
PUBLIC WORKS ENGINEERING DIVISION

Date: Friday, January 13, 2017

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 Dec. 16, 2016. We have completed our review and offer the following comments:

Engineering Review

1. Since the applicant's desire is not to provide sanitary sewer service to Lot 1, "Weinel Addition" as specified in the response to comments letter dated Dec. 7, 2016, an off-site sanitary sewer easement shall be established by separate document of 7.5 feet width, along the property to the east of Lot 1, "Weinel Addition". It shall be extended to the northeast corner of Tract A, Village at View High 1st Plat. The off-site easement shall be submitted and recorded prior to approval of these engineering plans.
2. The geometry of the sanitary sewer has changed since the last round of comments in the vicinity of the connection of the off-site sanitary sewer, and the on-site sanitary sewer. In particular, a new manhole has been shown within tens of feet of the connection point. This is redundant and unnecessary, and not desired by the City. Please show the original alignment, with the sanitary sewer from manhole D-1 to A-15 reverting to one segment, as shown in the previous submittal.
3. The off-site easement requested in the previous comment above should include the segment from manhole A-15, to a point near the southeast corner of Lot 1, "Weinel Addition". It should be a minimum of 7.5 feet in width to coincide with the platted easement on the south side of the property line.
4. Please refer to comment #4 of the applicant letter dated Nov. 11, 2016. The call-out on the flowline "in" from the south does not match what is shown in the profile view (i.e., the call-out shows the incoming pipe crown being lower than the pipe crown of the receiving pipe). More importantly, however, the new manhole A-1 is redundant, and unnecessary.

5. Please refer to comment #7 of the previous applicant letter dated Nov. 11, 2016. Grading beyond manhole A-6 was requested (now re-named A-7 due to the addition of the redundant and unnecessary manhole at the connection point to the off-site sanitary sewer), but was not provided. As requested in the previous applicant letter, please provide the grading beyond this manhole.
6. Please refer to comment #9 of the previous applicant letter dated Nov. 11, 2016. The 7.5 foot platted easement along the north property boundary was not shown on all sheets as requested in the previous applicant letter. In addition, the off-site easements required along the north property boundary (see previous comments concerning Lot 1, "Weinel Addition") were not shown.
7. Please refer to comment #10 of the previous applicant letter dated Nov. 11, 2016. the flowline in and out elevations for manhole A-6 (now re-named as A-7 due to the addition of the redundant and unnecessary manhole) do not appear to make sense. A 90 degree bend as shown will require a drop of 0.5 feet.
8. Please refer to comment #11 of the previous applicant letter dated Nov. 11, 2016. This comment was not addressed, and pertained to manhole A-6 (now re-named A-7 due to the addition of the redundant and unnecessary manhole at the connection point to the off-site sanitary sewer) on Sheet C.403.
9. Sheet C.403: The sanitary sewer is too shallow between manhole A-6 and A-7. The minimum depth of cover is 3.5 feet. It appears there are instances where the depth is 2.5 feet.

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