

May 18<sup>th</sup>, 2021

Sue Pyles, PE  
Sr. Staff Engineer  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

**RE: WOODLAND GLEN 2<sup>ND</sup> PLAT PL 2020042 – STREET, STORM, MASTER DRAINAGE  
AND EROSION CONTROL**

Dear Sue:

This letter is regarding comments dated May 14<sup>th</sup>, 2020 for the above referenced project to which we have the following responses:

**Engineering Review - Corrections**

1. Sheets 2-4:

- Revise Sediment Trap to Sediment Basin, they have distinctly different design requirements.  
**Response: Completed.**
- The sediment traps are required prior to grading operations, and are shown in Stage A in the ESC Staging Chart. They are not included in the plan view until the Stage B plan. Please revise.  
**Response: Revised to sediment basins and these are to be installed prior to mass grading.**

2. Sheet 7:

- There are left over U/E labels on Lot 44 (15' U/E) and Tract C2 (50' U/E & 10' U/E).  
**Response: Removed labels.**
- Consistently label all private storm sewer.  
**Response: Completed.**
- Add "SW" to the Heartwood Drive label on this sheet and throughout the plan set.  
**Response: Completed.**
- Relocate the Plat Boundary" label at Lot 56, it covers the sidewalk.  
**Response: Completed.**
- Sidewalk ramps and all sidewalk located adjacent to tracts are to be installed by the developer at the time of street construction. Clearly denote this on the plans.  
**Response: Completed.**

3. Sheet 8:

- The existing contour lines appear to be the top layer, making it difficult to read the other lines. Please revise for clarity on this sheet and anywhere else it occurs in the plan set.

**Response: Completed.**

- Is Swale A contained completely within Tract A?

**Response: Swale A is located within the U/E.**

- The proposed grading doesn't appear to swale where Swale D is shown. Please clarify if needed.

**Response: Swale D is very minimal and otherwise difficult to convey.**

- Clearly indicate a start and stop location for each swale typical section.

**Response: Completed.**

- Include a note regarding the limits of the swale IF that will help to clarify the required location of the typical section.

**Response: Completed.**

- o Example Note: Swale sections extend the entire length between upstream and downstream structures with the exception of a transition at each structure.

4. Sheet 9: Clearly show and label the 100-year WSE at each detention basin. Other elevation information for the basin may also be presented, but clearly show the location and elevation of the 100-year WSE.

**Response: Completed.**

5. Sheets 14 & 15:

- Complete design information must be provided for all ADA-accessible sidewalk ramps. Ramps must include detectable warnings.

**Response: Provided.**

- As required by the City's Traffic Engineer, please remove the midblock ramps and add ramps to the south half of the 14th St. & Winthrop Ter. Intersection. Specific designs of those ramps will also be required.

**Response: This was later discussed and the mid ramps are to remain.**

6. Sheets 17-19: The 100-year WSE shown on outlet structure details, storage summaries, and in the stormwater report must all match, but they don't appear to. Please review and revise as needed.

**Response: Reconciled values to all match.**

7. Sheets 20-21: The compacted fill hatching is too light. Please revise for clarity.

**Response: Completed.**

8. The orifice diameter for EDDB #1 in the Final Stormwater Management Report (3") does not match the plan set (4"). Please revise the report as needed, 4" is the minimum diameter allowed.

**Response: Completed.**

9. Sheet 9:

- Include existing and finish grades at all lot corners.

**Response: Completed.**

- Include Top Elevations at all structures.

**Response: Completed.**

- Include 100-year WSE at all area inlets.

**Response: Completed.**

- Include 100-year WSE at all lot corners adjacent to an overflow swale, area inlet, or area with an established 100-year WSE.

**Response: Completed.**

- MBOEs must be a minimum of 2 feet above any 100-year WSE associated with the lot.

**Response: Completed.**

- Please review the MBOEs set for these lots to make sure they fit the proposed grading. For example, Lot 51 MBOE is higher than the proposed grading. This might be just fine, so please verify.

**Response: Completed.**

- For clarity, consider breaking this sheet into 2 sheets. One sheet could have contours and swale information, and one sheet could have spot elevations and MBOEs.

**Response: Sheets remained unchanged at this time.**

- Additional review will be done after all of the required spot elevations have been added.

**Response: Completed.**

Please contact me if you have any questions or comments. If you have any further comments or questions regarding this survey, please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

Ryan McGinnis, PE  
Design Engineer  
Direct 913-322-7166  
[RM@schlagelassociates.com](mailto:RM@schlagelassociates.com)