
DEVELOPMENT SERVICES

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: PL2021433

Application Type: Engineering Plan Review

Application Name: Manor at Bailey Farm 1st Plat - Public Sanitary Main

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. 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. Sanitary sewer line beneath the creek shall be encased in concrete as per the City standard detail. Please show the location of the encasement, including the length of the encasement and dimensions specified on the standard detail table notes. The pipe shall be encased from bank to bank, plus 10 feet each side of the stream bank. Finally, please include City standard detail SAN-7 in the plan set, and ensure the callouts shown on the notes for this standard detail are shown on the profile view of the plans.
2. Please review the sanitary sewer easement provided in the email to Jim Long on Feb. 15, 2022 to ensure the easement will work for this plan set. If temporary construction easement is needed, please let me know so the school district can acquire this easement. They will need to know the length and width of any temporary construction easement, as well as the location.
3. Cost estimate was missing the following items: 1) concrete encasement in accordance with the standard City detail SAN-7, 2) tracer wire and boxes for all sanitary sewer laterals, and 3) manhole frame and lid placement within pavement in accordance with detail.

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 Feb. 15, 2022

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

cc: Development Engineering Project File