

Date: Monday, March 16, 2020

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

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

Application Number: PL2020046

Application Type: Engineering Plan Review

Application Name: WOODLAND GLEN 3RD PLAT (STREET, STORM, MASTER DRAINAGE AND
EROSION CONTROL)

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. Comments are included with the comments for PL2020042 Woodland Glen 2nd Plat Street & Storm sent under separate cover.

Traffic Review - Corrections

1. Plans are missing roadway typical sections, sidewalk and ADA ramp information, pavement design, street signs (e.g. stop signs/street name signs), and a temporary traffic control plan. The TTC Plan should also address issues/commitments noted during the PDP Public Hearing(s) for phasing and routing construction related traffic.
2. A temp. cul-de-sac is required that complies with the Design and Construction Manual. The "turn around" proposed is not acceptable.

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