
DEVELOPMENT SERVICES

Date: Tuesday, May 31, 2022

To: DAVID RINNE
SCHLAGEL ASSOCIATES

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

Application Number: PL2022171

Application Type: Engineering Plan Review

Application Name: Lumberman's Row - Streets, Storm, MDP

The Development Services Department received plans for this project on April 29, 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. General:
 - Submit an Engineer's Estimate of Probable Construction Costs.
 - Please remove all erosion and sediment control plan sheets and details, as they are included in a separate plan set.
2. Sheet 1:
 - "Asphalt Pavement – Existing" is duplicated in the Legend.
 - Please either revise "Engineering Department" to "Development Services Department" or delete altogether and just refer to the City in General Note 2.
3. Sheet 3: Please revise "MBO" to "MBOE" to match the City's terminology on this sheet and throughout the plan set.
4. Sheet 4:
 - Please include a table showing basement type for each lot.
 - Please designate lots requiring as-graded plot plans. In this case, Lots 1-7 would seem to be the lots most likely to be so designated.

- Since no proposed elevations are shown, please verify that proposed elevations for the Lot 1 front lot corners will match existing elevations.

5. Sheet 5: No drainage area information was included for the north drainage area delineated. Please include.
6. Sheet 6: Please verify that the storm sewer connecting to the existing storm sewer Line 800 is accounted for in the calculations.
7. Sheet 14:
 - Please include riprap information at Structure 1600.
 - Please relocate overlapping alignment information for clarity.
 - Please revise the angle thru Structures 802 & 1602 to be 90 degrees or greater.
8. Sheet 17: Please remove the Grate Inlet detail, it isn't used on this project.

Traffic Review - Corrections

1. Please include a signing plan showing the location of any street name signs, stop signs, etc.
- 2.

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