



Application Number: PL2019330
Application Type: Residential Rezoning with Preliminary Development Plan
Application Name: Woodland Oaks
Comment Date: 4-15-2020

Please note our comment responses in bold below.

Engineering Review: Gene Williams, P.E.

1. The southwest detention basin re-design incorporates a bypass channel to manage existing stormwater from Woodland Shores. The bypass channel, however, re-directs stormwater to an area on the off-site property that did not previously carry stormwater in the form of a channel. In fact, it appears the bypass channel will direct significant channel flow to a hillside, with no apparent easement acquisition, grading, or other measure(s) to manage this stormwater flow. While the City is receptive to a bypass channel, sufficient engineering must be performed prior to approval of the Preliminary Development Plan, prior to moving forward with the application. It is likely the lot configuration will need to be adjusted to allow for the construction of the bypass channel. **The bypass channel has been redesigned per your comments.**

2. Surcharging of the sanitary sewer upstream of the pump station in Woodland Shores subdivision has been identified in the sanitary sewer study prepared by Construction Engineering Services. In addition, sanitary sewer backups have been documented upstream of this pump station. A final sanitary sewer study shall be submitted which identifies the segments to be upgraded, and a Development Agreement shall be executed for the upgrade of these lines. **A sanitary sewer study has been prepared for the subject project, see enclosed. No line segments on the interceptor of interest were identified for replacement. A few line segments were calculated to have a small degree of surcharging based on City design criteria at ultimate buildout. The minimal surcharging anticipated at ultimate buildout does not merit replacement of any line segments at this time. The City is currently conducting a flow study on the Woodland Shores System. The flow numbers currently available are significantly lower than City design criteria values. The City at the time of our study completion was still waiting for a couple large rainfall events to occur in order to determine if I&I is an issue at this time in the system.**

Please contact me directly with any questions or concerns.

Sincerely,

Matthew Schlicht