
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: PL2022416

Application Type: Engineering Plan Review

Application Name: Residences at Blackwell - Public Sanitary

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. Plans were incomplete in that there was no plan for upgrading the line near the Summit Mill lake dam. Please see the Preliminary Development Plan for specific details concerning the upgrade of this line near the dam and across Langsford Rd. Please update as appropriate.
2. Off-site public sanitary sewer easements across the properties to the east in a form acceptable to the City shall be required prior to approval of the plans. A courtesy copy of the unexecuted easement with an 8.5 by 11 inch exhibit showing in graphical format the limits of the easements shall be required. Please provide these documents prior to execution and recording for review by the City Law Department.
3. Additional off-site easements across unplatted land shall also be required in the case where the sanitary sewer line is being installed to the north of the apartment complex (i.e., along future Riley Place, and A7 to A5). Please see the above comment for specific details concerning this easement. The easement shall be twice the depth of the sewer, assuming the sewer is centered within the easement.
4. The concrete encasement shown at the stream crossing between A2 and A3 shall include a v-notch in the concrete. A separate detail shall be transmitted to you showing this encasement detail. Please revise in accordance with the detail to be provided separately.

5. Future Manhole Connections: There are references to plug and stub, which is not allowed in the City of Lee's Summit. Future connections shall be core-drilled. Please ensure this is clearly-defined on the plans, as we have had numerous issues in the past with contractors delivering manholes with these holes already provided for future connections, and have rejected them. Please revise.
6. We are assuming all future public sanitary sewer lines will not need to be connected to the sanitary line contained within these plans (i.e., it appears all future sanitary lines shall be constructed elsewhere, off the proposed plat). If not, future connections shall require the demolition and reconstruction of Heritage St., which is not desirable for the City or the developer. Please evaluate and respond as necessary.
7. The plans call for the end of the public sanitary line to terminate at A11. The public line should terminate at manhole A10, not A11. It is acceptable to connect the private sanitary directly to manhole A10 rather than a stub, but the FDP should be revised to include this revision. Please revise the engineering plans, and please ensure the FDP is also revised as appropriate.
8. An erosion and sediment control plan was missing. Please provide an erosion and sediment control plan for all aspects of the public sanitary sewer project, including near the dam and Langsford Rd.

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

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

cc: Development Engineering Project File