

**PUBLIC WORKS ENGINEERING DIVISION**

**Date:** Thursday, October 19, 2017

**To:**

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**From:** Sue Pyles, P.E.

Staff Engineer

**Application Number:** PL2017158

**Application Type:** Engineering Plan Review

**Application Name:** Pergola Park, 4th Plat Street & Storm Plans

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The Development Services Department received plans for this project on October 11, 2017. We have completed our review and offer the following comments:

**Engineering Review**

1. Include sidewalk along Tract N throughout the plan set as shown on the plat.
2. Extend the sidewalk along SW Redbuck Circle north to the existing alley in order to avoid a gap in the sidewalk connectivity. Reflect this change throughout the plan set.
3. Sheet C102: Revise the Estimate of Quantities table to match the revised Engineer's Estimate of Probable Construction Cost.
4. Sheet C103: Expand the area shown to include all of Tract N.
5. Sheets C112-C113: The maximum slope in any direction for a turning space is 1.5%. It appears L2 and L5 don't meet this requirement.
6. Sheets C112-C113: Include design information for the ramp on SW Pergola Park Dr and the parking area.
7. Sheets C112-C113: Include details for the ramp at SW Pergola Park Dr and SW Grandstand Circle.

8. Sheet C114: CMP is not an allowable material for public infrastructure. Please revise.
9. Sheet C115: Include "Curb" in the structure label for CI 2-2 in Plan view.
10. Sheet C117: Label the drainage area to FI 1-7.
11. Sheet C117: Many drainage area labels are difficult to read. Relocate for clarity.
12. Sheets C120-C122: Include intermediate silt fence to slow runoff velocities.
13. Sheet C123: Update APWA ESC Sstandard Details and include a detail for inlet protection.
14. Include items for subgrade and for concrete encasement in the Engineer's Estimate of Probable Construction Costs.
15. Review and revise the quantities for Sidewalk, curb ramps, and grate inlets in the Engineer's Estimate of Probable Construction Costs as needed.
16. MH 1-6 is shown as 6' dia. in the plans and 8' dia. in the Engineer's Estimate of Probable Construction Costs. Please reconcile.
17. Please revise the plans to match any revisions to the Final Plat, and coordinate with all public plans for consistency.

### **Traffic Review**

1. For informational reference: The 105' horizontal curve radius along Redbuck Circle is a continuation of existing alignment and would otherwise not meet the 25 mph design criteria required for new construction of this roadway by City standards. The proposed/existing radius meets a 20 mph design criteria. A lower design speed than posted speed is undesired, and typically can be addressed reactively through the application of warning signs. However, given the speed deviation is only 5 mph and this is related to new construction, a curve warning sign with advisory speed may be deferred until a safety concern is evident through traffic use that supports its application.
2. Provide notes or detail on Sheet C111 referencing the MUTCD sign design for the ADA Accessible Parking Sign (and Van Accessible Supplemental Sign) that meets ADA and Missouri requirements.
3. Provide the plan notes for the pavement markings (material, width, spacing, etc.) for the parking lines and ADA accessible aisle on Sheet C111.

4. Provide notes or detail on Sheet C111 referencing the MUTCD sign designs for the various No Parking signs to be installed and the locations for each specific sign (station). With exceptions noted below, the No Parking signs should be R8-3. A No Parking sign with arrow (R7-1R or R7-1L) should be used at the following No Parking sign locations:
  - Pergola Park Dr., westbound/north side of road, placed at the limit of No Parking zone east of Ovation.
  - Pergola Park Dr., eastbound/south side of road, placed just west of the parking area.
  - Redbuck Cir., northbound/east side of road, placed immediately south of the parallel parking.
  - Redbuck Cir., northbound/east side of road, placed approximately 100' north of Arena Street.
5. Add a No Parking sign (R7-1R) along Redbuck Cir., northbound/east side of road, placed approximately Station 14+00.
6. Add a No Parking sign (R8-3) along Redbuck Cir., southbound/west side of road, placed at approximately Station 15+70.
7. Add a No Parking sign (R8-3) along Redbuck Cir., northbound/east side of road, placed at approximately Station 15+50.
8. Relocate the proposed No Parking Sign (R3-8) located near Station 19+70 along the south side of Pergola Park Drive to approximately 19+20, same street and direction of travel.
9. The request for Right of Way vacation, Easements and/or Agreements recorded to address the private parking issue along the south side of Pergola Park Dr. (which clarifies the ownership, maintenance and location of such private parking) appears unresolved.

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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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, Sue Pyles either at (816) 969-1245 or e-mail to [Sue.Pyles@cityofls.net](mailto:Sue.Pyles@cityofls.net).

Sincerely,

Sue Pyles, P.E.  
Staff Engineer

cc: Development Engineering Project File