

DEVELOPMENT SERVICES

Date: Tuesday, November 26, 2024

To: Schlager & Associates, PA
14920 W. 107th Street
Lenexa, KS 66215

From: Sue Pyles, P.E.
Development Engineering Manager

Application Number: PRSUBD20244966

Application Type: Public Infrastructure

Application Name: Pergola Park - 6th Plat Public Infrastructure

The Development Services Department received record drawing documents for this project and 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 (10) business days of the date received.

Traffic Review - Streets

Reviewed By: Erin Ralovo

No Comments

Engineering Review - Street and Storm

Reviewed By: Sue Pyles, P.E.

Corrections

9. Provide a pavement section for the temporary turnaround.

10. The storm sewer layout between Structures 803 and 1301 will not work as shown. If no street is being constructed west of the alley, then curb inlets can't be installed. Please clarify how drainage will be addressed in this area.

11. The End Construction stationing on the General Layout doesn't align with the end of Pergola Park Drive shown. Please clarify.

12. Please add End of Road markers to Pergola Park Drive.

13. Please submit a revised estimate based on these comments.

Engineering Review - Water

Reviewed By: Sue Pyles, P.E.

No Comments

Engineering Review - Sanitary

Reviewed By: Sue Pyles, P.E.

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

cc: Development Engineering Project File