

April 9, 2021



Om Gharty Chhetri, P.E.
iCivil Engineering
202 Republic Lane
Euless, Texas 76040

**RE: Nepali Culture and Spiritual Center
(1212 Royal Parkway)**

Dear Om,

We have reviewed the initial plan submittal for the above referenced project and have the following comments.

Title Sheet

1. Please place the information for the attached City of Euless benchmarks (3 & 4) on the Title sheet. **ADDED**
2. A TxDot Permit is required for construction within TxDot ROW. **NOTED**

Sheet 4

3. Under the Legend, the 5-inch pavement should show a minimum 3500 psi for compressive strength. **REVISED**
4. A permit from Atmos Energy will be required to construct the parking lot, fire lane, water line, and storm sewer within their easement. **NOTED**

Sheet 6

5. Please indicate the proposed sidewalk along Royal Parkway as 5-feet in width. **SHOWN**

Sheet 7

6. The drainage structure at the corner of SH 10 and Royal Parkway may need to be raised to prevent a significant drop off from the sidewalk. The sidewalk must meet the requirements of the TDLR.
HANDRAIL IS PROPOSED TO PREVENT FALL

7. Please indicate the proposed sidewalk along Royal Parkway as 5-feet in width. **SHOWN**

Sheet 11

8. A detail for the ADS pipe and embedment is required. **SHOWN**

Sheet 15

9. Please add a copy of the City of Euless fire lane detail (#65) to the plans. **ADDED**
10. Under the Legend, the 5-inch pavement should show a minimum 3500 psi for compressive strength. **SHOWN**

Sheet 16

11. Label the existing sanitary sewer main as a 6-inch line. **LABELLED**
12. Label the existing sanitary sewer manhole. **LABELLED**
13. What size are the proposed sanitary sewer services? If the sewer services are 6-inches in size, they will require a manhole. **NOTED**
14. The water line is new. The descriptions say to lower a water line. Please clarify. **CLARIFIED**
15. The new fire hydrant assembly should include "add 6-inch gate valve" in the description. **ADDED**
16. The new water line connection at station 10+00 needs a new in-line gate valve on the north side of the TEE. **ADDED**
17. The new water line connection at station 15+94 needs a new in-line gate valve on the west side of the TEE. **ADDED**
18. A new in-line gate valve will be required to be placed at location near station 13+00. It needs to be placed just north of the sidewalk. **ADDED**
19. A new in-line gate valve is needed between the future water taps for the future buildings to ensure water service due to repairs. **NOTED**

Sheet 17

20. A SWPPP will be required for the project.
CONTRACTOR WILL PROVIDE SWPPP PRIOR TO PRECONSTRUCTION MEETING

City of Euless Standard Details

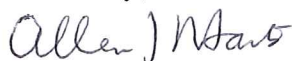
21. Please include City of Euless standard details; 40,55,57,64,65,77, City ramp details, detectable warnings. Remove #5.

Miscellaneous **NOTED**

22. An itemized copy of the proposal will need to be submitted from the successful contractor. This proposal will need to have all water, sanitary sewer, storm sewer and paving (Public & private) items listed in the proposal. The individual items will be quantified by linear foot, each, square yard, cubic yard, or ton, and the associated unit and total cost. Lump sum bids are not acceptable. Staff will review this information, determine the 4% inspection fee. The preconstruction meeting can be scheduled upon receipt of the inspection fee, and all other required information.
23. A 2-year maintenance bond will be required for the proposed public improvements. The bond does not include the fire lane or parking lot construction. Our standard form for "Contractor's maintenance bond" has been attached for your use.
24. Prior to the issuance of a Certificate of Occupancy, a letter of "As Built" plans signed and sealed by the design engineer, will need to be submitted to the reviewing engineer. It should state that the onsite grading and utilities were constructed in accordance with the final accepted plans. The design engineer should prepare this "As Built" letter/plan.
25. At the completion of construction, "as-built" plans will be required as a pdf as well as in AutoCAD format.
26. Please refer to the attached "checklist" for required items prior to scheduling the pre-construction meeting.

If you have any questions or comments, please contact me at your convenience at 817-685-1647. Thank you for your cooperation.

Sincerely,



Allen J. Harts, P.E.
Senior Civil Engineer

Attachments