LEE'S SUMMIT
M I S S O U R I

DEVELOPMENT SERVICES

Date: Monday, June 29, 2020

To: OLSSON ASSOCIATES
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116

From: Gene Williams, P.E.
Senior Staff Engineer

Application Number: PL2020089

Application Type: Engineering Plan Review

Application Name: OSAGE - M-150 AND PRYOR IMPROVEMENTS

The Development Services Department has completed its 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. Interim road standards require the extension of the standards to the plat boundary. According to the plans, the interim standards do not quite extend to the plat boundary, but rather, begin to transition to existing conditions prior to the plat boundary. It is our understanding the work to be performed by others on Pryor Rd. will terminate at Napa Valley Dr., and thus, a gap will remain from the point of transition, to the plat boundary.

2. Guard rails may be necessary along the triple box culvert.

Traffic Review - Corrections

1. The interim road improvements need to be extended in full to the plat boundary and connect to the 6' paved shoulder improvements designed in association with Stoney Creek or submit/illustrate the other set of plans that show the improvements associated with Stoney Creek to the proposed Pryor Road widening and interim standard that fills the "gap".

2. Engineer to verify and submit design information in support of the proposed culvert location/proximity to traffic along Pryor Road. Is the culver under Pryor Road and associated structures at grade beyond the area of conflict for roadside safety. The structure(s) must be located beyond the minimum clear zone.

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,

/s/ Gene Williams Jun. 29, 2020

Gene Williams, P.E.
Senior Staff Engineer
(816) 969-1223
Gene.Williams@cityofls.net

cc: Development Engineering Project File