
PUBLIC WORKS ENGINEERING DIVISION

Date: Friday, November 11, 2016

To:

ENGINEERING SOLUTIONS

Matt Schlicht, P.E.

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From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2016151

Application Type: Engineering Plan Review

Application Name: Village at View High Drive On-Site Sanitary Sewer Improvements

The Public Works Department received plans for this project on July 22, 2016. The Final Plat, however, was not submitted until October 21, 2016 thereby starting the review process at that time. We have completed our review and offer the following comments:

Engineering Review

1. Please label the lot numbers on each sheet, and please ensure they match what is shown on the plat.
2. It appears the sanitary sewer should be extended to the southeast corner of Lot 3 to comply with the requirement that sanitary sewer be extended to the plat boundary.
3. It appears the sanitary sewer should be extended to the southeast corner of Lot 1, Weinel Addition to comply with the requirement to extend sanitary sewer to the plat boundary.
4. Sheet C.402: The sanitary sewer line at manhole A-14 is shown with the crown of the pipe lower than the crown of the receiving 15" pipe. Please raise the 8" line, or lower the 15" line.
5. Sheet C.402: Manhole A-3 and the sanitary sewer line immediately upstream and downstream is too shallow. The minimum depth is 42".
6. Sheet C.403: What is the small inset drawing in the middle right hand side of the drawing? It does not appear to serve any purpose.
7. Sheet C.404: What is the proposed grade downstream of manhole A-6? It is omitted on the profile view.

8. All Sheets: Define P/S. Is this a parking setback? If so, then provide a definition in the legend.
9. Easements do not appear to be labeled on many of the plan sheets. Please provide labels and widths of all easements.
10. Sheet C.404: The flowline in and out elevations for manhole A-6 do not appear to make sense. Be aware that the 90 degree bend will require a 0.5 ft drop.
11. Sheet C.403: Please see previous comment concerning manhole A-6. The same comments apply.
12. Sanitary sewer laterals were not shown. Please show the locations of all sanitary sewer laterals on the plan view of each sanitary sewer segment, along with proper stationing, slope, elevations, etc.
13. Please be aware of the requirements contained in the building code concerning sanitary sewer connections. Please consult with Joe Frogge for specific requirements for connecting multiple apartments to one (1) sanitary sewer lateral.
14. Please be aware that off-site sanitary sewer easements will be required for this project.

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 Resubmittal

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals 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 stormwater 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