

**Date:** Tuesday, February 15, 2022

**To:** SCHLAGEL & ASSOCIATES  
James Long, P.E.  
14920 W 107TH ST  
LENEXA, KS 66215

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

**Application Number:** PL2021435

**Application Type:** Engineering Plan Review

**Application Name:** Manor at Bailey Farm 1st Plat - Mass Grading and Erosion and Sediment Control

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The Development Services Department has completed its review of the above-referenced plans dated Jan. 31, 2022 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 ten (10) business days of the date received.

#### **Engineering Review**

1. Please refer to comments on Street, Stormwater and Master Drainage Plan dated Feb. 14, 2022. It would appear the outlet pipe for the detention basin /sediment basin is in direct conflict with the preliminary design for the box culvert at Cape Dr. and the creek. Please review the preliminary design, and revise as appropriate.
2. Please add the words "and Mass Grading Plan" to the title of the plans.
3. Please refer to previous comments related to construction of the sediment basin as the first step in the project. I did not see anywhere in the construction staging table where the sediment basin is called-out for construction. It would appear this should be completed at step 1 in the process.
4. Sheet 11: The note on the bottom states the basin shall be built prior to any infrastructure being constructed. Please revise the note to state "prior to any work being performed", or simply remove the note and revise the table as described earlier in these comments (see comment 3 above).

5. Sheet 11: The faircloth skimmer is connected to an outlet structure with no references to its construction. Provide all necessary notation specifying where these construction details are located (i.e., within separate plan set, or alternatively, elsewhere within this plan set). In any case, the outlet structure and all appurtenances such as incoming pipe, trash rack, orifices, weirs, etc. shall require detailing in some fashion, whether in these plans or elsewhere. Proper referencing within this plan set shall be provided so there is no confusion within the field. It is also recommended that sufficient detailing be provided for the emergency spillway, the grading for the detention basin, and the 100 year WSE for the clogged condition in graphic format since these items are critical for easy conversion of the basin into a permanent detention basin at a later date.
6. Sheet 11: The design table located in upper right presents a "Time to Drain" as 2. What are the units for "Time to Drain"?
7. Sheet 11: No notes were provided on this sheet or elsewhere within the plan set regarding silt removal during construction activities. This shall be noted in the plans, with a target depth of silt when silt removal is required by the contractor. Silt shall be disposed properly off-site.
8. Sheet 11: Sufficient notation and diagrams are required showing how the faircloth skimmer will be attached to the trash rack of the 15 inch RCP. If this is not the intent (i.e., if the faircloth skimmer is being attached differently), then please be specific how it is being attached.
9. Sheet 11: Faircloth skimmer detail does not match the grading contours shown on this sheet. The skimmer detail shows a depression at the skimmer end of the assembly. Please be specific on the plan view by showing this depressed area, with separate notation as necessary.
10. All Sheets with Erosion and Sediment Control Staging Chart: Please add the sediment basin and installation of the faircloth skimmer details into this chart. Revise as appropriate, with suitable references to the details and sheet number contained within this plan set.
11. Please remove the easements for the incoming and outgoing pipes serving the detention basin. These lines are private, and no easement is desired by the City. Please ensure this comment is carried-through to the final plat.
12. Note 2 under Site Specific Notes: It is our understanding that wetlands do exist on this site. Is this correct, or am I misunderstanding? The note should be revised if this is correct.
13. All Sheets with Erosion and Sediment Control Staging Chart: Please add notes concerning the removal of silt within the sediment basin. The note shall be specific as to the depth of silt when removal is warranted. Notes shall be specific as to the disposal of silt, since this cannot be used as structural fill anywhere on the project site, and proper disposal is required.

14. A Stormwater Pollution Prevention Plan (SWPPP) was missing from the submittal package. This shall be required prior to approval of any plans for this project.
15. It is our understanding that wetlands exist on this project. Please submit all required documentation concerning this issue from the U.S. Fish and Wildlife Service. This shall be required prior to approval of any plans.
16. A cost estimate was requested in previous applicant letter, and the response to comments states this was included in the resubmittal package. I did not see any cost estimate included with the package. This shall be required prior to approval of these plans.

### **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/ electronically signed Feb. 15, 2022

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

cc: Development Engineering Project File