

Date: Monday, August 12, 2019

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 August 5, 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. Many ADA-accessible ramp slopes don't meet City requirements. Sheets 19 & 20 will be sent to you under separate cover with the non-conforming slopes highlighted.
2. Detail 701, Inlet Structure Detail, located on Sheet 24 isn't obvious that it is for Storm Structure 405. The detail seems to be a junction box detail modified to fit this use. Please use the City's Field Inlet Detail (STM-2) as the basis for the area inlet with trash rack special detail, and label it so that it is clearly for Structure 405.
3. The scale on Sheet 2 is incorrect. Please revise.
4. Engineer's Estimate of Probable Construction Costs:
 - Review and revise the storm sewer items, many don't match the plans.
 - Street Item 6 description shows an incorrect concrete thickness. Please revise.
 - The sidewalk quantity appears to only include the quantity being constructed by the developer with the infrastructure. Please include all sidewalk within the project boundary in this quantity.
 - Review and revise the sidewalk ramp quantity, it is incorrect.
 - Include quantities for object markers, signs, underdrain, and erosion and sediment control items to the estimate.

5. Revise the Summary of Quantities table to match the plan set and estimate.

Traffic Review - Approved with Conditions

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 North side of Pergola Park Dr. between Alley and Station 5+00. Sign on South side should be moved to Station 5+00. Sign shown west of Gale Dr on the "Future" road does not need to be included in the plans. Signs will be oriented to the direction of approaching traffic. 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.

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.
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cc: Development Engineering Project File