

DEVELOPMENT SERVICES

Date: Wednesday, May 29, 2024

To: MATT SCHLICHT
50 SE 30TH ST
LEES SUMMIT, MO 64082

From: Sue Pyles, P.E.
Development Engineering Manager

Application Number: PRSUBD20242255

Application Type: Public Infrastructure

Application Name:

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

No Comments

Engineering Review - Street and Storm

Reviewed By: Sue Pyles, P.E.

Corrections

1. General:

- Existing and proposed line types and line weights aren't consistent throughout the plan set. Please review and revise.
- NEW: The City now requires that CAD drawings be submitted of the approved plans at permit issuance and of the accepted record drawings prior to issuance of a Certificate of Final Acceptance.
- Show the existing detention basin and 100-yr WSE boundary, and label the 100-yr WSE elevation on Tract E throughout the plan set.
- Please include design details regarding the tract off-street areas. Clarify if the area adjacent to Lot 37 is a parking area, too.

2. Sheet C.001:

- Please revise Street & Storm Sewer Note 1 to reference KCMMB asphalt.
- Residential streets now require 6" of aggregate base. Please revise Street & Storm Sewer Note 1 and Typical Section accordingly.
- Please revise Street & Storm Sewer Note 3 references to remove Junction Box and include Curb Inlet.

3. Sheet C.100:

- Please show existing water lines.
- Label Tract H on this sheet and throughout the plan set.

4. Sheet C.201:

- Please label 100-yr WSE at all storm structures if above grade.
- MBOEs are required on lots that include or are adjacent to any stormwater feature that has a 100-yr WSE associated with it.

5. Sheets C.301-C.303:

- Please denote all existing pipe of end sections to be removed in Plan views as well as Profile views.
- Please relocate overlapping or cut off text in Storm Sewer Lines 1, 3, and 5 Profile views for clarity.
- Structure 2-4 is mislabeled as 2-5 in Storm Line 2 Profile view. Please revise.
- Please extend grade lines in Storm Sewer Line 3 Profile view.
- Structure 5-3 is mislabeled as 5-2 in Storm Line 6 Plan view. Please revise.

Engineering Review - Water

Reviewed By: Sue Pyles, P.E.

Corrections

1. General:

- Existing and proposed line types and line weights aren't consistent throughout the plan set. Please review and revise.
- NEW: The City now requires that CAD drawings be submitted of the approved plans at permit issuance and of the accepted record drawings prior to issuance of a Certificate of Final Acceptance.
- Please extend Line 1 west to the west side of NE Chapel Ridge Place.

2. Sheet C.500:

- Please revise Water Note 3 to reference butterfly valves larger than 12" as 12" mains now require gate valves.
- Please include FEMA and oil/gas well notes.

3. Sheet C.502: Please revise the water main material class to Class 235.

4. Sheet C.503:

- Please remove any unnecessary details.
- City standard details have been updated. Please include the updated details in the plan set.
- Please include a Trench and Backfill detail.

Water Utilities - Water Review

Reviewed By: Kevin York

No Comments

Engineering Review - Sanitary

Reviewed By: Sue Pyles, P.E.

Corrections

1. General:

- Existing and proposed line types and line weights aren't consistent throughout the plan set. Please review and revise.
- NEW: The City now requires that CAD drawings be submitted of the approved plans at permit issuance and of the accepted record drawings prior to issuance of a Certificate of Final Acceptance.

2. Sheets C.401 & C.402:

- Please review the sanitary sewer stubs in both Plan views and Stub Tables and verify each is labeled as existing or proposed correctly. Revise as needed.
- Please label the existing MHs with City numbers. Proposed line A connects to MH 08-315 and Proposed Line B connects to MH 08-360.
- The drop through MH A-1 does not meet the 0.5' minimum drop requirement. Please revise.

3. Sheet C.403: It appears that the existing MH Line B connects to will need raised. Please verify and revise as necessary.

4. Sheet C.404:

- Please remove any unnecessary details.
- City standard details have been updated. Please include the updated details in the plan set.
- Please include a Trench and Backfill detail and the City's standard detail SAN-9 MH Boxout in Pavement.

Water Utilities - Sanitary Review	Reviewed By: Amanda Bagwell	No Comments
Engineer Review - Grading	Reviewed By: Sue Pyles, P.E.	No Comments

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,

Sue Pyles, P.E.
Development Engineering Manager
(816) 969-1245
Sue.Pyles@cityofls.net

cc: Development Engineering Project File