



LEE'S SUMMIT MISSOURI

Development Services

Date: Friday, August 31, 2018

To:

SCHLAGEL & ASSOCIATES

Mark Breuer, P.E.

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Fax #: (913) 492-8400

From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2018117

Application Type: Engineering Plan Review

Application Name: Oakview Private Infrastructure - Street, Storm, Grading & ESC

The Development Services Department received plans for this project on Aug. 24, 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. Please refer to the applicant letter dated Aug. 7, 2018 (hereinafter referred to the previous comment letter). Comment #1 discussed a storm sewer easement serving the underground detention basin shown on Lot 1. The response to comments stated that the adjacent property owner was being approached for the outlet configuration onto their property. The comment, however, referred to the easement (i.e., SS/E shown on Sheet C2.0 in the northwest corner of the project). In order to ensure this storm line is not considered public, please label this easement as private.
2. Please refer to the previous applicant letter. Comment #8 requested calculations for rip rap sizing. Although calculations were provided, they do not match either the "Storm Sewer Construction Notes" shown on Sheet C 5.1, or the profile view shown on Sheet C 5.2.
3. In reference to the above comment, please provide a sheet number (i.e., C 5.1) when referencing the construction note for structure 600. As shown on Sheet C 5.2, the note on the profile view merely references "see structure 600 construction note", with no reference to the sheet number.

4. Sheet C 6.0: Only two (2) valves are desired at a tee. One valve should be placed on the main leg, and one valve on the fire line leg. This pertains to both connection points for the fire line, including the east side of Douglas St., and the north side of Victoria Dr.
5. Sheet C 6.0: An additional gate valve is required just prior to the backflow vault in the northeast portion of the project. This additional valve is needed, despite the fact that a valve is needed near the tee, on the east side of Douglas St. In other words, two (2) valves are required on a fire line leg when crossing a street (i.e., one valve on each side of the street).
6. Ensure that the additional valve described above is contained either in right of way or an easement. This valve is considered the end of the public water line.
7. Please refer to the previous applicant letter. Comment #23 requested a profile view of the fire line. Casing carrier pipe is shown beneath Douglas St., and is not needed or desired. Please eliminate the casing carrier pipe from the design.
8. In regard to the above comment, we did not see any indication of storm sewer or additional water line conflicts shown on the profile view. In particular, the private storm sewer within the development may conflict with the fire line, and there is a 16 inch transmission main along the west side of Douglas St. which does not appear to have been considered in the design. Has there been any potholing of the existing 16 inch line to verify its depth and horizontal location? Where is it in relation to the fire line, and why was it not shown on the profile view for the fire line?
9. Please refer to the previous applicant letter. Comment #22 requested a larger plan view, along with a profile view for the retaining wall. The response to comments letter stated that a specific design was forthcoming. However, we still need a concept plan showing, in plan and profile, the general configuration of the retaining wall to be constructed as part of these plans. All other comments contained in the previous applicant letter, including top of wall and bottom of wall call-outs, notes concerning separately-sealed drawings, etc., still remain in effect.
10. Please refer to the previous applicant letter. Comment #13 requested that the standard detail for the backflow vault be provided, but also, how the backflow vault will be drained. There are essentially three (3) options: 1) daylight with a pipe, 2) pipe to a stormwater inlet or box, or 3) construct a clean, crushed aggregate filled sump, lined with geotextile, perhaps 3 feet diameter by 5 feet depth.
11. Please refer to the previous applicant letter. Comment #24 asked that a site-specific design be provided for reconstruction of the ADA-accessible ramp at the intersection of Victoria Dr. and Douglas St., rather than a generic call-out stating "reconstruct as needed". The response to comments states that the ramp already complies with City standards, but it is unclear how this determination was made. If it complies with City standards, how will the new sidewalk be connected to this feature, yet still meet all spacing requirements from the edge of pavement, obstacles, grading, etc.? There are power poles, a utility box, and grade issues in this area, and it is unclear how the final product will meet City standards.

Electronic Plans for Resubmittal

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,

Original Signed

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cc: Development Engineering Project File