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**DEVELOPMENT SERVICES**

**Date:** Tuesday, August 24, 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

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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](https://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. Proposed alignment looks acceptable, but why was the 18 inch line shown between A7 and A8? The new alignment makes this unnecessary and not desired by the City.
2. Provide sufficient notes that make it clear the future connection to the northeast at A7 shall be core-drilled. No temporary stub-outs are allowed.
3. The additional easement (sanitary) shall be provided prior to approval of the plans. This easement should be 30 feet wide, with the sanitary sewer line centered within the easement. Please provide a review copy prior to execution and recording.
4. Please provide the document number of easements already executed and recorded.
5. A cost estimate (itemized) shall be provided prior to approval of the plans. There should be a separate cost estimate for the future 12 inch sanitary sewer to the northeast in order to facilitate an escrow agreement. This estimate should not only include cost of installation, but should also include some engineering costs associated with the scope of work.

## 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

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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 Aug. 24, 2021

Gene Williams, P.E.  
Senior Staff Engineer  
(816) 969-1223  
Gene.Williams@cityofls.net

cc: Development Engineering Project File

