

Date: Wednesday, January 22, 2020

To: LAMP RYNEARSON
9001 STATE LINE RD STE 200
KANSAS CITY, MO 64114

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

Application Number: PL2019392

Application Type: Engineering Plan Review

Application Name: SUMMIT VIEW FARMS 4TH PLAT - MASS GRADING, ESC, PAVING AND STORM
SEWER PLANS

The Development Services Department received plans for this project on January 8, 2020. 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. Sheet 6:
 - The area north of proposed SW Kline Ave and east of proposed SW Summit View Trl is a long steep slope. Consider additional erosion control measures along the slope, not just at the downhill base of the slope.
 - Is proposed Swale 1 being utilized for erosion and sediment control at all?
2. Sheet 12:
 - Revise General Note 5 to reflect that all lot elevations are proposed elevations.
 - Revise the font for the Lot 92 elevations along SW Morris Dr. to match the elevations throughout the sheet and label as existing for clarity if appropriate.
 - Proposed elevations are missing in the following locations:
 - o Rear corners of Lots 79/80, 80/81, 81/82, 113/114, 114/115, 115/116.
 - o SE corners of Lots 75, 105, 106, 117.
 - Include MBOE for Tract D.
 - Revise "(SS)" to "(SW)" in the Lot 97 MBOE label.
 - Label proposed elevations as "Top of Berm" where appropriate.

3. Sheet 13:
 - Lots 85-91 are adjacent to Swale 1 and require MBOEs to be set 2' above the 100-year WSE. The topography makes meeting this requirement unrealistic. If the berm placed along the west side of the swale is 2' above the 100-year WSE, the MBOEs for Lots 85-91 do not have to be based on the 100-year WSE within the swale. Verify the berm meets this requirement at ALL rear property corners of Lots 78-82 and 85-91.
 - The use of ditch checks within Swale 1 are going to pond water on the upstream side of the ditch check. Since the swale is in a residential area, ponding isn't desired. Please revise to eliminate the ponding.
 - The drainage thru the swale will likely wash the mulch away. Please revise to eliminate the mulch.
 - Provide landscape easements to contain the swales, with maintenance responsibility to the Homes Association.
4. Sheets 15-22: Include ADA-accessible route details, using the City of Lee's Summit design standards, across intersections under stop control. In addition, the profile view of the roadway sections must be updated to clearly show the locations of these stop controlled intersections.
5. Sheet 25: Extend the existing grade line to the upstream end of Line 4-10 in the Profile view.
6. Does Estimate Item 10, Native Swale Seeding, include the plantings in the swale? Please clarify.

Traffic Review - No Comments

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,

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cc: Development Engineering Project File