

Date: Thursday, May 14, 2020

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

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

Application Number: PL2020042

Application Type: Engineering Plan Review

Application Name: WOODLAND GLEN 2ND 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 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. Sheets 2-4:
 - Revise Sediment Trap to Sediment Basin, they have distinctly different design requirements.
 - The sediment traps are required prior to grading operations, and are shown in Stage A in the ESC Staging Chart. They are not included in the plan view until the Stage B plan. Please revise.
2. Sheet 7:
 - There are left over U/E labels on Lot 44 (15' U/E) and Tract C2 (50' U/E & 10' U/E).
 - Consistently label all private storm sewer.
 - Add "SW" to the Heartwood Drive label on this sheet and throughout the plan set.
 - Relocate the Plat Boundary" label at Lot 56, it covers the sidewalk.
 - Sidewalk ramps and all sidewalk located adjacent to tracts are to be installed by the developer at the time of street construction. Clearly denote this on the plans.
3. Sheet 8:
 - The existing contour lines appear to be the top layer, making it difficult to read the other lines. Please revise for clarity on this sheet and anywhere else it occurs in the plan set.
 - Is Swale A contained completely within Tract A?
 - The proposed grading doesn't appear to swale where Swale D is shown. Please clarify if needed.

- Clearly indicate a start and stop location for each swale typical section.
 - Include a note regarding the limits of the swale IF that will help to clarify the required location of the typical section.
 - Example Note: Swale sections extend the entire length between upstream and downstream structures with the exception of a transition at each structure.
4. Sheet 9: Clearly show and label the 100-year WSE at each detention basin. Other elevation information for the basin may also be presented, but clearly show the location and elevation of the 100-year WSE.
 5. Sheets 14 & 15:
 - Complete design information must be provided for all ADA-accessible sidewalk ramps. Ramps must include detectable warnings.
 - As required by the City's Traffic Engineer, please remove the midblock ramps and add ramps to the south half of the 14th St. & Winthrop Ter. Intersection. Specific designs of those ramps will also be required.
 6. Sheets 17-19: The 100-year WSE shown on outlet structure details, storage summaries, and in the stormwater report must all match, but they don't appear to. Please review and revise as needed.
 7. Sheets 20-21: The compacted fill hatching is too light. Please revise for clarity.
 8. The orifice diameter for EDDB #1 in the Final Stormwater Management Report (3") does not match the plan set (4"). Please revise the report as needed, 4" is the minimum diameter allowed.
 9. Sheet 9:
 - Include existing and finish grades at all lot corners.
 - Include Top Elevations at all structures.
 - Include 100-year WSE at all area inlets.
 - Include 100-year WSE at all lot corners adjacent to an overflow swale, area inlet, or area with an established 100-year WSE.
 - MBOEs must be a minimum of 2 feet above any 100-year WSE associated with the lot.
 - Please review the MBOEs set for these lots to make sure they fit the proposed grading. For example, Lot 51 MBOE is higher than the proposed grading. This might be just fine, so please verify.
 - For clarity, consider breaking this sheet into 2 sheets. One sheet could have contours and swale information, and one sheet could have spot elevations and MBOEs.
 - Additional review will be done after all of the required spot elevations have been added.

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

cc: Development Engineering Project File