

Date: Thursday, March 21, 2019

To:

OLSSON ASSOCIATES

Julie Sellers, P.E.

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From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2018216

Application Type: Engineering Plan Review

Application Name: WOODSIDE RIDGE 1ST PLAT - SANITARY SEWER

The Development Services Department received plans for this project on Mar. 14, 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. Please refer to comment #6 of the applicant letter dated Dec. 26, 2018. Although one of the manholes was eliminated, a wider easement is required. It appears an additional 12 feet would be sufficient, and would not encroach over the building line. Please revise on the plans, and ensure this is updated on the plat.
2. Please refer to comment #9 of the applicant letter dated Dec. 26, 2018. It appears the existing City manhole 28-103 is within the limits of the 100 year water surface elevation. Does this manhole currently have a watertight frame and lid with bolt-down assembly? Does this need to be specified as a retrofit?
3. Please refer to comment #14 of the applicant letter dated Dec. 26, 2018. In addition to length and diameter of the casing pipe, the wall thickness must be specified. For this particular casing pipe size, the minimum wall thickness is 3/16" (0.188 inches).
4. Water Utilities will not allow a public extension to the north "Village Care Center" shown on the plans. This should be shown as a private sanitary sewer lateral, with appropriate clean-outs and a wye connection to the public main along Ashurst Dr. A profile view should be provided for this long private lateral, as well as a plan view.

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

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cc: Development Engineering Project File