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**DEVELOPMENT SERVICES**

**Date:** Friday, May 10, 2019

**To:**

M-III LONGVIEW LLC

Email:

Fax #: <NO FAX NUMBER>

SCHLAGEL & ASSOCIATES

Email: SCHLAGEL & ASSOCIATES

Fax #: (913) 492-8400

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

Senior Staff Engineer

**Application Number:** PL2019153

**Application Type:** Engineering Plan Review

**Application Name:** PERGOLA PARK 4TH PLAT - STREET, STORMWATER, MDP, AND ESC

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The Development Services Department received plans for this project on April 19, 2019. 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. General:

- Revise the plans to reflect 5' sidewalk.
- Verify all easements match proposed utility locations, other plan sets, and the final plat. Sidewalk easements are required for all sidewalk beyond the public ROW.
- Include a note stating that all ADA-ramps shall be constructed by the developer with the public infrastructure.
- Include a note stating that all sidewalk adjacent to tracts or unplatted property shall be constructed by the developer with the public infrastructure.
- All ADA-accessible ramps must have a specific detail associated with them. Please show the locations of these features, and provide a call-out on the plan view with a specific reference to the sheet number and detail number.
- The specific details of ADA-accessible ramps must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8.
- Submit an Engineer's Estimate of Probable Construction Costs.
- Submit the SWPPP.
- Executed offsite drainage easements for all storm sewer outside of the plat boundary will be required

prior to issuance of the permit. Please submit a copy to the City for review prior to executing.

- These comments are extensive, so the second submittal review time will be 10 business days.

2. Sheet 1:

- Revise the phone number in General Note 14 to 816-969-1200.
- Delete General Note 15, the City's process has changed.
- Revise the Water Utility Contact to City of Lee's Summit Water Utilities, 1200 SE Hamblen Road, 64081.
- Revise the department to Development Engineering in Street Note 2.

3. Sheet 3: The existing contours in the Plan view and in the Legend are too light to see. Revise for clarity.

4. Sheet 4:

- Include an MBOE for each lot. The MBOE is required to be a minimum of 2' above any adjacent 100-yr WSE.
- Show and label the Old Longview lake 100-yr WSE on this sheet and throughout the plan set.
- Indicate beginning and end of swale sections A-A and B-B.
- I'm not understanding the overflow paths and quantities. Can you please provide me a clearer sketch or description, or both, so that I can get a comfort level with the swale location and design information shown? This can be emailed to me.
- It does not appear that the 954 proposed contour ties back to the existing contour at the west end.
- How much offsite grading is proposed with this set of plans? The grading Plan view does not extend far enough to see.
- Include 100-yr WSE at every adjacent property corner.

5. Sheet 5:

- Relocate drainage area labels so they do not overlap other information.
- The boundary for drainage area 401 is incomplete.
- Since Structures 502-506 are included in the storm sewer calculations, show the drainage areas or total drainage area to Structure 501.

6. Sheet 6:

- Label Structures 502-506 as "Future".
- Many pipe lengths differ from the lengths in the Profile views. A complete review for coordination between the Storm Sewer Calculations and full plan set will be completed with the next review.

7. Sheet 7:

- Revise to show each phase of Erosion and Sediment Control, before/during/after construction, on a separate sheet. With the calculated flows on this project, it would appear that a few rows of silt fence is

not adequate. Consider the necessity of a sediment trap or other methods.

- The symbol used in the Plan view for inlet protection doesn't seem to match the symbol in the Legend. Please revise.

8. Sheet 10:

- Relocate overlapping text at Sta. 0+00 in the Profile view for clarity.
- Include underdrain at low points.

9. Sheet 12:

- Relocate the street name overlapping text on Ovation Drive in the Plan view for clarity.

10. Sheet 17:

- The maximum curb inlet opening allowed is 8 feet. Several curb inlets do not meet this requirement. Please revise while still controlling drainage appropriately.
- CMP is not allowed, please revise the end section material accordingly.
- Most grate inlets are labeled as area inlets in the Storm sewer Construction Notes. Please revise.
- Label Structures 502-506 as "Future" in the Storm sewer Construction Notes.
- The minimum crossing angle for all water main and sanitary sewer crossings shall be 45 degrees. Many crossings do not appear to meet this requirement. Please revise accordingly, and coordinate with the water and sanitary sewer plan sets.

11. Sheet 18:

- Add water crossings to the Profile views.
- Show and label design HGL lines to the Profile views.
- Sanitary sewer crossings appear to be missing upstream of Structure 404 in both Line 400 and Line 700 Profile views.
  - Indicate type of crossing, sanitary or water, and include separation information for all crossings.
  - Pipes appear to be shown but the crossings are not labeled upstream of structures 103 & 106 in the Line 100 Profile view.
- Include all station equations in the Profile views. A few are missing.
- Review sheet for overlapping text and relocate for clarity.
- The Proposed Grade line leader does not point to the right spot in the Line 300 Profile view.
- Label the Proposed and Existing Grade lines in the Line 600 Profile view.
- Structure 404 is missing from the Line 700 Profile view.
- Include the following note: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation."
  - Show and label the limits of the compacted fill placement in all necessary Profile views. Use hatching for clarity.

## Traffic Review

1. Sidewalks should be 5' wide, not 4' wide.
2. Sidewalk adjacent to tracts/common areas should be constructed by developer.
3. Coordination of improvements with the plat may require adjustment to ROW and easements shown on the proposed plat. For example, there are areas of public sidewalk improvements proposed outside of the ROW at intersections.
4. Include intersection detail sheets for the ADA ramps, sidewalk dimensions and alignment changes, curb returns at intersections of streets and alleys (radii, PC/PT), curb type/height transitions, etc.
5. Provide project specific roadway(s) typical section(s).
6. Provide traffic control/sign plans (e.g. street name signs, stop signs, no parking signs).

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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All Planning application and 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 in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).

- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact me if you have any questions or comments.

Sincerely,

Sue Pyles, P.E.  
Senior Staff Engineer  
(816) 969-1245  
Sue.Pyles@cityofls.net

cc: Development Engineering Project File