
PUBLIC WORKS ENGINEERING DIVISION

Date: Thursday, July 07, 2016

To:

THHINC MCCLURE ENGINEERING CO

Ryan Fuller, P.E.

Email: rfuller@mecresults.com

Fax #: (573) 814-1128

From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2016123

Application Type: Engineering Plan Review

Application Name: Summit Orchard Sanitary Sewer

The Public Works Department received plans for this project on June 16, 2016. We have completed our review and offer the following comments:

Engineering Review

1. Normal alignment of public sanitary sewers would be within the right of way rather than through the project. Is there a reason that the public sanitary sewer cannot be aligned within the Donovan Street right of way for the portion that is shown extending through the middle of the apartment complex? It would appear that all buildings would be serviceable if aligned in this fashion.
2. Off-site easements will be required prior to approval of the Final Development Plan. It appears that easements will need to be obtained from Union Pacific Railroad, and the property to the east of Union Pacific Railroad. The property to the east of Union Pacific Railroad would appear to require a 30 foot wide easement, based on the depth.

In order to calculate the Public Works' Engineering Plan Review and Inspection Fee, a sealed Engineer's Opinion of Probable Construction Costs shall accompany your final submittal copies. The itemized estimate (material and installation) shall be sufficiently broken down and shall include the following items, as applicable.

- Public infrastructure, both onsite and offsite.
- Private street construction, including parking lots and driveways.
- Sidewalks located within the right-of-way.
- ADA accessible ramps.
- Sanitary sewer manholes and piping between manholes, including private mains.
- Connection of the building sanitary sewer stub to the public main.
- Waterlines larger than 2 inches in diameter, valves, hydrants, and backflow preventer with vault, if outside the building.

- Stormwater piping greater than 6 inches in diameter, structures, and detention / retention facilities - public or private.
- Water quality features installed to meet the 40-hour extended duration detention requirements.
- Grading for detention / retention ponds.
- Grading to establish proper site drainage.
- Utility infrastructure adjustments to finished grade (i.e. manhole lids, water valves, etc.).
- Erosion and sediment control devices required for construction.
- Re-vegetation and other post-construction erosion and sediment control activities.

Electronic Plans for Re-submittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan re-submittals shall include an electronic copy of the documents as well as the required number of paper copies. Electronic copies will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as storm and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

If you have any questions or comments, please contact me, Gene Williams either at (816) 969-1812 or e-mail to Gene.Williams@cityofls.net.

Sincerely,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer

cc: Development Engineering Project File