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**PUBLIC WORKS ENGINEERING DIVISION**

**Date:** Friday, June 22, 2018

**To:**

PHOENIX ENGINEERING & SURVEYING LLC

Brian Glenn, P.E.

Email: BRIAN@PHOENIX-LLC.COM

Fax #: (660) 429-1801

**From:** Gene Williams, P.E.

Senior Staff Engineer

**Application Number:** PL2017193

**Application Type:** Engineering Plan Review

**Application Name:** Whispering Woods 1st Plat - Water

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The Development Services Department received plans for this project on Jun. 14, 2018. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

### Engineering Review

1. Please refer to comment #5 and #15 contained in the previous applicant letters. A trenching and backfill detail was provided, but only covers those portions of the water line to be installed within easements. A typical section was not provided for street crossings or other areas where the water line is placed beneath pavement.
2. Please refer to comment #7 contained in the previous comment letter. A note is provided on Sheet 2 (i.e., note 18) indicating that open-cut across Pryor Rd. may be necessary to install the water main. This connection must be bored across Pryor Rd. unless there are extenuating circumstances. Is the water line beneath pavement? Our records indicate the water line is not beneath pavement, and hence, boring will be required to make the connection. Provide sufficient notes on the plans and within the "Notes" section indicating that the water line will be bored. Please be aware that we will not require the water line to be cased.

In order to calculate the 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**

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Development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

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 me if you have any questions or comments.

Sincerely,

*Original Signed*

Gene Williams, P.E.  
Senior Staff Engineer  
(816) 969-1223  
Gene.Williams@cityofls.net

cc: Development Engineering Project File