

DEVELOPMENT SERVICES

Date: Wednesday, May 08, 2019

To:

M-III LONGVIEW LLC

Email:

Fax #: <NO FAX NUMBER>

SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

Fax #: (913) 492-8400

From: Sue Pyles, P.E.

Senior Staff Engineer

Application Number: PL2019154

Application Type: Engineering Plan Review

Application Name: PERGOLA PARK 4TH PLAT - WATERLINE

The Development Services Department received plans for this project on April 19, 2019. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Engineering Review

1. Sheet 1:

- Delete General Note 14, the City's process has changed.
- Utility Note 4 does not match what is shown in the plans.
- Include Utility Contacts.

2. Sheet 3:

- Label all fire hydrants in the Plan view.
- Revise the compacted fill hatching to be shown more clearly in the Profile view.
- Revise the label at Sta. 1+90.75 in the Line 3 Profile view, it is missing information.
- Refer to removal of the same thing in Plan and Profile views at Line 3 Sta. 1+90.75.
- DIP must be zinc coated. Please revise the Profile view label to reflect this requirement.

3. Sheet 4:

- Revise the labels at Line 2 Sta. 6+39.55 and Line 4 Sta. 0+00 in the Profile views, they are missing information.

- Label the Tee at Sta. 4+20.44 in the Line 2 Plan view.
- Label the Tee and end Line 2 at Sta. 6+39.55 in the Line 2 Plan view.
- The Line 2 Sta. 0+00 label is off the sheet.
- Revise the label at Sta. 1+23.93 in the Line 4 Profile view to include connection to existing.
- Include water line stationing in the Sta. 5+90.57 SE Mary Street label in the Line 4 Plan view.

4. Submit an Engineer's Estimate of Probable Construction Costs.

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
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Sue.Pyles@cityofls.net

cc: Development Engineering Project File