

**Date:** Monday, June 29, 2020

**To:** NICK HEISER  
OLSSON, PROJECT MANAGER

**From:** Sue Pyles, P.E.  
Senior Staff Engineer

**Application Number:** PL2020176

**Application Type:** Engineering Plan Review

**Application Name:** ARIA PUBLIC STREET AND STORM

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The Development Services Department received plans for this project on June 12, 2020. We have completed our review and offer the following comments listed below.

- Resubmit 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. General:
  - Clarify existing vs. proposed (with this project) vs. proposed (with future development project) contours throughout the plan set.
  - Submit an Engineer's Estimate of Probable Construction Costs.
2. Sheet C1: Remove the City Review signature block, the City doesn't sign plan sheets like that.
3. Sheet 8: Detectable warnings are not required at entrances. Please remove.
4. Sheet C12:
  - Label the horizontal separation between Structure A2 and the proposed water line, to verify it meets the City's separation requirements.
  - Include dimensional information to facilitate field verification of location. Bearings are not helpful to field inspectors.
  - The City requires the design HGL to be contained within the pipe. Storm Line B does not meet this requirement.
  - Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation."
  - Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.

- Include rip rap dimensions to ensure it can be constructed correctly.

### **Traffic Review - Corrections**

1. The bike lane markings should be removed considering the section of LSR north and south of the proposed improvements are existing paved shoulder and do not include bike lane markings at this time.
2. The ADA Sidewalk Ramps do not require detectable warning surface at driveway crossings; only at public street crossings and major intersections.
3. Plans shall note all longitudinal markings (e.g. lane lines) as High-Build Paint, and all symbols, diagonals, stop lines, etc. as Pre-Formed Thermoplastic material according to City Standards and Specifications.
4. Plans should detail a curb transition to existing grade at each end of the improvements. The curb should not be a vertical point of conflict or ramped edge adjacent to the existing shoulder that creates a safety issue for motorists or bicyclists.

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**

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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