



PUBLIC WORKS ENGINEERING DIVISION

Date: Tuesday, May 02, 2017

To:

PAUL OSBORNE (OLSSON ASSOCIATES)

Email: POSBORNE@OLSSONASSOCIATES.COM

Fax #: <NO FAX NUMBER>

From: Sue Pyles, P.E.
Staff Engineer

Application Number: PL2017104

Application Type: Engineering Plan Review

Application Name: Summit Village 1st Plat Street & Storm, Water Line, Sanitary Plan

The Development Services Department received plans for this project on April 28, 2017. We have completed our review and offer the following comments:

Engineering Review

1. The water main and sanitary main extensions are short enough to be included in the street & storm plans. Please combine into one set of plans.
2. Submit an Engineer's Estimate of Probable Construction Costs.
3. Sanitary Sheet C502: Include an item for Encasement in the "Estimate of Quantities" table.
4. Sanitary Sheet C504: Revise the Ex MH 1-1 station equation to reference the existing sanitary main in the Profile view.
5. Sanitary Sheet C504: Show cardinal directions for the inflow elevations at Ex MH 1-1 in the Profile view.
6. Sanitary Sheet C504: The area requiring compacted backfill is shown in with a "See Note" label in the Profile view. There is no note included.
7. Sanitary: Add the "Sanitary Pipe Encasement" detail to the plan set.
9. Water Sheet C602: Revise the "Summary of Quantities" table to match the information in the plan set.
10. Water Sheet C604: Coordinate water main stationing between Plan and Profile views.

11. Water Sheet C604: Include the sanitary crossing near Sta 11+10 in the Profile view.

12. Water: Include standard details in the plan set.

Traffic Review

1. Refer to FDP comments pertaining to the roadway.

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

Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

If you have any questions or comments, please contact me, Sue Pyles either at (816) 969-1245 or e-mail to Sue.Pyles@cityofls.net.

Sincerely,

Sue Pyles, P.E.
Staff Engineer

cc: Development Engineering Project File