
DEVELOPMENT SERVICES

Date: Friday, December 16, 2022

To: SCHLAGEL & ASSOCIATES - Mark Breuer, P.E.
14920 W 107TH ST
LENEXA, KS 66215

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

Application Number: PL2022417

Application Type: Engineering Plan Review

Application Name: Residences at Blackwell - Mass Grading and Erosion and Sediment Control

The Development Services Department has completed its review of the above-referenced plans dated Nov. 30, 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. A SWPPP is required prior to formal approval due to the size of the project being greater than 1 acre.
2. Staging table shows the sediment basins to be constructed when 10 acres or more of disturbed area are completed. These features should be constructed during the first phase of erosion and sediment control, not after 10 acres have been disturbed. Please revise.
3. An off-site easement appears to be needed at the drainage point of EWDB #3. This off-site easement should be private rather than public. Please provide a courtesy review copy of the easement, along with an 8.5 by 11 inch exhibit showing the limits of the private easement in graphic format prior to execution and recording.
4. It is understood that mass grading as shown on this plan will be undertaken at once rather than phased over the life of the project (i.e., Traditions at Blackwell, Reserve at Blackwell, etc.). If this is not the case, please respond. This has a bearing on the review of the off-site sanitary and off-site water line, and since our understanding is that the mass grading will take place during the platting of the first phase (i.e., the Residences at Blackwell), this is key to the review since the City will not desire overland lines to be laid in areas of extensive future grading.

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 Dec. 16, 2022

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cc: Development Engineering Project File