LS LEE'S SUMMIT
M I S S O U R I

DEVELOPMENT SERVICES

Date: Tuesday, March 28, 2023

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

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

Application Number: PL2023047

Application Type: Engineering Plan Review

Application Name: Reunion at Blackwell - Public Street and Storm

The Development Services Department has completed its review of the above-referenced plans dated Mar. 7, 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**. 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. A typical section for each street segment shall be provided. The section view shall designate the street name and stationing, street classification, along with the pavement design. Please ensure the typical section meets the requirements contained in the Design and Construction Manual.

2. ADA-accesible ramp details were incomplete. Slope callouts shall be provided, including a maximum 7.5% running slope for the ramp, and maximum 1.5% cross-slope for all sidewalks, ramps, and turning spaces. ADA-accessible routes across stop-controlled intersections shall also be shown and detailed, including minimum width of 5 feet, and maximum cross-slope of 1.5%. Please update and revise as appropriate.

3. Hydraulic grade line for the design storm shall be shown on the profile view of each storm line. If the storm system cannot manage the 100 year event without surcharging (i.e., defined as being less than 6 inches from an inlet throat), a suitable overflow swale for the excess shall be established. Please revise as appropriate.

Traffic Review - Corrections

1. Street name signs need to be a mix of upper and lower case letters.

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 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. 28, 2023

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