

Date: Friday, February 25, 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: PL2022050

Application Type: Engineering Plan Review

Application Name: The Retreat at Bailey Farms, 1st Plat - Public Sanitary Sewer

The Development Services Department received plans for this project on February 10, 2022. We have completed our 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 ten (10) business days of the date received.

Engineering Review - Corrections

1. Please add a prominent note that "Contractor shall obtain elevations and locations for all sanitary sewer service lines and shall supply this information to the design engineer for inclusion in the as-built Record Drawings".
2. Line M from manhole M1 to M2 shall be eliminated, and Line M shall be lengthened within the pavement to a point where all service laterals can be connected to serve the 3 lots which in question (Lots 12, 13, and 14).
3. Sheet 4: Line K from K8 to K9 (future) is shown in bold, which is confusing since this normally denotes a proposed improvement. Please use a lighter lineweight to avoid confusion in the field.
4. Recommend adding an additional 0.1 feet to the normal drop required at each manhole to account for construction tolerance. The City has had issues with inadequate drop across manholes due to designs being at the minimum drop required. Please review all drops at manholes, and adjust a minimum of 0.1 feet additional drop.
5. Manhole K5 appears unwarranted and should be eliminated.

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 and tracer wire/box.
- Waterlines, 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. 25, 2022

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