

DEVELOPMENT SERVICES

Date: Tuesday, July 02, 2019

To:

GOPPERT DUSTY L & KRISTINA N

Email:

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HG CONSULT, INC

Email: ksterrett@hgcons.com

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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 June 18, 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: Please revise the typical pavement section to be complete and to be for this project.
2. Sheet 4:
 - Rip Rap Pad A is shown to be 2.22 CY, but the dimensions shown actually calculate to 2.67 CY. Revise as needed.
 - The note below the Lot Corner Elevation and MBOE table states that the "MBOE is based on being 2' minimum above the highest back corner or 2' above the maximum WSE for a walkout basement" which Lot 6 has. The highest back corner is 1021.0 and the maximum WSE is 1017.0. The left rear proposed elevation is 1001.5. The left rear MBOE of 1001.5 does not appear to meet either requirement shown. Please review and revise as needed.
3. Engineer's Estimate of Probable Construction Costs:
 - Items for Temporary Construction Entrance and Outlet Protection are not included in the estimate. Please verify all required items of work on the project are included.
 - Item Nos. 8 and 20 are both rip rap, but different sizes. It appears that Item No. 8 refers to Rip Rap Pad

A, although the quantity doesn't match the plans or the calculated quantity. Item No. 20 doesn't appear to be in the plan set. Please verify these items and revise as required.

- Item No. 24, Inlet Protection, has a quantity of 600 but should be a quantity of 1. Please revise. Prior to resubmittal, please review the estimate for correctness. Being off by \$300,000 on a project of this scope is something that I would expect to be caught prior to submittal for review.

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