
DEVELOPMENT SERVICES

Date: Friday, June 18, 2021

To: ENGINEERING SOLUTIONS
50 SE 30TH ST
LEES SUMMIT, MO 64082

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

Application Number: PL2021073

Application Type: Engineering Plan Review

Application Name: Woodland Oaks 1st - Street, Stormwater, Master Drainage Plan, and Erosion and Sediment Control

The Development Services Department received plans for this project on Jun. 4 , 2021. We have completed our review 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 refer to comment #1 in the previous applicant letter dated May 25, 2021. Comment was not addressed concerning some of the ADA-accessible ramps. Examples were provided in previous emails, but were not utilized in your design. Turning space is still shown immediately adjacent to the curb and gutter. In addition, Detail 2 shows a shared ramp for both directions, which is no longer allowed.

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

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/ Gene Williams electronically signed Jun. 18, 2021

Gene Williams, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File