



May 8, 2023

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

**RE: PL2023047 REUNION AT BLACKWELL  
ENGINEERING PLAN REVIEW DATED MARCH 28, 2023  
PUBLIC STREET AND STORM SEWER**

Dear Gene:

Thank you for your review comments for the above-referenced public street and storm sewer plans dated March 28, 2023. Please see the responses below:

**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.

**Response: Please see typical sections on sheet 2.**

2. ADA-accessible 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.

**Response: Revised with this submittal.**

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.

**Response: Revised with this submittal.**

## **Traffic Review – Not Required**

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

**Response: The City standard detail SN-3 is included with the plan set.**

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 property 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 resubmittal 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).

Should you have additional comments or questions, please do not hesitate to contact me.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.

Mark A. Breuer, PE  
Principal / Engineering Manager  
Direct 913-322-7154  
[MAB@schlagelassociates.com](mailto:MAB@schlagelassociates.com)

/mr  
Attachments