
PUBLIC WORKS ENGINEERING DIVISION

Date: Monday, March 27, 2017

To:

OLSSON ASSOCIATES

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From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2017050

Application Type: Engineering Plan Review

Application Name: Arborwalk North 1st Plat On-Site Sanitary Sewer Plans

The Public Works Department received plans for this project on March 06, 2017. We have completed our review and offer the following comments:

Engineering Review

1. Sheet C203: It appears the sanitary sewer to serve the property to the east was omitted from the plans. Please see the approved Preliminary Development Plan for placement of the this required sanitary sewer line to the plat boundary. The Preliminary Development Plan showed this line extending to the east along Arbor Falls Dr. to the east property line.
2. Sheet C203: We are recommending a complete re-design of the alignment of the sanitary sewer in order to eliminate unnecessary manholes. It appears there are too many manholes which are not necessary, and it appears these manholes were placed to comply with the "five feet from the back of curb rule". It is also not necessary to place the sanitary sewer within an easement, but rather, the right of way is acceptable. There may be certain situations where the "five feet from back of curb rule" may be waived, where curved streets make this rule cumbersome. With that in mind, please ensure all sanitary sewer wye connections are outside of any paved area, or at least at the back of curb. Again, this would only apply on a case-by-case basis where curved streets preclude strict adherence to the "five feet from back of curb rule".
3. Sheet C203: Suggested list of manholes which we believe are unnecessary: 1) MH 2-1, 2) MH 1-6, 3) MH 1-4, 4) MH 4-1, and 5) MH 5-1. There may be different alignments that would work better, so please keep in mind this list might change based on the re-alignment.
4. Sheet C204: Is there any way to bring the short section of sanitary sewer Line 1 into compliance with the fifteen foot rule near station 13+45? Why is it necessary to have a drop manhole at this location?

5. All Sheets: Please go through the plan sheets and eliminate the strikeouts. There appear to be several throughout the plan set.
6. Sheet C210: The future line beyond manhole MH 6-2 is shown at minimum slope. Please change the downstream pipe slopes/manhole depths to accommodate a higher-than-minimum future slope in this line.
7. Sheet C210: By designing for a 0.65% slope from MH 6-1 to MH 1-2, it would appear that approximately 1 foot could be gained from the excessively-deep sanitary sewer at MH 1-2. It appears the 42" HDPE storm line near MH 1-2 could be raised slightly to accommodate this change.
8. Please be aware that the off-site sanitary sewer plans are being reviewed separately, and easements for the off-site portion of the sanitary sewer have not yet been obtained.

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