

**Date:** Tuesday, May 25, 2021

**To:** Matt Schlicht, P.E.

**From:** Gene Williams, P.E.  
Senior Staff Engineer

**Application Number:** PL2021074

**Application Type:** Engineering Plan Review

**Application Name:** WOODLAND OAKS 1ST PLAT - SANITARY (On-Site)

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The Development Services Department received plans for this project on May 11, 2021. We have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at [devservices.cityofls.net](https://devservices.cityofls.net). Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within ten (10) business days of the date received.

#### **Engineering Review - Corrections**

1. Sheet C.404: A special drop manhole is being requested by Water Utilities, and will be attached separately. This is being requested due to the high spot being created at the point before the manhole.
2. Sheet C.405: The details for the lateral intallation and the terminal flushing connection call-out for valve installation (ball and check), but no details are provided for material, make or model.
3. I have also attached the "Prairie Lee Low Pressure Guide" as a reference. When individual homebuilders and plumbers pull building permits, and individual homeowners are needing to replace equipment, a similar guide is warranted. We would recommend a short document be prepared which specifies the approved grinder pumps, ball and backflow valves, line type, etc.

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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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,

/s/ Gene Williams electronically signed May 25, 2021

Gene Williams, P.E.  
Senior Staff Engineer  
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cc: Development Engineering Project File