



LEE'S SUMMIT MISSOURI

Development Services

Date: Tuesday, September 25, 2018

To:

ENGINEERING SOLUTIONS

Email: MSCHLICHT@ES-KC.COM

Fax #: (816) 623-9849

From: Sue Pyles, P.E.

Senior Staff Engineer

Application Number: PL2018157

Application Type: Engineering Plan Review

Application Name: THE MANOR AT STONEY CREEK 4TH PLAT
STREET, STORM, ESC, AND MDP

The Development Services Department received plans for this project on August 30, 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 C.001:

- Update Street & Storm Sewer Note 1 to reflect the correct street names for this project and only include the street classification for this project.
- Update Street & Storm Sewer Note 2 to only include the street classification for this project.
- Update Street & Storm Sewer Note 4 to only include structures for this project
- Update General Note 4 and the Utility Companies list to refer to Development Engineering Inspections at 816-969-1200.

2. Sheet C.050-C.052:

- Include inlet protection in the Legend.
- Add silt fence along the adjacent Lot 56.
- Revise the plat boundary to match the final plat on these sheets and throughout the plan set.
- Label Tract Q on these sheets and throughout the plan set.

3. Sheet C.100:
 - Label the storm sewer structures.
 - Revise the detention label to show it as existing and include the plat name on this sheet and throughout the plan set.
 - Extend the sidewalk through Lot 112, terminating with an ADA accessible ramp on Lot 112 adjacent to the Lot 112/113 lot line. Reflect this change throughout the plan set and include a note requiring the ramp to be constructed with the infrastructure.
4. Sheet C.200: Show the contours in the adjacent plats as shown on Sheet C.202, and make sure all proposed contours tie back in with existing contours.
5. Sheet C.201:
 - Include an MBOE and basement type (e.g.; standard, daylight, walkout) for each lot on the Master Drainage Plan.
 - Include 100-year WSE at each field inlet and each property corner on Lots adjacent to the swale. Elevate the MBOEs for these lots so they are a minimum of 2.0 feet above the 100-year WSE.
 - Lot 127 is missing a finished grade elevation at the right rear lot corner.
 - Lot 128 has a finished grade elevation of ??? at the left rear lot corner.
 - Revise the overlapping text in the spot grades on the Lot 129/130 rear lot corner.
6. Sheet C.203:
 - This sheet number, as shown, is incorrect. Please revise.
 - Include cul-de-sac radius information.
7. Sheet C.204: This sheet is included in the plan set twice, once with contours shown and once without. Please only include one version of this sheet.
8. Sheet C.300:
 - Label the inlet upstream of CI 2-4.
 - CI 1-5 is mislabeled, please revise.
 - Show the riprap at FES 1-1.
9. Sheets C.301-C.302:
 - FES 1-1 is mislabeled in the Line 1 Plan view, please revise.
 - Show both existing and proposed grade as well as pipe information at all locations the storm sewer for this project connects to other storm sewer.
 - Include the flowline cardinal directions in the Profile views.
 - The flowline elevations appear to be in the correct order, but the “FL In” and “FL Out” labels are reversed in the Profile view for CI 1-2 & 1-3. Please revise.
 - All flowline information appears to be reversed in the Profile view for FI 2-1. Please revise.

- Check and verify all slopes. Revise as needed.
- Include design calculations showing riprap at FES 1-1 is adequately designed for the shear stress present, and include D(50) size.
- Label the inlet upstream of CI 2-4.
- The proposed grade line downstream of CI 1-2 is not complete. Please revise.
- Some crossing information indicates elevations provided are flowlines, others do not. Please revise to one method for clarity.
- The top elevations of CI 1-5 & 2-2 do not match the graphics shown. Please revise.
- The stationing shown in the Line 2 Profile view for FI 2-2 does not match the pipe lengths. Please revise.
- Please extend the Proposed Grade leader to the Proposed Grade line in the Line 2 Profile view.
- For field inlets shown in a sump condition, with openings on all sides, reflect grading around the inlets to create localized sumps in the Plan views.

10. Sheet C.600: Remove the City's standard detail for junction box.

11. Submit an Engineer's Estimate of Probable Construction Costs.

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,

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cc: Development Engineering Project File