
DEVELOPMENT SERVICES

Date: Tuesday, March 15, 2022

To: ENGINEERING SOLUTIONS
Matt Schlicht, P.E.
50 SE 30TH ST
LEES SUMMIT, MO 64082

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

Application Number: PL2021295

Application Type: Engineering Plan Review

Application Name: NAPA VALLEY 5TH PLAT - Street, Stormwater and Master Drainage Plan

The Development Services Department has completed its review of the above-referenced plans dated Mar. 2, 2022 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 five (5) days of resubmittal.

Engineering Review Comments

1. Detail 2 on ADA-Accessible Ramp: The design slope along the diagonal on the turning space is greater than 1.5%. I am showing 1.7% using your elevation callouts. The turning space cannot be above 1.5% design slope in any direction, including the diagonal. Please revise, as 1.5% is our maximum slope in any direction on a turning space.
2. Your email dated Mar. 15, 2022 stated "The grading issue / comments being made on Lot 183 is something we cannot resolve. The lot has poor grading existing on the lot and we have done what we can.". Is this the case? If so, alternatives are required. If Lot 183 has poor drainage, then the plans cannot be approved until such time that this lot is buildable. **The City cannot approve of lots with poor drainage.** Please review and revise as appropriate.
3. Your email dated Mar. 15, 2022 stated "...when we stopped and the project was re-evaluated based on incorrect information related to the **downstream storm system.**" That is not the case. The plans were re-reviewed based on the fact that your grading plan changed from Sept. 28, 2021 to Dec. 2021 without

our knowledge. That is what triggered the re-review of your plans. The issue you refer was a separate issue.

Traffic Review - No Comments

Electronic Plans for Resubmittal

All Planning application and developmrnt 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 mulit-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 Mar. 15, 2022

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

cc: Development Engineering Project File