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**DEVELOPMENT SERVICES**

**Date:** Friday, May 19, 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, Reunion and Reserve at Blackwell - Mass Grading and ESC

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The Development Services Department has completed its review of the above-referenced plans dated May 15, 2023 and offers 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**

1. It appears the only item that has changed since the last submittal is a note stating that EWDB-3 is to be installed after the drainage easement has been obtained. It was our understanding you were going to provide a re-design of the system to accommodate the single sediment basin, and this does not appear to have been done. EWDB-2 shows an exit pipe entering a basin which will not be constructed until the future, so this is not going to be possible as shown. Please evaluate, review, and provide a re-design which accommodates the changes. It would be preferred that a separate plan be developed which eliminates any indication of EWDB-3 until such time that the off-site drainage easement has been obtained.
2. The erosion and sediment control plan shows the installation of gutter buddies on "at-grade" curb inlets. This will prevent the storm collection and conveyance system from achieving its design objectives, and may lead to structure and/or street flooding. Please eliminate gutter buddies at the "at-grade" locations. The gutter buddies can be utilized in a sump condition, but only if a suitable overflow route is established for the clogged condition. Please revise as appropriate.
3. Was a SWPPP submitted for this project? I cannot find where this was uploaded to the project file. Please upload the SWPPP to this file.

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 May 19, 2023

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

cc: Development Engineering Project File