



SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

June 26, 2019

Sue Pyles, PE
Sr. Staff Engineer
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063

RE: PERGOLA PARK, 4TH PLAT PL 2019155 – STREET, STORMWATER, MDP, AND ESC

Dear Sue:

This letter is regarding comments received May 6, 2019 for the above referenced project to which we have the following responses:

Engineering Review

1. General:

- Revise the plans to reflect 5' sidewalk.

Response: Sidewalk was adjusted to 5'.

- Verify all easements match proposed utility locations, other plan sets, and the final plat.
Sidewalk easements are required for all sidewalks beyond the public ROW.

Response: Completed.

- Include a note stating that all ADA-ramps shall be constructed by the developer with the public infrastructure.

Response: Note was added

- Include a note stating that all sidewalks adjacent to tracts or unplatted property shall be constructed by the developer with the public infrastructure.

Response: Note was added

- 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.

Response: Detail added to intersection details.

- 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.

Response: Completed.

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

Response: Completed

- Submit the SWPPP.

Response: SWPP has been submitted

- Executed offsite drainage easements for all storm sewers 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.

2. Sheet 1:
- Revise the phone number in General Note 14 to 816-969-1200.
Response: Note was changed.
 - Delete General Note 15, the City's process has changed.
Response: Note was deleted
 - Revise the Water Utility Contact to City of Lee's Summit Water Utilities, 1200 SE Hamblen Road, 64081.
Response: Utility contact updated
 - Revise the department to Development Engineering in Street Note 2.
Response: Note was updated
3. Sheet 3: The existing contours in the Plan view and in the Legend are too light to see. Revise for clarity.
Response: Contours have been adjusted. Let us know if this still needs work.
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.
Response: Table was added to include every lot.
 - Show and label the Old Longview lake 100-yr WSE on this sheet and throughout the plan set.
Response: Note added to each page
 - Indicate beginning and end of swale sections A-A and B-B.
Response: Beginning and ending of swale sections added
 - 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.
Response: Drawing is being emailed
 - It does not appear that the 954 proposed contour ties back to the existing contour at the west end.
Response: Completed
 - How much offsite grading is proposed with this set of plans? The grading Plan view does not extend far enough to see.
Response: Grading plan has been revised to remove future grading and limit grading to 4th plat. See grading plan sheet 3.
 - Include 100-yr WSE at every adjacent property corner.
Response: 100-yr WSE have been added on property corners near lake and overflow swales.
5. Sheet 5:
- Relocate drainage area labels so they do not overlap other information.
Response: Labels were moved
 - The boundary for drainage area 401 is incomplete.
Response: Completed the boundary
 - Since Structures 502-506 are included in the storm sewer calculations, show the drainage areas or total drainage area to Structure 501.
Response: Drainage areas were added for future structures
6. Sheet 6:
- Label Structures 502-506 as "Future".
Response: Completed
 - 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.
Response: Lengths were corrected
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.

Response: Completed. A super sediment fence was added to the south end of the project.

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

Response: Symbol for inlet protection was added

8. Sheet 10:

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

Response: Moved the overlapping text

- Include underdrain at low points.

Response: Underdrains were added

9. Sheet 12:

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

Response: Overlapping text was removed

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.

Response: Curb inlets are now sized appropriately

- CMP is not allowed; please revise the end section material accordingly.

Response: CMP was removed from the project

- Most grate inlets are labeled as area inlets in the Storm sewer Construction Notes. Please revise.

Response: Inlets are now correct

- Label Structures 502-506 as "Future" in the Storm sewer Construction Notes.

Response: Completed

- 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.

Response: Water lines were updated to form greater than 45 degree crossings

11. Sheet 18:

- Add water crossings to the Profile views.

Response: Crossings were added

- Show and label design HGL lines to the Profile views.

Response: HGL lines were added

- Sanitary sewer crossings appear to be missing upstream of Structure 404 in both Line 400 and Line 700 Profile views.

Response: Sanitary sewer crossings were added

- Indicate type of crossing, sanitary or water, and include separation information for all crossings.

Response: Completed

- Pipes appear to be shown but the crossings are not labeled upstream of structures 103 & 106 in the Line 100 Profile view.

Response: Crossings were added

- Include all station equations in the Profile views. A few are missing.

Response: Full station equations were added

- Review sheet for overlapping text and relocate for clarity.

Response: Completed

- The Proposed Grade line leader does not point to the right spot in the Line 300 Profile view.

Response: Fixed leaders for grade line

- Label the Proposed and Existing Grade lines in the Line 600 Profile view.

Response: Existing and proposed grades are labeled

- Structure 404 is missing from the Line 700 Profile view.

Response: Added the missing structure

- Include the following note: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation."

Response: Completed

- Show and label the limits of the compacted fill placement in all necessary Profile views. Use hatching for clarity.

Response: Completed

Traffic Review

1. Sidewalks should be 5' wide, not 4' wide.

Response: Completed

2. Sidewalk adjacent to tracts/common areas should be constructed by developer.

Response: Notes were added to street plan and profile sheets

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.

Response: Completed

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.

Response: Intersection details were added

5. Provide project specific roadway(s) typical section(s).

Response: Completed by developer

6. Provide traffic control/sign plans (e.g. street name signs, stop signs, and no parking signs).

Response: Traffic sign plan and detail sheet were added.

If you have any further comments or questions regarding this survey, please do not hesitate to contact me.
Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, P.A.



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Enclosures

c: NLVC, LLC