



July 28, 2021

Sue Pyles, P.E.  
Senior Staff Engineer  
(816) 969-1245  
Sue.Pyles@cityofls.net

RE: New Longview Townhomes – Public Street Plans  
*Issued (1<sup>st</sup> Submittal): June 28<sup>th</sup>, 2021*  
*Comments Received: July 7<sup>th</sup>, 2021*

Ms. Pyles:

Thank you for your review and comments regarding the first Construction Document submittal. The revised plans are attached to this submittal. The following are the City's comments dated July 7th, 2021 from staff review. Olsson's responses are in **RED** text.

**Modifications and Additions:**

- **General**
  - Comment: Please submit an Engineer's Estimate of Probable Construction Costs.
    - **Cost estimate provided.**
- **Sheet C401**
  - Comment: Please revise General Note 9 to reference the City's Design and Construction Manual rather than the Public Works Department
    - **Note revised as instructed.**
  - Comment: Please replace General Note 10 with the previously provided construction inspection notification note.
    - **Note Revised as instructed.**
- **Sheet C404-C408**
  - Comment: Please revise all ADA-accessible ramp and sidewalk designs to meet maximum design slope requirements (1.50% cross-slope, 7.50% running slope, 1.50% slope all directions for a turning space)
    - **Revised ramps to be within minimum slopes.**
  - Comment: Even though the proposed streets within the New Longview Townhome development are private, they will function like public streets. It is recommended that detectable warnings be used at both private and public roadway crossings.
    - **Detectable warning has been added at all roadway crossing that have curb and gutter. No detectable warning was added in the alleyways since these act more as driveways and to be consistent with other areas of town.**
- **Traffic Review**

- Comment: Stop signs shall be relocated in front of sidewalk at crossing (Longview and Curry) a minimum of 4 feet.
  - Per PROWAG and city standards, the stop sign is supposed to be placed for an approaching car before the sidewalk crossing. All stop signs have been shown this way.

Thank you so much for your review of our plans. If there are any questions, please contact me at 816-442-6044 or.

Sincerely,

Julie Sellers, PE  
Olsson