
DEVELOPMENT SERVICES

Date: Tuesday, May 18, 2021

To: OLSSON ASSOCIATES
Terry Parsons, P.E.
7301 W 133RD ST #200
OVERLAND PARK, KS 66213

From: Gene Williams, P.E.
Senior Staff Engineer

Application Number: PL2021114

Application Type: Engineering Plan Review

Application Name: LSR7 Middle School #4 - Off-site Sanitary Sewer Main Extension No. 1 -
Segment #1

The Development Services Department received plans for this project on May 4, 2021. 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 ten (10) business days of the date received.

Engineering Review - Corrections

1. Coordination between Olsson and Schlagel in regard to the Cape Dr. extension continues to be an issue. This will have a direct bearing on the sanitary sewer plans. According to the Bailey Farms preliminary plans, the Cape Dr. right of way is not abutting the Whitnace property to the south, but rather, is offset by approximately 29 feet. This will have a bearing on the design of the public manhole location. In this instance, the manhole should be located outside the limits of the roadway so the future connection from Bailey Farms subdivision to the east can be made without being installed beneath the box culvert.
2. Future connection to Bailey Farms shows a 12 inch pipe. Please remove reference to "8 to 12 inch pipe".
3. Future connection to Bailey Farms is showing inadequate drop across this high deflection manhole. Minimum drop is 0.5 feet, but recommend 0.6 to account for tolerance.
4. Ductile iron pipe is required from manhole to manhole beneath stream crossings. It must be epoxy coated, and include restrained joints.

5. Concrete encasement is required beneath stream crossings. Encasement should be shown "bank to bank".
6. Depth of bury beneath the stream channel is too shallow. A minimum depth of 3 feet is required.
7. We are assuming the additional manhole at the downstream connection point is being proposed to accommodate the incoming pipe diameters?
8. Approval of these plans is contingent upon the submittal and approval of the additional downstream sanitary sewer improvements.

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,

/s/ Gene Williams electronically signed May 18, 2021

Gene Williams, P.E.
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cc: Development Engineering Project File