
DEVELOPMENT SERVICES

Date: Tuesday, March 28, 2023

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

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

Application Number: PL2023050

Application Type: Engineering Plan Review

Application Name: Blackwell Reserve - Public Sanitary

The Development Services Department has completed its review of the above-referenced plans dated Mar. 7, 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 remove all references to "TEE STA." on the plans. The City shall not accept any tees. Only wyes are allowed in the City of Lee's Summit. Please revise.
2. Please be aware a second access (i.e., street access to Blue Pkwy.) may be required based on other reviews by different departments. This may cause the geometry to change slightly.
3. A manhole frame and lid detail appeared to be missing. Please provide a frame and lid detail.
4. Please ensure there are sufficient notes concerning the construction of the concrete collars for the frame and lids within pavement. This can take the form of notes on the plan view or other means.
5. Please add sufficient notes on the plans or the special detail for the "manhole in paved area detail" (i.e., the concrete collar) which show the final alignment shall be oriented so the collar is in the form of a diamond shape (i.e., not a square) as viewed along the road. This is a purely aesthetic reason for orientation, but should be done to ensure the contractor understands how to orient the concrete collar. Please revise as appropriate.

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 Mar. 28, 2023

Gene Williams, P.E.
Senior Staff Engineer
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Gene.Williams@cityofls.net

cc: Development Engineering Project File