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**DEVELOPMENT SERVICES**

**Date:** Wednesday, June 02, 2021

**To:** DAVID RINNE  
SCHLAGEL ASSOCIATES

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

**Application Number:** PL2020042

**Application Type:** Engineering Plan Review

**Application Name:** WOODLAND GLEN 2ND PLAT (STREET, STORM, MASTER DRAINAGE AND  
EROSION CONTROL)

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The Development Services Department received plans for this project on February 21, 2020. We have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at [devservices.cityofls.net](https://devservices.cityofls.net). Digital documents shall follow 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. Throughout the plan set there is a lot of information covered by text boxes masking what they are over. Please consider removing that feature or adjusting them so that they don't hide relevant information.
2. Sheet 3: Revise "Sediment Trap" to "Sediment Basin" in the "Total Drainage Area to..." heading.
3. Sheet 9:
  - Please remove all building footprints.
  - Please ensure all lot/tract corners have existing and proposed elevations. This includes each corner in lots/tracts that have several, top of curb at intersections, etc.
  - Please include top elevations for all structures.
4. Sheets 22-24: These sheets are blank.
5. Stormwater Report: The 100-year WSE shown in the report calculations for each basin match the plan set. The table included in Section 2.2 of the report, however, does not match the calculations and plans. Please revise as needed.

6. Estimate review comments, if any, will be sent under separate cover in the next few days.

### **Traffic Review - Corrections**

1. TTC Plan shall be included and comply with City Standard Details and Specifications. The plan or notes should also address issues/commitments noted during the PDP Public Hearing(s) for phasing and routing construction related traffic.

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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cc: Development Engineering Project File