
DEVELOPMENT SERVICES

Date: May 31, 2021

8/5/21

To: HG CONSULT, INC
Kevin Sterrett, P.E.
9007 PINE ST
LENEXA, KS 66220

Gene,
Here are responses to the plan that was submitted, based on the diversion swale to be placed on Greenwood property during negotiations for a drainage easement from the City of Greenwood. Revised plans show the diversion swale reverting back to the Cobey Creek side of the property line due to Greenwood declining to have the swale on their property. These comments and responses apply to the revised plans.
Kevin

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

Application Number: PL2018209

Application Type: Engineering Plan Review

Application Name: Cobey Creek 1st Plat - Revisions to Grading and Diversion Berm

The Development Services Department has completed its 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

1. Slope of swale is less than 2.0% in the vicinity of sta 6+50. This area also appears to be a very critical portion of the swale. Upstream slope appears to be over 3%, which may allow for some adjustment in this area.
Slopes adjusted to minimum of 2%
2. End of swale abruptly ends near the emergency spillway for the detention basin with no further existing contours or proposed contours presented. Additional extension of the swale is needed. It should be extended far enough to ensure the flows carried by the swale do not jeopardize the integrity of the dam.
The swale has been extended to the existing swale at the property line. Rip rap has been added to fortify the area to ensure the integrity of the berm.
3. What is the plan for the existing field inlets in the rear yards of the east lots? Are the throats going to be sealed with concrete and rebar?
The inlets tops have been adjusted for the new grade and one inlets has been called out to be reinforced and filled with concrete prior to back fill.
4. What is the plan for the existing field inlets in terms of adjustment to grade? Are the field inlet tops going to remain above grade?
The inlets tops have been adjusted for the new grade as shown.
5. Cross-sections are warranted for the diversion berm. A typical section view is not sufficient for a critical feature such as a diversion berm. Recommend one (1) cross-section at 50 foot intervals or less. HGL for

the 100 year event should be shown for each cross-section. Finally, the area in the northeast corner of Lot 12 does not appear to show a berm. Ensure there is a cross-section in this location showing the berm.

100 year HGL's, 100 year surface elevations, 2 foot free board elevations of the west top of swale are shown, cross sections at every lot line and at the emergency spillway are provided.

6. Sheet 33: What is the purpose of the swale detail shown in the upper right? Shouldn't it be removed?

Removed

7. Plan view contours show diversion berm top that is not flat. Recommend showing flat top diversion berm throughout, with a top width to be determined by engineer. Recommend a minimum 3 feet width to ensure long-term integrity of the berm. Provided

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 31, 2021

Gene Williams, P.E.
Senior Staff Engineer
(816) 969-1223
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cc: Development Engineering Project File