

Date: Friday, September 11, 2020

To: GBA ARCHITECTS ENGINEERS
9801 RENNER BLVD
LENEXA, KS 66219

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

Application Number: PL2020263

Application Type: Engineering Plan Review

Application Name: Paragon Star Village Private Water Main

The Development Services Department received plans for this project on August 31, 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. Submit an Engineer's Estimate of Probable Construction Costs.
2. Please include Line E Plan & Profile.
3. Sheet 1:
 - Revise "The Village" to "Paragon Star – The Village" and "Water" to "Private Water" in the project title on the this sheet and in the title blocks on all sheets.
 - Please remove the City Engineer signature block, the City does not sign plans this way.
 - Kansas City Power & Light is now Evergy. Please update the Utility Contacts.
4. Sheet 2:
 - General Note 14 is incorrect. Either update or delete.
 - Include the CLOMR information with the FEMA note.
 - Delete the note about Class 205 pipe, as all pipe has been shown as Class 305.
 - Include the following note: "All construction shall follow the City of Lee's Summit Design and Construction manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."
 - Show location of all oil/gas wells, or indicate none are present, and cite the source.

5. Sheets 3 & 4:

- The Line A stationing shown at the Line D/Line A connections don't match the Line A stationing shown on the approved set of public water line plans. Please revise the Plan & Profile views accordingly.
- Please revise the 12" "Gate" Valve references in the Line D/Line A connection labels to 12" "Butterfly" Valve in both the Plan & Profile views.
- Please label the valve type in the Line D Sta. 07+45.11 & Sta. 13+08.87 labels in Plan view.

6. Sheet 5: Details WAT-4 & WAT-6 are not used. Please delete.

Traffic Review - Not Required

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