
DEVELOPMENT SERVICES

Date: Wednesday, January 03, 2024

To: Sam Malinowsky
SM Engineering

From: Susan Nelson, P.E.
Senior Staff Engineer

Application Number: PRSUBD20236555

Application Type: Public Infrastructure

Application Name: Sanitary Sewer Plans for Lot 13A of Streets of West Pryor

The Development Services Department received record drawing documents for this project and 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. Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (10) business days of the date received.

Engineering Review - Sanitary

Reviewed By: Susan Nelson, P.E.

Corrections

1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
3. Update all standard details to show current (2023) revisions.
4. Add a note to plans that flowable fill backfill is required around all structures.
5. Label the existing manholes. The existing manhole to be removed is 21-129 and the existing manhole on the other side of the proposed connection is 21-130.
6. Show missing pipe segment in Sanitary Line A profile.
7. Please note: With the proposed layout of the sanitary line, if it becomes necessary for the City to dig up this line in the future, there would be significant impact to the ADA parking which will cause inconvenience to the building user and require costly restoration for the property owner.

Water Utilities - Sanitary Review

Reviewed By: Amanda Bagwell

Corrections

1. Please see Engineering review comments.

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,

Susan Nelson, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File