

June 17, 2019

Sue Pyles, Senior Staff Engineer
City of Lee's Summit
220 SE Green
Lee's Summit, MO 64063
816-969-1245

RE: GOPPERT ACRES
Application Number: PL2019137

We would like to offer the following comments and changes. Please find our responses in bold.

**Required Corrections:
Engineering Review**

1. Sheet 2: Include a full width pavement section.

A full width pavement section included and shown on Sheet 2 as requested.

2. Sheet 3: Please revise "Controlled Fill" to "Compacted Fill" in the Profile view.

Controlled Fill changed to Compacted Fill as requested.

3. Sheet 4:

- Please include all Pre/Post lot corner elevations and 100-yr WSEs on this sheet, not Sheet 7. Include elevations for the NE corner of Lot 8, they were omitted on Sheet 7.

Pre/Post lot corner elevations moved to Sheet 4 as requested.

- Remove Erosion Control from the title block.

Erosion Control removed from Title Block as requested.

- The Lot 6 Rear Left Corner MBOU includes a typo. Please revise.

The Lot 6 Rear Left Corner MBOE is correct as shown. No changes made.

4. Sheet 5: Remove everything except Erosion Control in the title block.

Everything removed except Erosion Control in Title Block as requested.

5. Sheet 6: Drainage Area labels are blurry and difficult to read. Please revise for clarity.

Drainage Area labels adjusted for blurriness as requested.

6. Estimate:

- The Asphalt quantity should be less than the crushed stone & geogrid quantities since the asphalt doesn't extend as far as they do, Please revise accordingly.

Crushed stone quantity and geogrid quantity updated to reflect more than the asphalt quantity as requested.

- Review quantities for Items 6-8, 10, 12, 15, and 18. Revise as needed.

Items 6-8, 10, 12, 15 and 18 revised as requested.

- Add items for FES, Bends w/Thrusting Blocks, and Inlet Protection.

FES, Bends w/Thrusting Blocks and Inlet Protection added as requested.

- What is Item 20 in the plan set?

There was no Item 20, however the estimate now has been revised to show 25 items.

7. Storm Water Drainage Report:

- The Section 3 narrative indicates the site is 10.18 acres, and the Section 4 narrative indicates the existing pond is 3.3 acres. That is a difference of 6.88 acres. However, the rest of the report , as well as the plan set, indicates a 7.03 acre site. Please reconcile.

The site area is 6.88 acres plus the 3.3 acres for the pond which totals 10.18 acres (total for the site). The drainage area is different from the site area. The drainage area of 7.03 acres is what drains onto the site.

- Please include Q2 and Q(allowable) in the Section 4 tables.

Q2 and Q(allowable) added to the section 4 Tables as requested.

- Include data and discussion regarding the Water Quality requirements.

The data and discussion has been added to the Storm report

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.

Included.

- Private street construction, including parking lots and driveways.

Included.

- Sidewalks located within the right-of-way.

Included.

- ADA accessible ramps.

Included.

- Sanitary sewer manholes and piping between manholes, including private mains.

Included.

- Connection of the building sanitary sewer stub to the public main.

Included in 4" PVC price.

- Waterlines larger than 2 inches in diameter, valves, hydrants, and backflow preventer with vault, if outside the building.

Included.

- Stormwater piping greater than 6 inches in diameter, structures, and detention / retention facilities - public or private.

Included.

- Water quality features installed to meet the 40-hour extended duration detention requirements.

None provided.

- Grading for detention / retention ponds.

None provided.

- Grading to establish proper site drainage.

Included (cut/fill quantities).

- Utility infrastructure adjustments to finished grade (i.e. manhole lids, water valves, etc.).

Included.

- Erosion and sediment control devices required for construction.

Included.

- Re-vegetation and other post-construction erosion and sediment control activities.

Included.

Electronic Plans for Resubmittal

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 storm water and traffic, shall be provided in Portable Document Format (PDF).

Acknowledged. Submitted as requested.

Regards,

**Kevin Sterrett, PE, PLS
Development Services Manager
HG Consult, Inc.**