

Date: Thursday, February 18, 2021

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

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

Application Number: PL2021044

Application Type: Engineering Plan Review

Application Name: Oakview Storage Lot 5 Public Sanitary and Private Water Main Extension

The Development Services Department received plans for this project on February 02, 2021. 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:
 - Remove the proposed stub at MH B1.
 - Please submit the proposed easement for review.
 - Please revise the engineer's estimate to match the information in the plans.
2. Sheet C0.0:
 - Remove Dena Mezger as the Public Works contact.
 - Revise the Water department name to Water Utilities.
 - KCP&L is now Evergy. Please revise the contact information.
 - Revise General Note 15 to "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200".
 - Delete General Notes 16 & 17.
 - Remove the approval signature block for the City. A stamp will be provided electronically when approved.
 - Revise the Summary of Quantities to match the information in the plans.
3. Sheet C1.0: Show location of all oil/gas wells, or indicate none are present, and cite the source.

4. Sheet C3.0:

- The City's trenching requirements have changed. There is now 12" of rock required over the pipe. Please revise the detail.
- Remove Standard Details SAN-1 & WAT-6, they are not used.

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

cc: Development Engineering Project File