
PUBLIC WORKS ENGINEERING DIVISION

Date: Friday, August 03, 2018

To:

PHOENIX ENGINEERING & SURVEYING LLC

Brian Glenn, P.E.

Email: BRIAN@PHOENIX-LLC.COM

Fax #: (660) 429-1801

From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2017195

Application Type: Engineering Plan Review

Application Name: Whispering Woods 1st Plat - Streets, Stormwater, Master Drainage Plan, and ESC

The Development Services Department received plans for this project on July 24, 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. Pleaser refer to comment #13 of the previous applicant letter dated June 25, 2018. We see the sediment basin, but it does not appear that any details are provided on its construction, including skimmers, flowline elevations of the skimmer and pipe, etc. on Sheet 7 of 38. The erosion and sediment control plan should include these details. Finally, shouldn't this be included in Phase 1 of the work schedule shown on Sheet 7 of 38?
2. The City-issued floodplain permit application should be developed at this time. Please provide all necessary forms and plans, along with a cover letter and short discussion of the work to be completed. A floodplain permit shall be required prior to approval of these plans. Please forward to Gene Williams in Development Services, and we will facilitate approval from the Floodplain Administrator.
3. Sheet 22: Railings are called-out for the new box culvert on River Run Dr. Is there a reason for installing these railings? At this time, we do not feel that railings are warranted. The point of interest is far enough away from any potential walking surface?
4. It appears the ADA-accessible ramp and ADA-accessible route across River Run Dr. was missing at the intersection of Pryor Rd. and River Run Dr. Please follow the requirements for the other ADA-accessible ramps and ADA-accessible routes.

Traffic Review

1. Typical section that provides the pavement design for Pryor Road widening and shoulder should be provided in the plans. The Typical Section shown for Pryor Road includes no detail regarding pavement design and has several other errors or omitted information (e.g. ROW width, lane width, saw cut location, etc.).

Regarding pavement design for Pryor Road widening and shoulder replacement, consider solicitation of as-built plans for Pryor Road or Geotech investigation.

2. A temporary traffic control plan should be included. The standard details in the plans are applicable to some specification and standards, but do not show what is likely a shoulder closure for work activity. Pryor Road shall not be closed in either direction of travel.

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

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,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer
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Gene.Williams@cityofls.net

cc: Development Engineering Project File