

**DEVELOPMENT SERVICES**

**Date:** Thursday, October 31, 2024

**To:** JAY HEALY  
GBA ARCHITECTS ENGINEERS

**From:** Sue Pyles, P.E.  
Development Engineering Manager

**Application Number:** PL2024266

**Application Type:** Engineering Plan Review

**Application Name:** Paragon Star Village - Multifamily Mass Grading

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The Development Services Department received plans for this project on October 15, 2024. 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. Please submit an Engineer's Estimate of Probable Construction Costs.
2. Does the parking garage extend as far south as shown in the plans? If so, please clarify the storm sewer shown. If not, please revise throughout the plan set.
3. Is the site wall referenced in the "Site Wall Section A-A" actually a wall, or just grading? Please clarify.
4. Please review the compacted fill hatching on the Line 5000 Profile view and revise as needed.
5. The drop through Structure 5704 does not meet the minimum 0.2' requirement. Please revise.
6. Please show and label the existing ground and label the proposed grade, 10-yr HGL, and 100-yr HGL in the Line 5700 Profile view.
7. The City has updated the granular backfill over pipe depth required. Please revise the 6" dimension to 12" in the HDPE/PVC Pipe Bedding detail.

## **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**

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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.  
Development Engineering Manager  
(816) 969-1245  
Sue.Pyles@cityofls.net

cc: Development Engineering Project File