

Date: Wednesday, March 20, 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: PL2018210

Application Type: Engineering Plan Review

Application Name: Cobey Creek 1st Plat - Water Line Extension

The Development Services Department received plans for this project on Mar. 12, 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 see the comments on the Street, Stormwater, Master Drainage Plan, and Erosion and Sediment Control concerning the adjustment of sanitary sewer line depth and storm sewer depth to achieve the depth of cover requirements for the three (3) substandard locations shown on the plans. It appears the sanitary sewer and/or storm sewer depth can be changed to achieve the required depth of cover, thus negating the need for pipe insulation. Of particular concern is the northernmost water line along Corbin Dr. This is a dead end line, and will have zero flow after development. The combination of zero flow, and less than 2 feet of cover, will lead to freezing of the pipe, regardless of the insulation 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