



LEE'S SUMMIT MISSOURI

Development Services

Date: Thursday, September 06, 2018

To:

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PARAGON STAR LLC
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From: Sue Pyles, P.E.
Senior Staff Engineer

Application Number: PL2018092

Application Type: Engineering Plan Review

Application Name: Paragon Star Storm Sewer and Mass Grading

The Development Services Department received plans for this project on June 01, 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. Verify that the shear stresses at the east discharge points will not cause erosion or channelization as flow leaves the site.
2. Specify TRM requirements in plan set.
3. The plans show encasement and MH adjustments to existing sanitary sewers owned by both KCMO and Little Blue Valley Sewer District. Written documentation of concurrence of those owners, as well as inclusion of any information in this plan set that they request, will be required prior to approval of this plan set. Written approval for the location of proposed structure 1201 is also required.
4. Estimate:
 - Break down riprap into the different applications. Placement of riprap at an end section is different

than placement of riprap around a streambed-bottom stilling basin which is different than the placement of a complete riprap lined stilling basin.

- Revise the Item 14 & 15 Description to Junction Box
- The quantity for Item 30 appears to be in error. Verify and revise as needed.

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

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.
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cc: Development Engineering Project File