

Date: Wednesday, August 11, 2021

To: Julie Sellers
Olsson Associates

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

Application Number: PL2021238

Application Type: Engineering Plan Review

Application Name: New Longview Townhomes - Public Street Plans

The Development Services Department received plans for this project on June 28, 2021. We have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow 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. Submit an Engineer's Estimate of Probable Construction Costs.
2. As previously requested, please replace General Note 10 with the following: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."
3. ADA-Ramps:
 - Detail 1 (S): Please review the slopes shown at the right and top edges of the "L" section, they appear to be in error.
 - Detail 3 (W): Please replace the ??? with slopes.
 - Detail 3 (W & E): Please review the slopes in the "L" sections. It appears that the diagonal slopes exceed the 1.5% maximum. Revise as needed.
 - Detail 4 (S): Please review the slopes in the "L" sections It appears that the diagonal slopes exceed the 1.5% maximum allowed. Revise as needed.
 - Detail 4 (N): The cross-slopes in the "L" section exceed the 1.5% maximum allowed. Please revise.
 - Detail 5 (W & E): Please review the slopes in the "L" sections. It appears that the diagonal slopes exceed the 1.5% maximum. Revise as needed.

Traffic Review - No Comments

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