

Date: Monday, May 11, 2020

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

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

Application Number: PL2020102

Application Type: Engineering Plan Review

Application Name: The Estates of Chapel Ridge 2nd Plat
The Townhomes of Chapel Ridge 2nd Plat - Streets, Storm and MDP

The Development Services Department received plans for this project on April 08, 2020. We have completed our review and offer the following comments listed below.

- Resubmit 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 C.100:
 - What are the blue lines at the intersection of NE Lone Hill Drive and NE Ralph Powell Road? Please clarify or remove.
 - Revise "Basin" to "Trap" in the rock check dam labels.
 - Clearly indicate that the sidewalk along Tracts A & B shall be constructed by the developer at the time of street construction.
 - I would suggest some type of TRM at the end of NE Sundown Drive to remain in place until Phase 3.
2. Sheet C.200: Swales are shown directing drainage to both the sediment trap and the detention basin. Should these be engineered swales to ensure the drainage is directed as designed? Please review and revise if needed.
3. Sheet C.201:
 - MBOEs are required to be 2' above 100-year WSE when adjacent to or on the lot. This requirement is not being met. Please revise.
 - Lots 11-13 have rear yard swales with associated 100-year WSEs. Those lots are adjacent to existing lots with at least one lot having a structure. Verify that this project will not negatively impact existing or required MBOEs on the adjacent development.
 - Revise "F=???" at the south end of Tract A.

- Include elevations in the blank “TC=” and “F=” labels on Lot 10.
 - Remove the extraneous MBOE label on Lot 19.
4. Sheet C.208: In the upper Detention Outlet Detail, there is nothing to indicate where the Sections A-A, B-B, and C-C are located. Please clarify.
 5. Sheet C.602: This sheet duplicates the details included on Sheet C.053. There is no need to include this sheet.
 6. Estimate:
 - The curb inlet and 30” end section quantities appear incorrect. Please review and revise if needed.
 - The outlet structure does not appear to be included. Please add to the estimate.
 7. Revise the project name to match the Townhomes plat name in the project title on the cover sheet and in the title block on each sheet.
 8. The detention basin needs to go in before any grading work. Please incorporate this requirement into the ESC plan.

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