

**Date:** Friday, June 02, 2023

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

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

**Application Number:** PL2023051

**Application Type:** Engineering Plan Review

**Application Name:** Blackwell Reserve - Public Street, Stormwater, and Master Drainage Plan

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The Development Services Department has completed its review of the above-referenced plans dated May 8, 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](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 Master Drainage Plan was submitted in response to the previous applicant letter. However, there are issues with the Master Drainage Plan as follows: 1) MBOEs should be called-out, not MLOs since the City of Lee's Summit does not recognize or define an MLO, 2) all lots should include an MBOE due to the density of the development, 3) MBOEs shall be a minimum of 2.0 feet above the calculated 100 year water surface elevation, 4) it would appear at least one (1) field inlet and associated piping is required west of Lot 19, and one (1) field inlet and associated piping west of Lot 2, and 5) it would appear additional field inlets are required along the northern swale to collect and convey stormwater to the east (i.e., ultimately to EWDB #3).
2. The private fire access road geometry looks acceptable, but there are no other details such as drainage, grading, etc. for the private fire access road. Please provide these details in the resubmittal.
3. Swale sections shown on the Master Drainage Plan should be shown explicitly from the start of the swale to the end, with cross-sections along intervals to be selected by the engineer. Please update.
4. Lot corner finish elevations shall be shown for each lot within the project. Please update and revise.
5. Is the placement of swales within such a small distance from structures a good idea? There is concern the

swales are too close to the proposed structures, especially those shown on Lots 1, 4, 7, 10, 13, 16, 19, 22, 25, 28, and 31. It appears the proposed structures on these lots will be within 5 feet of the swale bottom. Please evaluate and revise if appropriate.

### **Traffic Review - No Comments**

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 Jun. 2, 2023

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

cc: Development Engineering Project File