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**DEVELOPMENT SERVICES**

**Date:** Friday, March 06, 2020

**To:** MARK BREUER  
MAB@SCHLAGELASSOCIATES.COM

**To:** SCHLAGEL & ASSOCIATES  
14920 W 107TH ST  
LENEXA, KS 66215

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

**Application Number:** PL2020048

**Application Type:** Engineering Plan Review

**Application Name:** WOODLAND GLEN 3RD PLAT (WATER LINE)

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The Development Services Department received plans for this project on February 21, 2020. 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. Public infrastructure plans must match the associated plats for location of improvements. When resubmitting, please provide separate plan sets for Woodland Glen 2nd Plat and Woodland Glen 3rd Plat.
2. Sheet 1:
  - Please add the plat number to the project title on this sheet and the title block on all sheets.
  - Please revise the phone number to 816-969-1200 in General Note 13.
  - Please remove General Notes 13 & 14, they are not applicable.
  - Please remove the sanitary sewer portion of Utility Note 4, it is not allowed by MDNR.
  - Please remove the casing pipe item from the Summary of Quantities table.
  - Please include a Vicinity Map with nearby streets labeled.
3. Sheet 2: City records indicate the water main continues east from SW Winthrop Terrace on the north side of SW Heartwood Drive. Please show this main throughout the plan set.
4. Sheet 4:

- Label all street names.
- Label existing and proposed grade lines in the Profile view.
- Include the storm sewer crossing near Sta. 0+20 in the Profile view.
- City records indicate the water main continues east from SW Winthrop Terrace on the north side of SW Heartwood Drive. Therefore, Lot 56 can be served by the existing main and the extension to the plat boundary on the south side of SW Heartwood Drive is not required. Please eliminate Line 3.

5. Sheet 5: Please remove all standard details not required for this project.

6. General:

- Submit an Engineer's Estimate of Probable Construction Costs.
- Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.

### **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  
(816) 969-1245  
Sue.Pyles@cityofls.net

cc: Development Engineering Project File