

**DEVELOPMENT SERVICES**

**Date:** Friday, March 03, 2023

**To:** SCHLAGEL & ASSOCIATES  
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, Traditions and Reserve at Blackwell - Mass Grading and Erosion  
and Sediment Control Plan

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The Development Services Department received plans for this project on November 29, 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](https://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. The plans are lacking the outlet pipe details for both sediment basins. In addition, a site-specific plan for both sediment basins was missing. As shown on the standard detail, a site-specific design is always required for a sediment basin. This includes all aspects of the system, including elevations, pipe type, diameter, etc.
2. An off-site private storm drainage easement is required to connect to the existing storm line within Tract D, Summit Mill 2nd Plat. The easement shall be a private easement dedicated to the homeowners association rather than the City.
3. Turf reinforcement mat should be shown within the side slopes of sediment basins and detention basins. Please revise as appropriate.
4. Turf reinforcement mat should be shown along the east/west swale located along the north of the development.
5. Turf reinforcement mat should be shown along the west property line of the development within the swale.

## **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**

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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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Gene.Williams@cityofls.net

cc: Development Engineering Project File

