

July 8, 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: Please revise the typical pavement section to be complete and to be for this project.

Typical pavement section updated as requested.

2. Sheet 4:

- Rip Rap Pad A is shown to be 2.22 CY, but the dimensions shown actually calculate to 2.67 CY. Revise as needed.

Rip rap pad A quantity updated as requested.

- The note below the Lot Corner Elevation and MBOE table states that the "MBOE is based on being 2' minimum above the highest back corner or 2' above the maximum WSE for a walkout basement" which Lot 6 has. The highest back corner is 1021.0 and the maximum WSE is 1017.0. The left rear proposed elevation is 1001.5. The left rear MBOE of 1001.5 does not appear to meet either requirement shown. Please review and revise as needed.

MBOE table updated to show that the elevation based on a walkout basement. The MBOE was also checked using a 9' basement with a top of foundation to be 2' above the curb on the lot frontage.

3. Engineer's Estimate of Probable Construction Costs:

- Items for Temporary Construction Entrance and Outlet Protection are not included in the estimate. Please verify all required items of work on the project are included.

Temporary Construction Entrance and Outlet protection added to construction cost estimate as requested.

- Item Nos. 8 and 20 are both rip rap, but different sizes. It appears that Item No. 8 refers to Rip Rap Pad A, although the quantity doesn't match the plans or the calculated quantity. Item No. 20 doesn't appear to be in the plan set. Please verify these items and revise as required.

Item No. 8 removed from estimate. Item 20 quantity updated. Additional items added to reflect a more accurate cost estimate.

- Item No. 24, Inlet Protection, has a quantity of 600 but should be a quantity of 1. Please revise. Prior to resubmittal, please review the estimate for correctness. Being off by \$300,000 on a project of this scope is something that I would expect to be caught prior to submittal for review.

Item No. 24 updated to show a quantity of 1.

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.**