

Date: Tuesday, June 15, 2021

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

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

Application Number: PL2021194

Application Type: Engineering Plan Review

Application Name: Lakewood Self Storage - Mass Grading

The Development Services Department received plans for this project on June 01, 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 five (5) business days of the date received.

Engineering Review - Corrections

1. Plans are incomplete concerning the construction of the detention basin. There are no details concerning the outlet structure, and it is impossible to determine whether the detention basin matches what is shown in the detention study.
2. The detention basin should be constructed first, so details concerning the detention basin are needed.
3. What other features shown on the plans are being constructed? Curb inlets, storm lines, retaining walls, etc.?
4. Since these plans include more than simple land disturbance activities (i.e., mass grading), you may desire to include these plans with the overall Final Development Plan. Land disturbance permits only cover simple land disturbance activities such as tree removal, limited grading, stripping of topsoil, etc. As a mass grading plan, the detention basin must be constructed first, and it may be better to incorporate these plans into the Final Development Plan.
5. Contour tie-ins to existing contours do not appear to make sense, especially in the northeast portion of the grading plan.

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 Jun. 15, 2021

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

