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**DEVELOPMENT SERVICES**

**Date:** Monday, December 06, 2021

**To:** DAVID RINNE  
SCHLAGEL ASSOCIATES

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

**Application Number:** PL2021455

**Application Type:** Engineering Plan Review

**Application Name:** Pergola Park 5th Plat - ESC

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The Development Services Department received plans for this project on November 18, 2021. 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. Submit the following:
  - Engineer's Estimate of Probable Construction Costs.
  - SWPPP.
  - Copy of the MDNR Land Disturbance Permit.
2. Please include a standard cover sheet on the plan set.
3. Sheet 8:
  - Label the Construction Entrance.
  - Where is the Ref #3 Silt Fence?
  - Please revise the "Super Sediment Fence" to the standard "Silt Fence" on this sheet and throughout the plan set. There is a note in that standard detail to attach woven wire fencing for additional strength. Just include that specific requirement where needed.
    - Please show the correct silt fence installation on this sheet and throughout the plan set. It will not function as shown (convex) adjacent to the pergola.
4. Sheet 9: Please continue show previously installed ESC measures until the specified removal.

5. Sheet 10: Where is the Ref #9 Silt Fence?
6. Sheets 11-12: Remove the Super Sediment Fence (see above) and Sediment Trap (not used) details from the plan set.

### **Traffic Review - No Comments**

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