

Date: Monday, June 01, 2020

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

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

Application Number: PL2019333

Application Type: Engineering Plan Review

Application Name: PARAGON STAR - PUBLIC OFF-SITE WATER MAIN EXTENSION

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 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: The plans are now very clear regarding vertical deflections. Horizontal deflections must meet the same tolerance and don't appear to show how this requirement is being met. Please clarify.
2. Sheet 1: Update the Summary of Quantities Table based on comments.
3. Sheet 3:
 - The Start Construction stationing shown on Plan and Profile views don't match. Please revise as needed.
 - The proposed FH at Sta. 1+10.00 isn't shown on the Profile view.
 - The Sta. 1+18.70 leader appears to be pointing to the incorrect location. Please revise.
 - The enlargement circle at Sta. 5+01.12 appears to be shown slightly off of the correct location. Please revise.
 - The FH stationing shown on the Plan and Profile views don't seem to match. Please verify and revise where needed on this and all other Plan & Profile sheets.
4. Sheet 5:
 - There is a 5' dimension pointing to what appears to be a valve symbol near Sta. 30+97.64. Please clarify.
 - The most upstream thrust block shown in the Profile view is located incorrectly graphically.

- There is a water line shown in the Profile view above the existing grade line. Please clarify.
 - The existing grade leader is not pointing to the grade line. Please revise.
5. Sheet 6: The W/E is labeled as a 15' Water Main Easement near Sta. 38+00, but other labels indicate it is a 20' easement. Please revise as needed.
 6. Sheet 7: The 2 proposed FHs shown in the Plan view aren't shown in the Profile view.
 7. Sheet 8:
 - There are labels showing existing vertical pipe and a pipe filled with concrete that are unclear. Is this something in conflict with the proposed water line? Please clarify.
 - There are 2 labels for the class of pipe shown in the Profile view that don't match. Please revise where needed.
 8. Estimate:
 - Please review the quantities for Items 4, 6, 8, 11, and 12. Revise as needed.
 - What are Items 13 & 14?
 - Please include items for connection to existing mains and repair to the existing road for the Line B construction.

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,

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cc: Development Engineering Project File