

Date: Tuesday, March 08, 2022

To: DAVID RINNE
SCHLAGEL ASSOCIATES

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

Application Number: PL2022083

Application Type: Engineering Plan Review

Application Name: Pergola Park 5th Plat - Offsite Sanitary

The Development Services Department received plans for this project on March 07, 2022. 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. 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. Please remove the approval signature block for the City. A stamp will be provided electronically when approved.
2. Sheet 4: Align the EX MH label with the MH location in the Profile view.
3. Sheet 5: Remove the impervious ditch checks upstream of MH A-1, they are not required.
4. Sheet 7:
 - Revise the embedment detail drawing and notes to reflect the City's requirements for bedding aggregate to be placed from a level 6" below the bottom of the pipe to a level 12" above the top of the pipe.
 - It appears that this trench/backfill detail only applies to PVC pipe. There is DIP on this project, so please either revise this detail or provide a separate detail as necessary.
5. Please provide an Engineer's Estimate of Probable Construction Costs that clearly shows the items included on this project. The estimate for both on-site and off-site sanitary can be on one estimate as long as they are broken into the separate projects on that estimate.

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,

Sue Pyles, P.E.
Senior Staff Engineer
(816) 969-1245
Sue.Pyles@cityofls.net

cc: Development Engineering Project File