



February 15, 2024

City of Lee's Summit, Missouri
Development Services
4800 E 63rd Street
Kansas City, MO 64130

RE: Eagle Creek Villas 1st Plat

We are responding to your comments dated November 20th, 2023, and are submitting with this letter revised plans, and other required documents. Please find the original comments below; our responses are below in bold italics.

If you have any questions or need additional information, please do not hesitate to contact us.

Thanks,

A handwritten signature in blue ink, appearing to read "Stephen Saylor".

Stephen Saylor, P.E.

Water Review

1. Please correct the Lee's Summit Water Utilities contact name and phone number (816-969-1900) on the cover sheet.
The contact name and phone number have been updated on the cover sheet.
2. Please provide 3 valves at all tees.
Three valves have been provided at all tees.
3. Sheet C307- Install a fire hydrant at Sta. 23+09.71 Line 1 instead of a flushing assembly.
A temporary fire hydrant has replaced the flushing assembly at Sta. 23+09.71 of Line 1.
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.
The water main has been raised to reduce cover to under 7 feet. To maintain a 3.5' cover and 18" between the storm and water lines, the storm was lowered in certain areas.
5. Generally, open street cuts are not permitted. Please explain where proposed and why this is necessary. Public Works approval is necessary.
A note has been added to drill under SW Eagle View Drive to make the connection.
6. Please verify coordination of these plans with the Pryor Road Capital Improvement Plan project.

Pryor Road Capital Improvement Plans have been reviewed against Eagle Creek Villas and find no issues.

Sanitary Review

1. Please correct the Lee's Summit Water Utilities contact name and phone number (816-969-1900) on the cover sheet.
The contact name and phone number have been updated 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.
The existing manholes have been renamed.
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).
The future stub at MH 1-9 has been removed.
4. Please verify coordination of these plans with the Pryor Road Capital Improvement Plan project.
Pryor Road Capital Improvement Plans have been reviewed against Eagle Creek Villas and find no issues.

Grading Review

1. Please correct the Lee's Summit Water Utilities contact name and phone number (816-969-1900) on the cover sheet.
The contact name and phone number have been updated on the cover sheet.
2. Provide explanation for why the areas beyond this phase of development are being disturbed.
Eagle Creek Villas 2nd plat is being graded out with this phase of development to help balance the dirt quantities.
3. Review use of silt fence and determine if intermediate silt fence is needed.
Silt fence has been reviewed and some has been added to maintain a maximum of .25 acres of disturbed land per 100' of silt fence.
4. Please verify coordination of these plans with the Pryor Road Capital Improvement Plan project.
Pryor Road Capital Improvement Plans have been reviewed against Eagle Creek Villas and find no issues.

Street Review

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 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.
The layout has previously been approved by the city in the PDP on August 16th, 2022.
2. Type III Barricades at the throats of each street are not needed. If these are to be used during construction only, label as temporary during construction.
Type III Barricades have been labeled as temporary.

Storm Sewer Review

1. Submit an Engineer's Estimate of Probable Construction Costs.
Engineers estimate for each plan set are included in this submittal.
2. Submit the SWPPP and a copy of the MDNR Land Disturbance Permit.
A copy of the SWPPP has been provided with this submittal. The MDNR Land Disturbance Permit will be pulled before construction begins.
3. Please correct the Lee's Summit Water Utilities contact name and phone number (816-969-1900) on the cover sheet.
The contact name and phone number have been updated 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)
The pavement detail has been updated to show the correct asphalt mix.
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.
A utility easement has been added for the Storm Line 2 that runs through Tract B. The 100-year floodplain from the plat has been added and labeled.
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.
The 1% annual chance flood has been added and labeled with a reference to the FEMA panel number and effective date.
7. Sheet C113- Call out end of road markers.
A note has been added to sheet C113 calling out the type IV barricades
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.
The structure notes in profile view are located away from the structures with no overlap. The font size of the notes is consistent with the plan view size of 0.10. The note size has not been an issue on previous projects and has not been revised. Compacted fill note and limits on the profiles are not applicable due to storm pipes being placed under existing ground elevations.
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.
The end section is now called out to be HDPE instead of CMP. A note has been added stating 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.
The Match Line has been moved to Sta. 14+00
11. Sheet C130- Storm sewer stub is not allowed.
Stubs have been replaced with end sections.
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.
The water quality basin is not designed for the 100-year storm. In the case of a 100-year storm, water that the basin cannot hold will go over the spillway and flow west into the nearby stream. Thus, the 100-year WSE does not reach adjacent lots or structures.
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.
In review of the stormwater report against the plans, the features of the basin are as shown below:

Bottom of WQv Basin: 954.00
Crest Length: 65'
Invert Elevation of Pipe at WQv Basin: 953.00

The crest length of the stormwater report was updated to match the plans and included in the stormwater letter.

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.
Note 3 has been revised, stating that the edge of the stream buffer has been shown on the plat and is outside of proposed site improvements. Displayed contours are the future contours. The FEMA Firm panel number and effective date have been added to 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.
All rear yard pipes are sized for the 100-year storm. The engineered swales are placed to keep excess storm water from flowing from the rear lots towards the future villas.
16. Sheet C139- Label drainage information on all drainage areas.
Drainage information has been added to 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.
A dimension has been added to the pavement detail on sheet C102 showing that a minimum of one foot of compacted subgrade should extend beyond the back of curb.
18. Please verify coordination of these plans with the Pryor Road Capital Improvement Plan project.
Pryor Road Capital Improvement Plans have been reviewed against Eagle Creek Villas and find no issues.