineering practices, and further certify that the Drainage Plans are acceptable to be released for construction. I further certify that the Drainage Plans were not prepared by the City.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_, P.E.

(SEAL TO BE AFFIXED HERE)

**Lot Grading**

- Previous comment, "Label proposed elevations on contour lines." Elevations are provided although they are illegible. Revise with next submittal. Grading sheets will be reviewed at that time.
- Clearly indicate on plans which grading is to be accomplished by the developer's contractor and which will be the responsibility of the builders.
- Previous comment not addressed, "Tree protection plan shows protection around trees, which clearly will need to be removed. Indicate trees to be removed on the developers grading plan."
- Cross section of swales to be located in the drainage easements is incomplete. Include bottom width, depth and top width dimensions. Swales to be graded by the developer for proper lot drainage.
- Previous comment, "Suggest separate sheet larger scale of grading in landscape area, ROW on and off site for Roanoke and Knox, and lift station area." Grading in this area has not been adequately shown.
- Vegetation to be reestablished on all disturbed areas prior to City of Keller acceptance of improvements. Add note to appropriate sheets.

**Tree Preservation Plan**

- Include a table indicating type and size of tree that corresponds to the numbers shown on the plan. Tree preservation plan to be included.

**Erosion Control**

- Compliance with the TCEQ regulations and permitting are required. A notice of intent will need to be provided to the City prior to pre-construction conference.
- Previous comment not addressed, "Erosion control and plans are required for ALL disturbed areas, on and off site."

**Traffic Control Plan**

- Clearly indicate which plan applies and which location.