

Date: Thursday, June 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 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. General: I don't see any information regarding placement of TRM.
2. Sheet C.001:
 - Please review and revise the Index of Sheets to match the plan set.
 - The most recent revision number is a repeat of the previous number. Please revise throughout the plan set.
 - Update the Summary of Quantities Table to match the revised estimate.
3. Sheet C.201:
 - The MBOEs in the table don't match the MBOEs shown at the structures on Lots 10-13 & 16-17. Please revise.
 - Please extend the diversion berm west and possibly curve it to the north somewhat in order for Lot 9 not to be impacted by the 100-year WSE at the area inlet on the Lot 10/11 lot line.
4. Sheet C.206: Please revise "Sediment Basin" to "Sediment Trap" the title block. Revise on the Index of Sheets as well.

5. Sheet C.207: Include all information to the newly added ADA-accessible ramps that is shown for all of the other ADA-accessible ramps.
6. Sheet C.302:
 - Curb Inlet 2-3 is mislabeled in the Storm Line 2 Profile view. Please revise.
 - The stationing shown for JB 3-1 in the Storm Line 3 Profile view is incorrect. Please revise.
7. Estimate:
 - Review quantities for 5' Sidewalk and ADA Sidewalk Ramp items and revise as needed.
 - Add items for Rock Check Dam and Rip Rap.

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,

Sue Pyles, P.E.
Senior Staff Engineer
(816) 969-1245
Sue.Pyles@cityofls.net

cc: Development Engineering Project File