



# LEE'S SUMMIT MISSOURI

## Development Services

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**Date:** Tuesday, September 04, 2018

**To:**

LARKIN LAMP RYNEARSON

Email: DAN.MCGHEE@LRA-INC.COM

Fax #: <NO FAX NUMBER>

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

Senior Staff Engineer

**Application Number:** PL2018123

**Application Type:** Engineering Plan Review

**Application Name:** Summit View Farms, 3rd Plat - Paving, Storm, & Sanitary Plans

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The Development Services Department received plans for this project on July 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 2:

- General Note 15 refers to the contractor obtaining a permit from Public Works with 48 hours notice. Please revise to show permits are issued by Development Engineering after plans are approved for permitting and fees are paid.
- Revise General Note 16 to show all inspections are by Development Engineering Field Engineering Inspectors at 8-6-969-1200.

2. Sheet 3: Sheet 13 indicates grading offsite, but none is shown on this sheet. Please reconcile the sheets.

3. Sheet 4: Add a General Note indicating ADA accessible ramps shall be constructed during public infrastructure construction.

4. Sheet 5: Include underdrains at the low points and add the standard detail to the plan set.

5. Sheets 5-7:
  - Label lot numbers of future lots with an “F” to match the rest of the plan set.
  - Label Right-of-Way widths.
6. Sheet 9:
  - Extend the sidewalk through Lot 72, terminating with an ADA accessible ramp on Lot 72 adjacent to the Lot 72/71 lot line. Reflect this revision throughout the plan set.
  - Show lot numbers on this sheet for clarity.
7. Sheet 10:
  - Label the turning space dimension for the SW ramp at SW Monarch Drive and SW Serena Place.
  - Label all slopes.
8. Sheet 11: The drainage area labels are difficult, please revise for clarity.
9. Sheets 12-13:
  - According to APWA Section 2602.2.D.5, HDPE pipe may not be used for crossroad applications of collector roadways. Please revise the pipe materials specified for pipes crossing SW Monarch Drive and SW Kline Avenue.
  - The drop thru Ex JB 103633 does not meet the City’s minimum, please revise.
  - Please reverse the upstream and downstream flowlines at JB 3-20D in the Line 3-21 Profile view to match the direction of flow.
10. Sheets 16-18: Include standard details for signing and underdrains.
11. Stormwater Calculations:
  - Include stormwater calculations in the plan set.
  - Revise calculations based on revisions to storm sewer.
  - Include riprap calculations to show all riprap is adequately designed for flow velocity.
12. General:
  - Include Erosion and Sediment Control design in the plan set. A separate set of plans is required for a Land Disturbance permit; however, the ESC plans are still required in this plan set.
  - Submit the SWPPP.
  - Submit an Engineer’s Estimate of Probable Construction Costs.

## **Traffic Review**

1. Profile stations don't match the horizontal alignment on Chase Cir.

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,

Sue Pyles, P.E.  
Senior Staff Engineer

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cc: Development Engineering Project File