

**Date:** Friday, February 01, 2019

**To:**

HG CONSULT, INC

Kevin Sterrett, P.E.

Email: KSTERRETT@HGCONSULT.COM

Fax #: <NO FAX NUMBER>

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

Senior Staff Engineer

**Application Number:** PL2018211

**Application Type:** Engineering Plan Review

**Application Name:** Cobey Creek 1st Plat - On-Site Sanitary Sewer

---

The Development Services Department received plans for this project on Jan. 25, 2019. 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. There are still concerns about the parallel sanitary sewer line on the west side of Cobey Creek Dr. It would appear it is feasible to construct a sanitary sewer line to serve the southwest portion of the project by extending the sewer along Road D shown on the Preliminary Development Plan, and continuing beneath Gillette St., then proceeding west along Gillette St. The grading plan shown on the Preliminary Development Plan would seem to indicate this is feasible, and would eliminate the sanitary sewer line from manhole D5 to D4. The sanitary sewer line from H1 along Road D could be constructed during a future phase.
2. Please see the applicant letter dated Dec. 13, 2018. We had requested a frame and lid detail, but only the lid detail was provided.
3. Please see the applicant letter dated Dec. 13, 2018. A typical section view was provided for trenching and backfill, but the word "bedding" is used with no definition, and the word "backfill" is used without any definition.
4. Please see the supplemental email sent on Dec. 13, 2018. In the email, we had also requested that a detail be provided for a trench check. None was provided.

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**

---

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 shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

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