

DEVELOPMENT SERVICES

Date: Thursday, June 27, 2019

To:

M-III LONGVIEW LLC

Email:

Fax #: <NO FAX NUMBER>

SCHLAGEL & ASSOCIATES

Email: DR@SCHLAGELASSOCIATES.COM

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 June 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. Please revise all DIP to be Class 50 zinc coated interior and 401 super coat interior.
2. Please revise "dead end" to "temporary fire hydrant" in the label at Line 3 Sta. 1+90.75 in the Plan view for consistency with all other similar callouts.
3. Since the Line 2 stationing has been revised, the Profile view pipe length does not match. Revise accordingly.
4. Revise the size of pipe and pipe material shown in the Line 4 Profile view.
5. Verify that each connection to an existing water line is labeled in both Plan and Profile views.
6. Please review the Engineer's Estimate of Probable Construction Costs submitted, it does not seem to completely match the information in the plan set. Revise accordingly.

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

cc: Development Engineering Project File