
DEVELOPMENT SERVICES

Date: Thursday, June 24, 2021

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.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow 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. What do the hatched areas at each retaining wall represent? Clarify or remove throughout the plan set.
2. The use of text "masking" throughout the plan set, especially on Sheet 9, covers too much information. Please revise accordingly by removing the "masking" function.
3. Please include a pavement typical section.
4. The Engineer's Estimate of Probable Construction Costs includes all of the items that the City reviews and/or inspects. In this case, it includes both the public and private storm sewer. It also includes all of the sidewalk, regardless of who is to build it. My comments on the estimate are:
 - Revise to include all storm sewer and sidewalk shown in the plans.
 - Include all items in the plans on the estimate.
 - Revise the erosion control lump sum item to be a breakdown of all of the individual erosion control components.
 - Revise the Summary of Quantities table on the cover sheet to match the estimate.

Traffic Review - Corrections

1. TTC Plan shall be included and comply with City Standard Details and Specifications. The plan or notes should also address issues/commitments noted during the PDP Public Hearing(s) for phasing and routing construction related traffic.
2. The Ward and Persels CIP will be constructed in 2024. The project will improve access management along Ward, south of the intersection. This project will require TCEs and possibly additional right-of-way from the subject property.

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.
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cc: Development Engineering Project File