
DEVELOPMENT SERVICES

Date: Thursday, June 17, 2021

To: OLSSON ASSOCIATES
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 Jun. 3, 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

1. As discussed in the Jun. 9, 2021 email (attached), plans should be updated as appropriate to reflect the future road alignment of Cape Dr. into the adjacent Bailey Farm subdivision. Coordination between Schlagel and Olsson on these issues shall be performed, and consideration given to the sixty (60) foot stream buffer along the small stream located along the north property line of the Whitance's.

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. 17, 2021

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