

MEMO

Date: July 11, 2022
To: City of Vergas - Julie Lammers
From: Jeff Kuhn
Subject: Keilley Shores 3rd Add. Plan Review

As requested, Widseth has reviewed the above plans and specifications. In general, the plans and specs meet most if not all of the required standards for this type of work.

The Developers' Engineer appears to have utilized industry standards for design, plan assembly and specifications.

There are maybe a few items that may have been previously discussed with the City for which Widseth is looking to ensure this discussion with the City to cover some possible options or concerns.

PLAN COMMENTS:

1. Manhole frame height – flush with surface or 0.5" low? Most prefer them to be 0.5" low.
2. C-101 and C-501 – Not sure how the existing cul-de-sac is going to be graded to remain or be removed? Also, unsure if 1:4 backslopes are going to be very desirable. (West side of road). May want to do more grading to leave a more mow-able slope? Maybe something less like 1:5 or flatter is possible. Also concerned about road access to some of the lots.
3. Consider culvert end protection at c/l culvert to pond. Have soil boring been completed at pond location? It doesn't appear to be included. May need additional erosion protection at pond outlet and around pond low end.
4. Grading indicated on C-102 and C-502 & 503 appears to leave a very tall slope to climb up to lots along the west side of the road.
5. C-403 and C-503 work may be happening on property to the south. Are there easements and permission?
6. C-601 – Centerline culvert is proposed as a metal culvert. Widseth recommends this and all centerlines be concrete pipe. Maybe want to consider this for future road standards?
7. Typical section indicates a 2' deep ditch in general. This may cause culvert/entrance pipe cover issues especially on the east/lake side of the road.
8. Testing agency appears to be paid for by the Developer, please confirm. Is this acceptable to the City?
9. Street signs – any additional signs needed as part of this project?

SPECIFICATIONS: – In general seem good. Things to consider are as follows:

1. Density on Trench and Roadway
 - i. Frequency indicates as directed by the Engineer. Is this clear? Who is the Engineer?
2. Sewer Service Pipe and Fittings
 - i. They call out SDR-35 which is acceptable, we have been upgrading this to SDR-26 quality pipe and fittings due to the settlement that can occur more often around the narrow trenches and cause fittings and pipe to shift and break.

3. Pre-Con meeting? Is there one? Would recommend.