

DEVELOPMENT SERVICES

Date: Monday, June 10, 2019

To:

GOPPERT DUSTY L & KRISTINA N

Email:

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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 May 22, 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. Sheet 2: Include a full width pavement section.
2. Sheet 3: Please revise "Controlled Fill" to "Compacted Fill" in the Profile view.
3. Sheet 4:
 - Please include all Pre/Post lot corner elevations and 100-yr WSEs on this sheet, not Sheet 7. Include elevations for the NE corner of Lot 8, they were omitted on Sheet 7.
 - Remove Erosion Control from the title block.
 - The Lot 6 Rear Left Corner MBOU includes a typo. Please revise.
4. Sheet 5: Remove everything except Erosion Control in the title block.
5. Sheet 6: Drainage Area labels are blurry and difficult to read. Please revise for clarity.

6. Estimate:

- The Asphalt quantity should be less than the crushed stone & geogrid quantities since the asphalt doesn't extend as far as they do, Please revise accordingly.
- Review quantities for Items 6-8, 10, 12, 15, and 18. Revise as needed.
- Add items for FES, Bends w/Thrusting Blocks, and Inlet Protection.
- What is Item 20 in the plan set?

7. Storm Water Drainage Report:

- The Section 3 narrative indicates the site is 10.18 acres, and the Section 4 narrative indicates the existing pond is 3.3 acres. That is a difference of 6.88 acres. However, the rest of the report, as well as the plan set, indicates a 7.03 acre site. Please reconcile.
- Please include Q2 and Q(allowable) in the Section 4 tables.
- Include data and discussion regarding the Water Quality requirements.

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
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Sue.Pyles@cityofls.net

cc: Development Engineering Project File