

Date: Friday, March 06, 2020

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

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

Application Number: PL2020047

Application Type: Engineering Plan Review

Application Name: WOODLAND GLEN 3RD PLAT (SANITARY SEWER MAIN EXTENSION)

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 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 6: Design and Construction Manual Section 6501.D.g requires a minimum 0.5' drop between the upstream and downstream sewer pipe inverts. Line D MHs D2 & D3 don't meet this requirement. Please revise.
5. Sheets 7 & 8: 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

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