

**Date:** Wednesday, June 03, 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 Townhomes of Chapel Ridge 2nd Plat - Streets, Storm and MDP

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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. General:

- Sidewalks are required along the entire frontage of Tract A, not just the frontage along the proposed roadway. Sidewalk is also required along the Lot 9 street frontage. The entire tract A sidewalk shall be constructed by the developer during construction of the infrastructure improvements associated with this project.
- Additional direction regarding the ADA ramp requirements at the intersection of NE Chapel Ridge Place and NE Lone Hill Drive will be sent tomorrow under separate cover.
- There was a not regarding the proposed TRM added to the Street Signage Plan sheet. Is the hatching shown at all object marker location represent TRM? Please include labels, notes, legend, etc. to clarify.
- Please revise the project name in the title block on each sheet to match the project title on the cover sheet.
- No revised estimate was submitted. Please revise based on these and previous comment. Also update the Summary of Quantities Table to match.

2. Sheet C.201:

- The MBOE Table was not revised with this submittal. Please revise to meet minimum requirements.
- The labeled MBOEs for Lots 17 Left and 19 Left are not 2 feet above the associated 100-year WSE. Please revise.

3. ESC: Please clarify when the sediment trap is installed, when the sediment trap is removed (Phase 3), and when the sediment basin will be converted to a detention basin.

### **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**

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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.  
Senior Staff Engineer  
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Sue.Pyles@cityofls.net

cc: Development Engineering Project File