

Date: Tuesday, June 30, 2020

To: Julie E. Sellers, P.E.
OLSSON ASSOCIATES

From: Loic Nguingiri, E.I.
Staff Engineer

Application Number: PL2020155

Application Type: Engineering Plan Review

Application Name: Woodside Ridge 2nd Plat - Erosion and Siltation

The Development Services Department received plans for this project on May 19, 2020. 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 - Corrections

1. As mentioned, if a portion of the site is located within zone "AE", please show/label the FEMA 100-year floodplain boundary (zone AE) within the set of plans. If not, please revise the FEMA National Flood Hazard information note, on the cover sheet.
2. Please refer to "phase 1, 2, and 3" as "project stage A, B and C".
3. On sheet C403, please clarify what Points A & B represent.
4. Since the total land disturbance area is above 1 acre, as required by the City, please provide a MDNR permit prior to permit issuance.
5. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet, as required by the City, prior to permit issuance.
6. Please include ESC-12 construction standard detail within the set of plans.
7. Please remove the City review signature block, the City doesn't sign plans like that.

8. Please add hatching legends throughout the set of plans.
9. Sediment Basin emergency spillways use the same hatching as TCEs. Please distinguish between the two uses.
10. Clarify if/when the sediment basins will be converted to detention basins.

Traffic Review - Not Required

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,

Loic Nguingiri, E.I.
Staff Engineer

Loic.Nguingiri@cityofls.net

cc: Development Engineering Project File