



*City of Athens
Engineering and Public Works
Department
30 Curran Drive
Athens, Ohio 45701
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**City of Athens Engineering and Public Works
Private Development Plan Review Response Summary**

Review Date: July 10, 2023

Property Name: University Estates, Broadmoor Court Extension, Homestead Court Extension

Property Location: Broadmoor Court and Homestead Court

Property Status (circle one): PUD Title 41 Other

Check one:

 X Preliminary (Prior to Planning Commission Hearing)

 Preliminary / In-Progress Review (revised plans with these changes will require another review prior to final approval)

 Final Review (developer can generally expect plan approval and issuance of the building permit once these changes are made)

Plan Review Notes:

Streets

1. Have geotechnical reports or pavement designs been completed? At a minimum the typical section should be increased to 4-1/2" of 301 and 1-1/2" of 448 material.
Typical Section amended.
2. Please provide details on who will be completing compaction testing and proof-rolling.
PSI or GCI to be compaction testing and proof-rolling consultant.
3. The contractor/developer should provide 48 hours of advance notice to the City Engineering and Public Works Department to witness proof-rolls, aggregate installation, and paving. Inspection reports for compaction and materials should be provided to the City.
Note added to typical section.

Storm Drainage

1. Please review the storm outfall on Sheet C-13. There appears to be a steep grade below the storm outlet.
Vertical Exaggeration is 5:1 on the profile. Discharge point is on the opposite side of the ravine of the Homestead Ct development. This is the only place to discharge within the boundaries of the owner's property and maintain space for construction of the density of structures required for this project.

2. A post-construction storm BMP is needed.
Existing post-construction BMP designed for UE Phase II (including Homestead Ct) is located at the bottom of the ravine. See original UE Phase II drawings.
3. The contractor/developer should provide 48 hours of advance notice to the City Engineering and Public Works Department to witness installation of the storm lines.
Note added to Storm Details Sheet.

Water

1. Provide additional information on the location of the water meters. Will these be installed in a mechanical room?
Plans updated to show water meters.
Please provide an updated meter detail with the standard setter.
Coordinating with EPW.
2. Provide backflow prevention details.
Coordinating with EPW.
3. One physical tap will be allowed per unit. A 4" tap can be made and reduced to 2" behind the curb. Curb valves are needed for the service lines that are installed under the street.
Detail provided that shows curb valves.
4. Please see updated waterline specifications. Mechanical restraints can be used in addition to thrust blocking.
Notes added to Water General Notes sheet.
5. Please confirm material of water line main line. If C900 is requested, a tracer wire shall be installed with the main line and with each service line. If C900 is requested, please coordinate directly with Brian Dupler, Water Services Supervisor, for clamp requirements.
C900 is requested, coordinating with EPW for clamp requirements. Tracer wire note added to Water General Notes sheet.
6. Please provide copies of the OEPA Plan Approval for city records.
Will provide upon OEPA approval.
7. The contractor/developer should provide 48 hours of advance notice to the City Engineering and Public Works Department to witness installation and testing of the waterline.
Note added to Water General Notes sheet.

Sanitary Sewer

1. Please review depth of the proposed sewer to determine if it can be shallower.
Sanitary sewer shallowed where possible, see revised plan and profile.
2. Please change the external drop manhole detail to an internal bowl drop manhole.
Detail changed.
3. Provide copies of the OEPA Permit to Install Approval for city records.
Will provide upon OEPA approval.
4. The contractor/developer should provide 48 hours of advance notice to the City Engineering and Public Works Department to witness installation and testing of the sewer line.
Note Added to Sanitary General Notes sheet and sanitary sewer plan and profile sheet.

Pump Station / Lift Station

No comments.

Other

1. Preliminary capacity fees are pending.
2. Please provide geotechnical report.
No geotechnical investigation performed.
3. Are street lights included in this development?
No.