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**PUBLIC WORKS ENGINEERING DIVISION**

**Date:** Monday, May 14, 2018

**To:**

HUNT MIDWEST REAL EST DEV INC

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**From:** Sue Pyles, P.E.

Senior Staff Engineer

**Application Number:** PL2018063

**Application Type:** Engineering Plan Review

**Application Name:** Eagle Creek 16th Plat Street, Storm, MDP, ESC

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The Development Services Department received plans for this project on April 20, 2018. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

**Engineering Review**

1. Sheet C102:
  - Revise General Note 3 to refer to Sheet C119 for Signage details.
  - Update the street sections to reflect current asphalt mix type requirements.
  - Add the 1' dimension from back of curb to edge of base on the street sections.
2. Sheet C103: Label CI 1-3.
3. Sheet C104: Do the existing contours represent the topography today, or prior to other adjacent plats being developed? It appears that the grading shown doesn't match the grading shown on the As-Constructed plans for eagle Creek 15th Plat. Verify and revise as needed.
4. Sheets C107-C109:
  - Show underdrain locations in the Profile views.
  - Revise sidewalk width to 5' in Plan views.
  - Label sidewalk to be constructed by developer.
  - Proposed street designs don't all appear to match with as-constructed street designs where

proposed streets connect to existing streets. Verify and revise as needed.

5. Sheet C111:

- Include vertical scale.
- Include "Water" to the water crossing labels in the Profile view.
- It doesn't appear that the water/storm sewer crossings meet the minimum separation requirements. Revise as needed.
- It appears that the utility easement for the storm sewer between structures 1-1 & 1-2 isn't of adequate width. Revise as needed throughout the plan set as well as on all other associated plans and plat.
- The existing slope shown downstream of Line 1.
- The HGL(10) must be contained in the pipe. Please revise.
- Why is a flat top MH required for MH 1-6?

6. Sheet C112:

- Include vertical scale.
- The HGL(10) must be contained in the pipe. Please revise.
- FI 2-1 & 2-2 are indicated to be in sump conditions in the drainage tables. If this is the intent, revise both Plan and Profile views and Grading Plan to indicate the sump. If sump, why only open on one side? Revise as needed.

7. Sheet C113: Label CI 1-3.

8. Sheet C114:

- Upstream Top Elevations appear incorrect for FI 1-6, MH 1-6, and FI 2-2. Revise as needed.
- Verify HGL(100) elevations and revise as needed.
- Verify all by-pass flow is accounted for in the drainage tables. It appears that the flow bypassing CI 1-10 should be captured in CI 1-8 per the drainage area boundary for CI 1-8.

9. Sheet C115:

- Include 100-yr WSEs associated with swales and Field Inlets on the Plan view.
- Include swale locations and information.

10. Sheet C116:

- Clearly show the Sediment Trap Top of Dam in the Plan view.
- Identify the Sediment Trap Emergency Spillway in the Plan view.
- Include the location of the Sediment Trap Stone Outlet in the Plan view and indicate the D(50) design.

11. Sheets C116-C118: No diversion berms are shown. If they will not be utilized, please remove from the Legend.
12. Sheet C119: Remove the End of Road Treatment detail as it is not required.
13. Sheets C121 & C122:
  - Remove the Junction Box standard detail, it is not required for this project.
  - Add Lee's Summit standard detail for MH, Curb & Gutter, and Sidewalk.
  - Add KC APWA standard details for all erosion and sediment control items. The details must be included, not just referenced.
  - There is an error in the Storm MH Cover detail. The word "MADE" on the cover is upside down.
14. Submit the SWPPP.
15. Engineer's Estimate of Probable Construction Costs:
  - Revise asphalt depth to 6" to match the plans.
  - Include items for base and stabilized subgrade.
  - Verify quantities for Curb & Gutter and Concrete Sidewalks. Revise as needed.
  - Revise sidewalk width to 5' to match the plans.

## **Traffic Review**

1. Add Control Points (referenced on General Notes Sheet) to either the General Layout or Plan and Profile Sheets with ties to the horizontal alignments.

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**

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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 on CD in the following formats

- Plats – All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans – All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact me if you have any questions or comments.

Sincerely,

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Senior Staff Engineer  
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cc: Development Engineering Project File