
DEVELOPMENT SERVICES

Date: Tuesday, November 21, 2023

To: Nelson Willoughby
Olsson Associates
North Kansas City, MO 64116

From: Susan Nelson, P.E.
Senior Staff Engineer

Application Number: PRSUBD20235704

Application Type: Public Infrastructure

Application Name: Eagle Creek Villas - Public infrastructure

The Development Services Department received record drawing documents for this project and 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 five (10) business days of the date received.

Traffic Review - Streets

Reviewed By: Erin Ralovo

Corrections

1. Where does Rambling Vine Rd go in the future? It would appear that there is another N/S street going in further to the East and closer to the intersection of Eagle View and Pryor. This intersection will be getting a signal with the Pryor Road Improvements and an intersecting street would not be allowed in the functional space of this intersection. Show more detail of the future area to the east or provide a bulb at the end of Rambling Vine Rd.
2. Type III Baricades at the throats of each street are not needed. If these are to be used during construction only label as temporary during construction.

Engineering Review - Paved Surface

Reviewed By: Susan Nelson, P.E.

Corrections

1. Please see all corrections for the Street and Storm Sewer Plans within the Storm Engineering Review.

Engineering Review - Storm Sewer

Reviewed By: Susan Nelson, P.E.

Corrections

1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
3. Please correct the Lee's Summit Water Utilities contact name and phone number (816-969-1900) on the cover sheet.
4. Sheet C102: Use the correct asphalt mix. Revise pavement type to identify KCMMB asphalt mix that is now required. (DCM 2205.4)

5. Sheet C103: Add utility easement for F.I. 2-1 to 2-3 to 2-4 in Tract B. Show combined utility easement with 10' wide easement along SW Eagle View Dr. and Lot 1. Delineate the location of the stream buffer and floodplain. Coordinate with the Plat.
6. Sheet C103: Show and label the location and limits of the one percent annual chance flood, as set forth on the current FEMA maps, with reference to the panel number and effective date. Elevations shall be provided if shown on the FEMA map.
7. Sheet C113: Call out end of road markers.
8. Sheet C127: Relocate notes away from the structures in the profiles to improve clarity. Enlarge and make the profile labels easier to identify. Continue throughout the plan set. Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
9. Sheet C127: CMP end section may not be used. Add a note that any curb inlet taller than 7 feet will require special design.
10. Sheet C128: Relocate the Sta. 14+00 Match Line to the correct stationing.
11. Sheet C130: Storm sewer stub is not allowed.
12. Sheet C137: Add label that clearly states Stormwater BMP. Label 100-year WSE at every lot corner and structure adjacent to 100-year flow or detention.
13. Sheet C137: The stormwater report does not appear to match the plans for bottom of basin elevation, crest length, invert elevation, etc. Please reconcile.
14. Sheet C138: Review Note 3 for accuracy. Include both proposed and existing contours. Include the FEMA Firm panel number and effective date in Note 2.
15. Sheet C138: Please size all rear yard pipes for 100-year flow. With upsized pipes, please evaluate whether or not proper lot grading can replace the engineered swales. The goal is to eliminate as much 100-year overflow as possible. Note that the 10-year HGL must be contained within the pipe but the 100-year HGL must remain a minimum of 6" below any opening.
16. Sheet C139: Label drainage information on all drainage areas.
17. Sheet C142: The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.
18. Please verify coordination of these plans with the Pryor Road Capital Improvement Plan project.

Engineering Review - Water**Reviewed By: Susan Nelson, P.E.****Corrections**

1. Please correct the Lee's Summit Water Utilities contact name and phone number (816-969-1900) on the cover sheet.
2. Provide 3 valves at all tees.
3. Sheet C307: Install a fire hydrant at Sta. 23+09.71 Line 1 instead of a flushing assembly.
4. Sheet C309: The maximum cover for water mains in Section 6900 is 7 feet. The water main exceeds 7 feet of cover. Water Utilities would rather have the water main go over the storm pipes than be over 7 feet deep.

5. Generally, open street cuts are not permitted. Please explain where proposed and why this is necessary. Public Works approval is necessary.

6. Please verify coordination of these plans with the Pryor Road Capital Improvement Plan project.

Water Utilities - Water Review	Reviewed By: Kevin York	Corrections
Engineering Review - Sanitary	Reviewed By: Susan Nelson, P.E.	Corrections

1. Please correct the Lee's Summit Water Utilities contact name and phone number (816-969-1900) on the cover sheet.

2. Label the existing manhole where connecting to the system at EX. MH 1-1 (50-145) and the manhole just to the southwest EX. MH 1-0 (50-111). See 6501.H.9.c.

3. Remove future stub at MH 1-9. Future lines are not to be stubbed out, future pipe connections to be core-drilled (6501.E.5).

4. Please verify coordination of these plans with the Pryor Road Capital Improvement Plan project.

Water Utilities - Sanitary Review	Reviewed By: Amanda Bagwell	Corrections
Engineer Review - Grading	Reviewed By: Susan Nelson, P.E.	Corrections

1. Please correct the Lee's Summit Water Utilities contact name and phone number (816-969-1900) on the cover sheet.

2. Provide explanation for why the areas beyond this phase of development are being disturbed.

3. Review use of silt fence and determine if intermediate silt fence is needed.

4. Please verify coordination of these plans with the Pryor Road Capital Improvement Plan project.

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,

Susan Nelson, P.E.
Senior Staff Engineer
(816) 969-1229
Susan.Nelson@cityofls.net

cc: Development Engineering Project File