

**Date:** Friday, October 18, 2019

**To:** GBA ARCHITECTS ENGINEERS  
9801 RENNER BLVD  
LENEXA, KS 66219

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

**Application Number:** PL2019334

**Application Type:** Engineering Plan Review

**Application Name:** PARAGON STAR - SANITARY

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The Development Services Department received plans for this project on September 27, 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. General:
  - Include erosion and sediment control to the plan set.
  - Submit an Engineer's Estimate of Probable Construction Costs.
  - Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
2. Sheet 1:
  - Revise to reference Lee's Summit, not KCMO, on this sheet and throughout the plan set.
  - Revise as needed to make the Index of Sheets description match the plan sheet title block for each sheet.
  - Clearly show the existing sanitary sewer throughout the plan set.
  - Include a Summary of Quantities table on this sheet or elsewhere in the plan set.
3. Sheet 2:
  - Show floodplain and stream buffer boundaries on this sheet and throughout the plan set.
  - The Lina A alignment does not match the rest of the plan set. Please revise as needed.
  - Sanitary sewer not a part of this plan set appears to be shown. Please clarify and label to identify. Please note that private sanitary sewers shall not connect to public sanitary sewer manholes. Revise throughout the plan set.

4. Sheet 3:
  - The Line A label at the south end of the line appears to be located incorrectly. Please revise.
  - Show all crossings in the Profile view and label to verify separation requirements are met.
  - The drop thru MH A-9 between Line A and Line E does not meet the 0.5' minimum drop. Please revise.
  - There are 2 sets of grade lines in the Profile view, but only one label. Label both lines, so each is clearly identified on this sheet and throughout the plan set.
5. Sheet 5:
  - The drop thru MH D-3 does not meet the 0.5' minimum drop. Please revise.
  - Show all crossings in the Profile view and label to verify separation requirements are met.
  - Label MHs A-5 & A-9 in the Plan views.
  - Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation."
  - Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
6. Sheets 6-8: This information will need to be reviewed and approved by Little Blue Valley Sewer District. Written confirmation of this approval will be required.
7. Sheet 9: This sheet may be deleted, APWA and KCMO details are not required.
8. Sheet 11: This sheet may be deleted, it is blank.

### **Traffic Review - Not Required**

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,

Sue Pyles, P.E.  
Senior Staff Engineer  
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cc: Development Engineering Project File