
DEVELOPMENT SERVICES

Date: Monday, January 10, 2022

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

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

Application Number: PL2021486

Application Type: Engineering Plan Review

Application Name: Cornerstone at Bailey Farms 1st Plat - Public Sanitary

The Development Services Department has completed its review of the undated and unsealed plans received late last year 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. Slope appears deficient between B8 and L1. Please see new standards for 8 inch pipe slope where upstream connections are the governing criteria, with 1.00 percent slope required in many instances, followed by 0.80 percent, and then 0.60 percent as an absolute minimum if 31 or more connections are provided.
2. Slope of pipe along Silo street appear deficient. Please see above comment.
3. Line L Sheet 5 appears deficient. Please see above comments concerning slope requirements based on upstream lots.
4. Sheet 6: Same comments as above apply to the 8 inch line. Slopes appear deficient based on new standards based on upstream lots.
5. Please be aware the "new standard" for sanitary sewer slope have been in effect before the Preliminary Plat was submitted and approved. This new requirement went into effect July of 2020.

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/ electronically signed Jan. 10, 2022

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