

DEVELOPMENT SERVICES

Date: Friday, May 03, 2019

To:

GOPPERT DUSTY L & KRISTINA N

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HG CONSULT, INC

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From: Sue Pyles, P.E.

Senior Staff Engineer

Application Number: PL2019137

Application Type: Engineering Plan Review

Application Name: GOPPERT ACRES, 2ND PLAT - STREET, STORM, GRADING, ESC, SANITARY & WATER

The Development Services Department received plans for this project on April 04, 2019. 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. General:

- Submit a Stormwater Report for the proposed design.
- Include a Master Drainage Plan showing existing and proposed elevation at all property corners as well as 100-yr WSE at all property corners adjacent to Tract A.
- Separate the Erosion and Sediment Control plan onto separate sheets depicting all stages (before, during, after) of construction.
- Include a note stating that the ADA sidewalk ramp shall be constructed with the public infrastructure.
- Label Tract A throughout the plan set.
- Label all easements throughout the plan set.
- Submit an Engineer's Estimate of Probable Construction Costs.
- Submit the SWPPP.

2. Sheet 1:

- Revise General Note 3 to refer to Development Engineering Inspections at 816-969-1200.

3. Sheet 2:
 - Show and label the 100-yr WSE on this sheet and throughout the plan set.
4. Sheet 2:
 - Sidewalk details are included on this sheet and Sheet 4. Please only include once.
 - A detail of the ADA ramp is included on this sheet showing widths and Sheet 4 showing some of the required design information. If including on both sheets, please include a callout throughout the plan set referring to the sheet with the complete design information.
5. Sheet 3:
 - Sanitary Sewer Note 7 conflicts with the “Controlled Fill” note.
 - Sanitary Sewer Note 13 references a swale. Where is the swale located?
 - MH A4 FL(Out) info doesn’t match between Plan and Profile views. Please reconcile.
6. Sheet 4:
 - Clarify the Storm Sewer Notes to indicate that the inspections will be done by Development Engineering Inspection.
 - ADA Sidewalk Ramp Detail must include dimensions as well as slopes. Include spot elevations at each corner of each sidewalk section.
 - Is Rip Rap Pad A temporary or permanent? If permanent, include design information to verify the rip rap design is adequate.
 - The Lot 7 MBOE has an asterisk in the table, so please use the same symbol for the referenced note below.
 - Lots adjacent to Tract A will have MBOEs set a minimum of 2’ above 100-yr WSE.
7. Sheets 5 & 6:
 - The existing and proposed drainage area maps should clearly delineate each drainage area onsite and include offsite portions if the areas extend beyond the property line. Enough offsite information should be included to allow an overall understanding of how the project will impact the adjacent properties. Care should be taken in areas where there are existing trees along the property line to correctly show how the drainage actually flows in both existing and proposed conditions due to the possibility of the tree line actually forming a slight berm to redirect flows.
8. Sheet 7:
 - Revise the water line size to 6” as it connects to an existing 6” line and is part of a dead end main that will not be extended in the future. Revise throughout the plan set.
 - Include the sanitary sewer service lines in Plan view, scaled back like the sanitary sewer main is shown.
 - Revise the two labels near Sta. 1+50 in the Profile view for clarity.

- Revise Note 14 to refer to the Design and Construction Manual.

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

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,

Sue Pyles, P.E.
Senior Staff Engineer
(816) 969-1245
Sue.Pyles@cityofls.net

cc: Development Engineering Project File