

Date: Wednesday, March 25, 2020

To: Phelps Engineering
Doug Ubben, Jr., P.E.

From: Gene Williams, P.E.
Senior Staff Engineer

Application Number: PL2020007

Application Type: Engineering Plan Review

Application Name: DTLS APARTMENTS - Public Stormwater and On-Site Public Sanitary Sewer

The Development Services Department has completed its review and offer the following comments listed below.

- 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 - Corrections

1. It was our understanding that insert-tees were going to be eliminated, in terms of the number, to the extent practical. It does not appear that any of these were eliminated.
2. Why is storm line 4 extended so far along Main St.? Our records show the top of the watershed is near the intersection of 1st and Main. In other words, the extension of the storm line to the distance shown, does not appear to serve any public purpose.
3. Why are junction boxes still called-out along Main St., rather than curb inlets? This would include #50, #53, #46, and #32.
4. Where is the retaining wall in relation to the sanitary sewer? The sanitary sewer cannot be installed beneath the retaining wall.

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,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File