

**DEVELOPMENT SERVICES**

**Date:** Tuesday, April 09, 2019

**To:**

SCHLAGEL & ASSOCIATES  
Mark Breuer, P.E.  
Email: SCHLAGEL & ASSOCIATES  
Fax #: (913) 492-8400

**From:** Gene Williams, P.E.  
Senior Staff Engineer

**Application Number:** PL2019080

**Application Type:** Engineering Plan Review

**Application Name:** Winterset Valley 13th Plat - Sanitary Sewer

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The Development Services Department received plans for this project on Mar. 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 ten (10) business days of the date received.

**Engineering Review**

1. Sheet 1, Note 4: This statement is incorrect concerning concrete encasement. MDNR does not consider concrete encasement as suitable protection in the event the 10 foot rule cannot be achieved. Please remove this note.
2. Please label all existing City manholes with their respective City manhole number. Existing manhole E1 is City manhole number 27-318.
3. Please remove manhole A3. It is not needed, and adds additional maintenance cost to the City.
4. Please remove manhole B1 for the same reason specified above. It is not needed.
5. No MDNR permit is required for this project due to the length being less than 1000 feet.

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**

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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,

*Original Signed*

Gene Williams, P.E.  
Senior Staff Engineer  
(816) 969-1223  
Gene.Williams@cityofls.net

cc: Development Engineering Project File

