LEE'S SUMMIT
MISSOURI

DEVELOPMENT SERVICES

Date: Monday, October 21, 2019

To: GBA ARCHITECTS ENGINEERS
9801 RENNER BLVD
LENEXA , KS 66219

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

Application Number:	PL2019333
Application Type:	Engineering Plan Review
Application Name:	PARAGON STAR - PUBLIC OFF-SITE WATER MAIN EXTENSION

The Development Services Department received plans for this project on September 27, 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. General:
    - Include erosion and sediment control to the plan set.
    - Submit an Engineer's Estimate of Probable Construction Costs.

2. Sheet 1: Include a Summary of Quantities table on this sheet or elsewhere in the plan set.

3. Sheet 2: Revise to reference Lee's Summit requirements, not KCMO, on this sheet and throughout the plan set.

4. Sheets 3-7:
    - Show the existing 18" storm sewer crossing at approximate Sta. 0+64 in the Profile view.
    - Show and label bends at approximate Sta. 0+84 and Sta. 45+40 in the Plan view.
    - The 4" PVC Cleanout label at approximate Sta. 5+40 is scaled back like existing features. Please revise.
    - Please include horizontal and vertical curve data to determine if bends are required.
    - Locate straddle blocks as required by Design and Construction manual Section 6901.D.6.
    - Locate valves as required by Design and Construction manual Section 6901.E.1.
    - The north air release assembly stationing shown in th Plan and Profile views don't match. Please revise as needed.

5. Sheet 8: The Gravel Drive Typical Section specifies a rock size range. Is a dradation also required? If so, please add it to the detail.

Traffic Review - Not Required

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 developmrnt 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 mulit-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