

March 24, 2023

Gene Williams, PE City of Lee's Summit 220 SE Green Street Lee's Summit, MO 64063

RE: PL2022414 – ENGINEERING PLAN REVIEW RESIDENCES AT BLACKWELL – STREET AND STORMWATER

Dear Gene:

This letter is responding to staff comments regarding the above-referenced project dated 2-7-2023:

Engineering Review – Corrections

Please refer to comment #3 in the previous applicant letter. Although slope callouts were provided, there are several instances on Sheet 12 and 13 where the running slope exceeds the City of Lee's Summit design standards of 7.5 % maximum design running slope. Please provide a re-design which utilizes the 7.5% maximum running slope standard. This standard is used to allow for construction tolerance. Please evaluate and revise.
Response: Ramps revised to 7.5% max running slope.

Traffic Review – Corrections

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 provide din 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).
 Response: Provided as requested

Should you have any questions, please contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

Mark A. Breuer, PE Principal / Engineering Manager Direct 913-322-7154 MAB@schlagelassociates.com

/mr Enclosures