

Date: Monday, January 25, 2021

To: ANDERSON ENGINEERING INC
941 W 141ST TERRACE SUITE A
KANASAS CITY, MO 64145

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

Application Number: PL2021007

Application Type: Engineering Plan Review

Application Name: Highland Meadows - 6th Plat - Streets, Storm Water, Mass Grading

The Development Services Department received plans for this project on January 07, 2021. 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. Please submit the following:
 - Engineer's Estimate of Probable Construction Costs.
 - SWPPP and a copy of the MDNR Land Disturbance Permit.
2. 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.
3. Sheet C050:
 - Please revise "as directed by the engineer" to "as directed by the City" in General Note 23.
 - General Note 24 isn't typically done on private construction projects.
4. Sheet C101:
 - Revise the geogrid label to reference the City of Lee's Summit Public Works Approved Materials List.
 - Please submit a specific pavement design for review and approval, meeting the requirements of Design and Construction Manual Section 5203.11, for Longview Blvd.

5. Sheets C104-C106: Sidewalk is required along the east side of Longview Blvd.
6. Sheets 103, 107, 110: The plans seem to indicate that 11th St., 11th Ter., and Fiord Dr. are all connecting to existing streets that have CG-1 curb & gutter rather than CG-2. Please verify, and remove transition labels if not needed.

Traffic Review - Corrections

1. Street Signing Plans - Provide reference to City of Lee's Summit Signing Standard Details and Specifications (Section 3000 of the DCM). All signing shall comply with City Standards and Specifications.
2. Sidewalk (5') is required along the east side of Longview Blvd. Show on typical section and plan/profile. Location per typical section 1' from ROW; consistent with existing sidewalk along the east side of Longview Blvd. north of 11th Street to Longview Road.

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
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cc: Development Engineering Project File