



April 2, 2024

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

RE: Eagle Creek Villas 1st Plat
Application Number PRSUBD20235704

We are responding to your comments dated March 8, 2024, 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,



Stephen Saylor, P.E.

Engineering Review – Paved Surface by Susan Nelson

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

Engineering Review - Storm Sewer by Susan Nelson

1. Please be aware that the SWPPP, including attachments, must be submitted prior to issuance of the permit.
Acknowledged
2. Sheet C102: Use the correct asphalt mix. Revise pavement type to identify KCM MB asphalt mix that is now required. (DCM 2205.4). Please specifically state KCM MB asphalt mix.
Added note specifically stating KCM MB asphalt mix.
3. Sheet C103: Please label the added easement for Storm Line 2 as a U.E.
Added U.E. label.
4. Sheet C129: Two pipes are shown on Storm Line 3 between C.I. 1-6 and 4-1.
Removed additional pipe shown.
5. Sheet C137:
- Prominently label the water quality basin as a BMP.

The water quality basin has been labeled "WATER QUALITY BMP"

- Add the 100-year water surface elevation and the basin bottom elevation to the diagram.

The BMP is not designed to contain the 100-year WSE. Excess stormwater from a 100-year storm event will go over the spillway.

- Label the top elevation of the outlet structure in Section B-B and profile.

The top elevation of the outlet structure has been labeled.

- Include the flowline of the square cut out or indicate that the flowline matches the flowline of the pipe.

The flowline has been added.

- Add a note that states that the spillway has been sized to handle the 100-year flow.

A note has been added about the spillway handling the 100-year flow.

6. Sheet C138:

-Review Note 3, as it is not understandable.

Note 3 has been corrected.

- Please note that the as-built contours will be required on the as-built master drainage plan. The proposed contours will need to be shown tying into existing contours.

Acknowledged.

Engineering Review – Water by Susan Nelson

1. Please label all valves and verify that the notes agree with the graphical representation of the valves in the plans.

Labeled/fixed labels to ensure that notes and graphical representation in plans match.

2. Sheet C309: Add a note to restrain all joints within 10 feet of the storm pipe crossing near Sta. 14+30. Please be aware that MDNR will want to see that to approve the substandard vertical clearance.

Line will no longer cross storm pipe per revision.

Water Utilities – Water Review by Kevin York

1. Please see Engineering Review Comments
Revised per Engineering Review Comments.

Engineering Review - Sanitary by Susan Nelson

1. Please remove the pipe stub in profile view.
Stub removed from profile view.

Water Utilities - Sanitary Review by Amanda Bagwell

1. Please see Engineering Review Comments.
Revised per Engineering Review Comments.

Engineer Review – Grading by Susan Nelson

1. Please note that the MDNR Permit must cover all areas that are being graded.
Acknowledged

Plan revisions not listed in city comments.

Sanitary Plans

- Sanitary manholes have moved to the center of drive lane.

Water Plans

- Water line 3 has been revised to reduce from an 8" water main to 6" water main, and end prior to crossing under SW Eagle View Drive.