
DEVELOPMENT SERVICES

Date: Monday, February 28, 2022

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

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

Application Number: PL2021484

Application Type: Engineering Plan Review

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

The Development Services Department has completed its review of the above-referenced plans dated Feb. 11, 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 ten (10) business days of the date received.

Engineering Review - Corrections

1. Please see previous comment letter. The City shall not allow a water line to be installed at the depth shown near the end of Line 6. Please adjust the storm sewer accordingly so the water main can be installed over the top of this line. Please see comments in Street, Stormwater, and Master Drainage Plan concerning this line. After reviewing those comments, it will be a simple matter of providing the necessary adjustment over the top of the storm line rather than beneath the storm line. Storm line 1000 on the Street, Stormwater, and Master Drainage Plan is too steep, and will lead to severe erosion at the outfall due to supercritical flow within Line 1000. The curb inlet shall be made deeper, and the slope shall be lessened in Line 1000 to eliminate this issue. If necessary, a encasement of the water main can be installed as per the City standard detail to provide structural support, but it would appear this is unnecessary.
2. Additional easement for the water main in this location shall be adjusted to a minimum 5 feet buffer from the outside of the water main. As shown, the water main is almost encroaching outside the limits of the easment. Ensure this easement is carried-through to the plat.

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. 28, 2022

Gene Williams, P.E.
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