

DEVELOPMENT SERVICES

Date: Monday, July 15, 2019

To: M-III LONGVIEW LLC
4220 SHAWNEE MISSION PARKWAY STE 200-B
FAIRWAY, KS 66205

To: SCHLAGEL & ASSOCIATES
14920 W 107TH ST
LENEXA, KS 66215

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

Application Number: PL2019153

Application Type: Engineering Plan Review

Application Name: PERGOLA PARK 4TH PLAT - STREET, STORMWATER, MDP, AND ESC

The Development Services Department received plans for this project on April 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 Corrections

1. Sheet 1: Please delete "Public Works" from Street Note 2.
2. Sheet 6:
 - Structure 405 is missing from the Inlet Capacity Calculations.
 - Please review Inlet Top elevations, the majority of them don't match the elevations shown on the Profile views. Revise as needed.
3. Sheets 19 & 20:
 - Label all Turning Spaces and verify they meet slope requirements.
 - Revise to include elevations for each section (ramp, turning space, etc.) corner, lengths for each section edge, and slopes for each section edge.
4. Sheet 21: Please verify that the sanitary / storm sewer crossing angles between Structures 102-104 meet the 45 degree minimum crossing angle.

5. Sheet 26: Revise the Typical Alley Section to meet City requirements and revise overlapping text for clarity.
6. General:
 - Executed offsite drainage easements for all storm sewer outside of the plat boundary will be required prior to issuance of the permit. Please submit a copy to the City for review prior to executing.

Traffic Review Corrections

1. Add No Parking Signs to the Signing Plans (Use Sign R8-3 and R7-1 with Right or Left Arrow as applicable) in coordination with sight distance limitations along Pergola Park Dr. and Redbuck Cir. Contact staff for guidance regarding placement and sign type as needed. Staff will process the required Ordinance for No Parking in coordination with substantial completion of construction.
2. The vertical sag along Pergola Park Dr. near Sta. 9+50 should be slightly adjusted for a K value of 26 (min.) for 25 mph design speed; currently shown 21.85. This is within the portion of street identified "future", but should be planned and coordinated with proposed storm sewer infrastructure.

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