

Date: Monday, July 29, 2019

To: ENGINEERING SOLUTIONS
50 SE 30TH ST
LEES SUMMIT, MO 64082

From: Sue Pyles, P.E.
Senior Staff Engineer

Application Number: PL2019176

Application Type: Engineering Plan Review

Application Name: THE RESERVE AT STONEY CREEK 4TH PLAT - PRYOR ROAD IMPROVEMENTS

The Development Services Department received plans for this project on July 12, 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 Corrections

1. The Engineer's Estimate will be reviewed once quantities are updated on the plans.

Traffic Review Corrections

1. Quantities are not complete and comprehensive; such as pavement marking quantities missing.
2. Section Line and Center Line information are inconsistently referenced and missing control points, alignment information to field establish.
3. Typical Sections do not clearly reference Section Line and/or Center Line and have a few dimensioning errors (e.g. 24' dimension for lanes points to edge of existing pavement rather than outside of proposed widening).
4. The profile does not specify Section Line or Center Line. Since the Center Line deviates from Section Line through the widening and the Typical Section has the roadway crown at Center Line, but all Stationing is referenced from Section Line...this is confusing and could result in a profile that does not match the typical section roadway crown location.
5. The pavement section noted is inconsistent with the pavement section in the typical section. The note is incorrect, the typical section is correct.

6. There is a portion of widening of Pryor Road (excluding shoulder) that begins near Station 3+75 which is not shown on the typical sections or included in the typical section station range.
7. Other improvements lack location detail, e.g. sign and mailbox relocations.

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

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.

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cc: Development Engineering Project File