Date: Friday, December 03, 2021

To: DAVID RINNE
SCHLAGEL ASSOCIATES

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

Application Number:	PL2021452
Application Type:	Engineering Plan Review
Application Name:	Pergola Park 5th Plat - Public Water

The Development Services Department received plans for this project on November 18, 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. Please submit an Engineer's Estimate of Probable Construction Costs.

2. Sheet 1:
    • KCP&L is now Evergy. Please revise the Utility contacts list accordingly.
    • Dena Mezger is no longer the Public Works Director. No contact name is necessary, but Michael Park is now the PW Director.
    • Please replace General Note 13 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."
    • Remove the approval signature block for the City. A stamp will be provided electronically when approved.

3. Sheets 3-4:
    • Several areas appear to fail to meet the 42" minimum cover requirement for water lines. Please review and revise as needed.
    • Horizontal bends are shown in order to meet maximum deflection requirements. Are these requirements being met vertically? If not, vertical bends are required. Please revise as needed.
    • There is a typo in the Sta. 5+01.16 label in Profile view.

4. Sheet 5:
    • Remove the Trench Check standard detail, it is not used.
    • Please add a trench/backfill standard detail.

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 developmrnt 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 mulit-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