
DEVELOPMENT SERVICES

Date: Friday, March 03, 2023

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 Jan. 28, 2023 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 use the City manhole numbers for all existing sanitary sewer manholes. For reference, EX-092 is 65-092, EX-227 is 65-227, and EX-226 is 65-226. Please update and revise as appropriate.
2. Manholes B1, B2, and B3 shall be 5 foot inside diameter manholes rather than 4 feet. Please revise as appropriate.
3. There appears to be an 8 inch line from the south which enters the existing City manhole 65-226, and the plans do not appear to address how this will be connected to the new system. Please evaluate and revise as appropriate.

Traffic Review - Not Required

In order to calculate the Engineering Plan Review and Inspection Fee, a revised 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 Mar. 3, 2023

Gene Williams, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File