

City/PWC Proposal

- PWC has reviewed the existing water and sewer design. We are willing to waive several PWC requirements in order to prevent the need for design changes. (See Separate PWC Attachment)
- PWC will require some changes in material and some upsizing, but this will not significantly change the existing design. (See Separate PWC Attachment)
- PWC is requesting a participation of \$ 1,000,000. This is a 50% reduction in PWC's previous request for this project.
- All permits will need to be applied for to include Stormwater Permit.
- Sidewalks will be required on both sides of the streets to include pedestrian connections to adjacent phases and future school.
- The site appears to be a good candidate for Low Impact Development (LID). Design modifications are needed to satisfy the stormwater requirements. While modifications are in process LID concepts could be considered to reduce cost, timing and impacts. Narrower streets could be an LID component to be considered along with others.

PWC Review of the Existing Broadwell Water and Sewer Design

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PWC reviewed the preliminary plans provided by Kevin Lindsay. We did find any major design issues that would cause a need for significant revision to the plans. PWC's position on the items requested by Kevin Lindsey is show in red below.

1. Water is SDR 21.
PWC WRE will require the water to be C900. This will result in increased material charges, but no significant change to the design.
2. Water is not under pavement as per DOT.
PWC WRE does not have an issue with this and it will be acceptable as designed outside the pavement.
3. Sewer is SDR 35.
PWC WRE will require the sewer to be SDR-26. This will result in increased material charges, but no significant change to the design.
4. Water is 3' deep vs 3.5'.
PWC requirement is for 3.5' bury on water mains. However, PWC WRE is willing to waive this requirement on this project if it causes the need for major design changes.
5. A few of the lines are 6" vs 8".
PWC requirement is 8" minimum. This will result in increased material charges, but no significant change to the design.
6. Sewer lateral are at 1% vs 2%.
PWC requirement is minimum 2% slope for 4-inch sewer laterals. However, PWC WRE is willing to allow 1% slope on 4-inch sewer laterals on this project if it causes the need for major design changes.
7. Water laterals at ¾".
PWC WRE will require the water laterals to be 1-inch instead of ¾-inch. This will result in increased material charges, but no significant change to the design. PWC WRE does not require the use of a 2-inch conduit under the road, so the elimination of the 2-inch conduit could offset some of the increased material charges for the 1-inch laterals.
8. Water meter/sewer lateral locations on lots.
PWC requirement is that water meters and sewer cleanouts be located at the center of lots. However, PWC WRE is willing to waive this requirement on this project if it causes the need for major design changes.