



PUBLIC WORKS ENGINEERING DIVISION

Date: Wednesday, December 27, 2017

To:

M-III LONGVIEW LLC

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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

The Development Services Department received plans for this project on July 25, 2017. We have completed our review and offer the following comments:

Engineering Review

1. Sheet C104: The dimension to the right edge of curb appears incorrect on the Private Alley Detail. Please revise as needed.
2. Sheets C112 & C113: A 4' x 4' turning space is required outside of the detectable warning area. Please revise per the standard detail.
3. Sheet CSheet C117: Label the existing structures on the Drainage Plan to match the Drainage Tables.
4. Sheet C123: Update all ESC details to the current APWA details.
5. Extend the limits of construction on SW Pergola Parkway to the west edge of the inlet curb transitions. Extend the pavement and clearly show the curb transitions to be constructed now.
6. Expand the off-site drainage easement to the expanded limits of construction on SW Pergola Park Drive.
7. Expand the off-site drainage easement between CI 1-3 and CI 1-5 to provide the required width per APWA Section 5606.1.

8. Please revise to show construction of the ADA Ramps to be by the contractor.
9. Please revise the Sidewalk quantity on the Engineer's Estimate of Probable Construction Costs and Estimate of Quantities Table on C102 to include the entire quantity of sidewalk for the project.

Traffic Review

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

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.

Sincerely,

Sue Pyles, P.E.
Staff Engineer

cc: Development Engineering Project File