

**Date:** Thursday, July 13, 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 and Storm

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The Development Services Department has completed its review of the above-referenced plans dated Jun. 27, 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. Please refer to comment #1 in the previous applicant letter. During our telephone conversation, it was understood there was going to be a discussion concerning the prohibition of fences in the rear yard to prevent flooding, and in particular, there was going to be discussion concerning the use of open wrought iron fences or other fences that will pass stormwater. The main concern is the density of this development, and the modifications that were granted during the Preliminary Development Plan to allow for the increased density of this development. The long swale along the western and northern boundary of the project is concerning, since there are no additional underground systems to collect and convey stormwater.
2. We are still recommending additional inlets and underground piping to mitigate the concerns discussed above. This would pertain to the western property boundary as well as the northern property boundary, where the swale is shown being installed very close to buildings.

#### **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 Jul. 13, 2023

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

cc: Development Engineering Project File