



PUBLIC WORKS ENGINEERING DIVISION

Date: Wednesday, March 01, 2017

To:

OLSSON ASSOCIATES

Melissa DeGonia, P.E.

Email: Mdegonia@OLSSONASSOCATES.COM

Fax #: (816) 587-1393

From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2017023

Application Type: Engineering Plan Review

Application Name: B&B THEATERS NEW LONGVIEW 7 - SANITARY SEWER

The Public Works Department received plans for this project on February 06, 2017. We have completed our review and offer the following comments:

Engineering Review

1. General Comment: We have spoken with Water Utilities staff, and they are not supportive of the alignment shown. Please route the sanitary sewer along Fascination Dr., keeping in mind that a minimum of fifteen (15) feet horizontal separation is required from any building. It is acceptable to install the line via open trench cut in the parking area adjacent to Fascination Dr., or alternatively, the future buildings could be moved further south to achieve the required separation.
2. Please show casing pipe size, type, and length at the Kessler Drive crossing.
3. In response to the email from Shannon Buster dated Mar. 1, 2017, the waiver to the fifteen (15) foot separation between buildings is not supported by the City. This requirement was discussed at length during the Preliminary Development Plan review, and we were under the impression everyone was clear on this issue.
4. It appears manhole #1-4 is a shallow manhole. If so, please call-out on the plans, and provide the standard detail for a shallow manhole.
5. Please provide the existing City manhole number at the intersection of Kessler Dr. and Fascination Dr. as #35-324.

6. Please provide a note on the plans stating that the sanitary crossing at Kessler Dr. shall be bored and cased.
7. Sheet C205: The typical trench detail does not appear to meet City standards. In all cases, granular bedding should be extended a minimum of 6 inches above the top of pipe. The remainder of the backfill above this layer should be specified as low strength Type A flowable fill.

In order to calculate the Public Works' 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

Beginning Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

If you have any questions or comments, please contact me, Gene Williams either at (816) 969-1800 or e-mail to Gene.Williams@cityofls.net.

Sincerely,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer

cc: Development Engineering Project File