

Date: Tuesday, December 07, 2021

To: DAVID RINNE
SCHLAGEL ASSOCIATES

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

Application Number: PL2021454

Application Type: Engineering Plan Review

Application Name: Pergola Park 5th Plat - Streets, Storm, Mass Grading

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 ten (10) business days of the date received.

Engineering Review - Corrections

1. Please note that since the roundabout and intersection designs (Sheets 17-19) are not being provided until the second submittal, it will be a 10-day review.
2. As discussed, please revise the turnaround location to be within the plat boundary in conjunction with the associated storm sewer comments, below.
3. Submit the following:
 - Engineer's Estimate of Probable Construction Costs.
 - SWPPP.
 - Copy of the MDNR Land Disturbance Permit.
4. 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 14 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.
- “Asphalt Pavement – Existing” is shown twice in the Legend. Please delete the duplicate.

5. Sheet 2:

- Please remove “(By Others)” from the proposed water and sanitary sewer labels on this sheet and throughout the plan set. They will be constructed with this project.
- The use of text masking (if that is the correct terminology) throughout the plan set at times covers up important information and/or drawings. Please review this and all sheets for clarity.

6. Sheets 3-4:

- Please remove the utility callouts on the MDP, the line types suffice.
- Include a table showing allowable house type for each lot.

7. Sheets 8-12: See comments sent for PL2021455, Pergola Park 5th Plat ESC. Revise plans to match the ESC plan revisions.

8. Sheets 13-16:

- Please denote sidewalk to be constructed by the contractor/developer the same on every page.
- Show the sidewalk adjacent to Tract Q as being constructed by the contractor/developer.
- Show the sidewalk adjacent to all of Tract S as being constructed by the contractor/developer.
- Please note that the areas shown as future Pergola Park 6th Plat and Lumberman’s Row 1st Plat are currently unplatted and therefore require sidewalk constructed as a part of this development. In lieu of constructing the sidewalk, please note that a cash escrow for this work will be required.
- Please show underdrain in Profile views at all low points.

9. Sheet 20:

- Please revise the angle thru Structure 802 to be 90 degrees or greater.
- Please eliminate the stub for future connection at Structure 803. Future connections shall be core drilled.
- The 20’ U/Es shown between Lots 1 & 2 is drawn as a 15’ width easement, but labeled both as a 15’ D/E and a 20’ U/E. Please clarify.
- Why is the end section at Structure 800 shown both angled and straight? Please clarify. Future Structure 1600 is shown the same way.

10. Sheet 21:

- Please shown the design HGL in the Profile views.
- Please show all utility crossings in the Profile views.
- Structure 501 does not meet the requirement of a minimum 0.5’ drop through the structure. Please

revise.

- Please note that only storm sewer included in the 5th Plat has been reviewed at this time.

11. Sheet 24: Please include standard pavement sections for all different pavement configurations. The sidewalk note (1 side only) included is incorrect.

12. Sheets 25 & 26: Field Inlet (STM-2) and Junction Box (STM-3) are not used, please remove.

Traffic Review - Corrections

1. All of the islands within City R/W will require a license agreement to address maintenance responsibility.

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