

**PUBLIC WORKS ENGINEERING DIVISION**

**Date:** Tuesday, July 10, 2018

**To:**

HUNT MIDWEST REAL EST DEV INC

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OLSSON ASSOCIATES

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**From:** Sue Pyles, P.E.

Senior Staff Engineer

**Application Number:** PL2018063

**Application Type:** Engineering Plan Review

**Application Name:** Eagle Creek 16th Plat Street, Storm, MDP, ESC

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The Development Services Department received plans for this project on April 20, 2018. 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. Revise line weights to clearly delineate sidewalk being constructed with this project from other sidewalk throughout the plan set.
2. The proposed sidewalk on SW Hickory Lane is shown terminating at the Lot 742/743 lot line. The City is now requiring that all sidewalks terminate in an accessible path to the street, so please include an ADA Sidewalk Ramp at this location. Include all design elevations, indicate that the ramp is to be constructed by the Developer, and include the City's standard detail.
3. SW River Trail Road is shown connecting to a terminated street to the east. There is actually a temporary cul-de-sac at that location. Include the temporary cul-de-sac in the plan set and label it to be removed.
4. Sheet C114: The Top Elevations for FI 2-1 and FI 2-2 shown in the Drainage Tables don't match the elevations shown in the Storm Sewer Profile. Please reconcile.
5. Sheet C115:
  - Review and revise the MBOE Table, as many of the elevations appear incorrect (i.e., Lot 734 Rear Left

and Lot 735 Rear Right are the same point but have different MBOE elevations, Lot 737 Rear Right/Lot 738 Rear Left MBOEs are only 0.13 feet higher than the 100-year WSE when 2.0 feet is required).

- Include allowable structure type of each lot.
- Indicate the overflow path for Swale 1.

6. Sheet C121: Remove the Junction Box detail.

7. Submit the SWPPP, it was not included in the submittal.

8. Engineer's Estimate of Probable Construction Costs:

- Revise the asphalt depth to 6".
- Include items for base and stabilized subgrade.
- The plans show 2 street signs and 1 stop sign to be installed at Hickory Lane and Ladderback Road, with all other signage existing. Revise the estimate accordingly.
- Revise the sidewalk quantity.
- Include an item for removal of the temporary cul-de-sac.

9. Update the Estimate of Quantities Table on Sheet C102 to match the revised estimate.

### **Traffic Review**

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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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 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 me if you have any questions or comments.

Sincerely,

Sue Pyles, P.E.  
Senior Staff Engineer  
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Sue.Pyles@cityofls.net

cc: Development Engineering Project File