

January 15, 2021

Re: PL2020339 – Highland Meadows 5th Plat

Anderson Engineering has received your comments dated December 11, 2020 and have the following responses:

City of Lee's Summit – Development Services
Sue Pyles P.E. – (816) 969-1245

Engineering Review – Corrections for Streets, Storm, and Mass Grading

1. General:

- Due to the nature and number of comments, the resubmittal review period will be 10 days. **Acknowledged.**
- Please revise these plans to reflect any applicable comments made with the Preliminary Development Plan review, as well as any other plan sets submitted. **Acknowledged.**
- Show location of all oil/gas wells, or indicate none are present, and cite the source. **None present. Note has been added to each Page.**
- Please add the following note: The contractor shall contact the City's Development Services Engineering Inspection 48 hours prior to any land disturbance work at (816) 969-1200." **Note is added on each Cover Page.**
- Please make sure all shadings/hatchings used throughout the plan set are included in a Legend. **Legends have been added to the plans.**
- Include construction of SW Longview Blvd. north to the connection with the existing road. **Only a portion of Longview Blvd. will be constructed with Phase 5 but an Escrow account will be created for the cost of the remaining portion to be completed in Phase 6 construction.**
- Revise plans to show SW 12th Street in a stop condition at SW Longview Blvd. **Stop signs have been added to sheet C105.**

2. Please submit the following:

- Engineer's Estimate of Probable Construction Costs. **Included following submittal.**
- SWPPP and a copy of the MDNR Land Disturbance Permit. **Included following submittal.**

3. ADA:
 - General Comment Concerning the ADA-Accessible Ramps and ADA-Accessible Ways: The specific details of these features must include, at a minimum, the design details specified in Section 5304.8 of the Design and Construction Manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8. **Ramp details have been added on sheet C401 and C402 or the resubmitted plans.**
 - Include ADA-accessible route details, using the City of Lee's Summit design standards, across intersections under stop control. In addition, the profile view of the roadway sections must be updated to clearly show the locations of these stop controlled intersections. **ADA ramp details are shown on sheet C401, C402, and C410. Locations of stop controlled intersections are shown on sheet C103, C104, and C105.**
 - The developer is responsible for construction of all ADA-accessible ramps, as well as any sidewalk adjacent to tracts or unplatted land, at the time of infrastructure improvements. Please clearly indicate this on the plan set by note or by labels. **Note is added on sheet C050.**
4. Stormwater:
 - Please see Design and Construction Manual Lee's Summit Section 5601.8.A and incorporate all required information into a Master Drainage plan within this set of plans. **All required information has been incorporated.**
 - Please submit a Final Stormwater Study for the project. It will build upon the approved Preliminary Stormwater Study and include additional information identified in Design and Construction Manual Section 5600. As of these comments, the preliminary report has not yet been approved. **The final stormwater study was submitted on 12/14/2020.**
 - Included detention basin information, including a cross section that shows all relevant basin elevations. Show and label the 100-year WSE throughout the plan set. **Cross section and WSE have been added to the plans. Refer to sheet C205.**
 - Please note that a full review of the storm sewer system was not completed since no stormwater study has been submitted. **Acknowledged.**
5. Please include the following notes, displayed prominently, on appropriate sheets within the plan set:
 - **CONTRACTOR TO CONSTRUCT STORMWATER MANAGEMENT FACILITIES, SPECIFICALLY THOSE FEATURES RELATED TO DETENTION, PRIOR TO ANY LAND DISTURBANCE OF THE SITE AND PRIOR TO THE CONSTRUCTION OF ANY OTHER SITE DEVELOPMENT WORK AS NOT TO EFFECT DOWNSTREAM NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE.**



- AN AS-GRADED AND AS-BUILT DRAWING SHALL BE SUBMITTED TO AND REVIEWED BY THE CITY FOR THE DETENTION BASIN. THIS SHALL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION. ALL PRECAUTIONS SHOULD BE TAKEN TO ENSURE DETENTION POND AND OUTLET STRUCTURE ARE CONSTRUCTED ACCORDING TO THE APPROVED PLANS; VOLUMES AND ELEVATIONS ARE CRITICAL FOR AS-BUILT APPROVAL. THE CITY SHALL BE PROVIDED WITH AN AS-BUILT SURVEY OF THE DETENTION BASIN, OUTLET STRUCTURE INCLUDING ALL WEIR ELEVATIONS AND STORM SYSTEM INCLUDING ALL THE INVERTS, STAMPED BY A MISSOURI LICENSED ENGINEER.

Notes have been added to sheet C050.

6. Sheet CVR:

- Remove the approval signature block for the City. A stamp will be provided electronically when approved. **Completed.**
- KCP&L is now Evergy. Please update the Utility Contacts accordingly. **Completed.**
- Gene Williams is not the City's contact for stormwater. There is no one person to list, just Public Works in general. Their phone number is 816-969-1800. Please revise. **Completed.**

7. Sheet C050:

- Please revise "as directed by the engineer" to "as directed by the City" in General Note 23. **Revised.**
- General Note 23 isn't typically done on private construction projects. **Acknowledged.**

8. Sheet C101:

- Revise the geogrid label to reference the City of Lee's Summit Public Works Approved Materials List. **Revised.**
- Please submit a specific pavement design for review and approval, meeting the requirements of Design and Construction Manual Section 5203.11, for Longview Blvd. **Pavement sections are based on City standard sections.**

9. Sheet C102: Show the existing water line to the east on SW 12th Street on this sheet and throughout the plan set. **Water line has been added to plan.**

10. Sheet C104: Relocate overlapping text in the title block. **Revised.**

11. Sheet C106:

- The grading will be reviewed when the additional required information has been included. **Acknowledged.**
- Show and label the detention basin emergency overflow spillway. **Outlet control is shown and labeled.**



- There appears to be a swale along the rear property line of Lots 149-154. Is this intended to be an engineered swale? **Yes, a cross section has been added to sheet C106.**
12. Sheets C203 & C204:
- Include all utility crossings in the Profile views. **Acknowledged.**
 - Remove all inaccurate utility crossing information in the Profile views. **Utility crossing information is accurate and complete.**
 - It would appear that the Storm 201.1 Series profile is named incorrectly. Please revise as needed. **Acknowledged.**
 - The Structure 201 label shows incorrect type and size in the Profile view. **Acknowledged.**
 - HDPE is not an allowed pipe material for the pipe under Longview Blvd. **Acknowledged.**
 - The Storm 200 Series drop thru Structure 201 does not meet minimum drop requirements. Please revise. **Revised.**
 - Please revise the Storm 200 Series profile so that information on the right side is not cut off. **Revised.**
 - Please include dimensional information for all riprap on these sheets or elsewhere in the plan set. Include design information to ensure the design is adequate for the velocities present. **Information added to sheet C407.**
13. Sheet's C301-C303: Please revise the ESC plan sheets to match the ESC set of plans submitted separately. **ESC plan sheets match separate ESC plan set.**
14. Sheet C402: Label CG-1 on the north leg of the intersection. **Curb is now labeled correctly.**
15. Sheet C406: Label the concrete as KCMMB. **Completed.**
16. Add a standard detail for Trench Backfill. **Added to sheet C407.**

Traffic Review - Approved with Conditions

1. Pavement Markings should be removed from the plan as unnecessary and inconsistent with City practice at this location. **Pavement markings have been removed.**
2. Plans shall refer to the City standards, details and specifications for signing location, installation and materials. In particular, street name signs require certain prefix, suffix and dimensions that must comply with City standard details. **City Signage details have been added to plans (Sheet C421 and C422).**
3. Stop signs and street name signs are required on 12th at Longview Blvd; no stop control on Longview Blvd. The sequencing of construction for Longview Blvd. conveyed by engineer and applicant indicates Longview Blvd. will be constructed immediately after or in concurrence with the construction of 12th in association with committed 6th Plat



to immediately follow or concurrently occur with 5th Plat construction activities. **Stop signs and sequencing has been added.**

4. Design has not included Longview Blvd. Longview Blvd. will be constructed with 6th Plat, but escrow for construction in association with 5th Plat for assurance of completion and connection of planned roadway network. **Acknowledged.**

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.
- Engineers Estimate to be included following submittal.**



Engineering Review – Corrections for Sanitary Infrastructure

1. Please review the general comments provided with the Street & Storm Sewer review, and apply all applicable comments to this plan set. **Acknowledged.**
2. Sheet C101:
 - Replace General Notes 15 & 16 with “The contractor shall contact the City’s Development Services Engineering Inspection 48 hours prior to any land disturbance work at (816) 969-1200.” **Completed.**
 - Please refer to all other utility lines as proposed or existing. Remove connection labels for clarity. **Labels have been updated.**
 - Show the existing water line to the east on SW 12th Street on this sheet and throughout the plan set. **Water line has been added.**
3. Sheets C102 & C103:
 - Include the note used in the Highland Meadows 5th Plat Street & Storm Sewer plan set for compaction prior to fill and hatch the area between MHs A-3 & A-5 that requires this fill. **Note and hatch has been added to sheet.**
 - Please note that the Design and Construction Manual Sanitary Sewer Section 6500 was revised in July 2020. Section 6501.D.2.d has been revised and includes new slope requirements. Please review and revise the sanitary sewer design as needed. **Sanitary Sewer design meets design requirements.**
 - Label MH 4-Di as existing in the Plan views. **Completed.**
 - Use the same line weight for the Proposed Grade line in all Profile views. **Completed.**
4. Sheet C401:
 - Remove all details not used on this project. **Completed.**
 - Add standard details for MH Frame & Cover and Trench Backfill. **Completed.**



Engineering Review – Corrections for Water Infrastructure

1. Please review the general comments provided with the Street & Storm review, and apply all applicable comments to this plan set. **Acknowledged.**
2. Sheets C101: The existing 20' Water Easements being replaced with 15' Utility Easements. Please confirm that the reduced width meets easement requirements. **Easement width meets retirements.**
3. Sheets C401:
 - Remove all details not used on this project. **Completed.**
 - Add a standard detail for Trench Backfill. **Detail has been added.**

If you have any further questions, feel free to contact me at 816-777-0400 or by email at pjoyce@andersonengineeringinc.com.

Sincerely,

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