

Date: Friday, March 05, 2021

To: NICK HEISER
OLSSON, PROJECT MANAGER

From: Sue Pyles, P.E.
Senior Staff Engineer

Application Number: PL2020218

Application Type: Engineering Plan Review

Application Name: ARIA MASS GRADING

The Development Services Department received plans for this project on August 06, 2020. We have completed our review and offer the following comments listed below.

- Resubmit 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 - Corrections

1. Sheet C100: Please revise "Water & Services" to "Water Utilities" and the phone number to "816-969-1900" in the Utility Contact List.
2. Sheet C101: Please add an item for retaining walls to the quantities table and the engineer's estimate.
3. Sheet C103:
 - The proposed grading and pavement footprint between Future Bldg 10 and Bldg 2 don't match the FDP plan submitted. Please reconcile.
 - There is a garage shown just west of the Maintenance building, but the FDP plan submitted does not include a garage at that location. Please reconcile.
 - Finished Floor Elevations for the following locations don't match the FDP plan submitted. Please reconcile.
 - o Bldgs 4, 6, 10 (Future), 12 (Future) and 13 (Future)
 - o Future garage near the north end of Bldg 13 (Future)
 - o Future garage near the south end of Bldg 11 (Future)

Traffic Review - Not Required

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