

DEVELOPMENT SERVICES

Date: Wednesday, August 04, 2021

To: Julie Sellers, P.E.
Olsson Associates

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

Application Number: PL2021263

Application Type: Engineering Plan Review

Application Name: OSAGE 3RD PLAT - Street, Stormwater, and Master Drainage Plan

The Development Services Department has completed its 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. 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. Sheet C112: The midblock ramp on the north side of Holdbrooks Dr. does not appear to meet the standards contained in the Design and Construction Manual. Wouldn't it be better to keep the east/west portion of the sidewalk "at grade" (i.e., not sloped downward toward the turning space), install the turning space, and then create a ramp with no more than 7.5% running slope to the street? As shown, the east/west portion of the sidewalk dips down to the turning space, and the ramp is shown with grade breaks and a twist.
2. Detention Basin Plan Sheet: Please label the spillway as the "emergency spillway".
3. Detention Basin Plan Sheet: Please show the following to aid in the as-built drawing: 1) proposed storage for the 100 year event, 2) 100% clogged/zero available storage water surface elevation for the 100 year event, 3) top of dam, and 4) 100 year water surface elevation for the nominal event (preferably in graphic and numeric format). This will make it easier to expedite the process during review of the as-builts.
4. Detention Basin Sheet: Detail on the outlet structure shows trash racks for both the open top weir and the 15 inch orifice. No other details were provided on how this will be constructed. Please provide sufficient details on how these will be constructed.

5. The stormwater report appeared to be missing the appendices. Please provide the complete sealed report.

Traffic Review - Corrections

1. Sheet C110 - Sag K-Value at Sta. 12+50 is too low. (Min. 20).

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,

/s/ Gene Williams electronically signed Aug. 4, 2021

Gene Williams, P.E.

Senior Staff Engineer

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cc: Development Engineering Project File