

February 10, 2021

Re: Highland Meadows 6th Plat

Anderson Engineering has received your comments dated January 25, 2021 and have the following responses:

City of Lee's Summit – Engineering Plan Review – Public Sanitary
Pyles, Sue – (816) 969-1245

1. Please remove "Approved By: City of Lee's Summit, Missouri" from the cover sheet.
Signature block has been removed from cover sheet.
2. Please extend the proposed grade all the way to the Ex. MH 4-E1 in the Line B6 Profile view. Either tie it in with the existing grade or revise to show the MH adjusted and adjacent area regraded. **The adjacent grade has been revised and ties into the existing manhole.**
3. Since MH-4E1 is existing, please revise the Line 6B Profile view label to reflect core drilling rather than installation. **Label has been revised to reflect core drilling.**
4. There are many instances of minimum drops thru structures requirements not being met. Please review and revise as needed. **All manholes have been revised to meet the City's requirement for drops through structures.**
5. Minimum lateral spacing required is 4' outside end edge of MH edge of wye fitting and C/L to C/L of wye fittings. Please review lateral spacing and revise as needed. **All proposed sewer laterals have been reviewed and revised as necessary to meet this minimum requirement. Lot 192 is the only one that required a minor revision.**
6. Remove the shallow MH standard detail if not used on this project. **The shallow MH detail has been removed.**
7. Please submit an Engineer's Estimate of Probable Construction Costs. **Please see attached estimate documents with resubmittal.**

City of Lee's Summit – Engineering Review – Public Water
Pyles, Sue – (816) 969-1245

1. Please remove "Approved By: City of Lee's Summit, Missouri" from the cover sheet. **Signature block has been removed from the cover sheet.**

2. The City requires two valves at every tee on opposite lines, not the three as shown. Please revise. **Valves have been removed as necessary to meet the City's requirement.**
3. The sanitary sewer pipes shown in the Profile views are barely able to be seen because they're shown in yellow. Please revise. **I'm not sure what could be causing them to appear yellow but they are plotting in grayscale as normal. If the issue persists, please let me know and we will email Google link to PDF plans.**
4. General Note 3, Sheets C102-C104, specifies 6" of compacted fill above the top of pipe, and Sheets C103-C104 also include General Note 6 specifying 2' of compacted fill above the top of pipe. The City requires a minimum of 18" compacted fill over the top of the pipe. Please revise to remove the contradiction and meet or exceed City requirements. **The contradiction was removed to meet the City's requirement of 18" of compacted fill over the top of the pipe.**
5. Please submit an Engineer's Estimate of Probable Construction Costs. **Please see attached documents for Engineer's Estimate with resubmittal.**

City of Lee's Summit – Engineering Review – Streets, Storm, Water, Mass Grading
Pyles, Sue – (816) 969-1245

1. Please submit the following:
 - Engineer's Estimate of Probable Construction Costs.
Please see attached documents for Engineer's Estimate with resubmittal.
 - SWPPP and copy of the MDNR Land Disturbance Permit.
A copy of the MDNR Land Disturbance Permit was submitted with a recent resubmittal of 5th Plat comments.
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. **Note 36 on Sheet C050 has been added to clearly indicate this requirement.**
3. Sheet C050:
 - Please revise "as directed by the engineer" to "as directed by the City" in General Note 23.
Note has been updated.
 - General Note 24 isn't typically done on private construction projects.
We don't know who the contractor is going to be for this project yet and this note just helps clear up any confusion prior to the start of construction. The city will ultimately take ownership of these public improvements.
4. Sheet C101:
 - Revise the geogrid label to reference the City of Lee's Summit Public Works Approved Materials List. **Geogrid labels have been updated.**



- Please submit a specific pavement design for review and approval, meeting the requirements of the Design and Construction manual Section 5203.11, for Longview Blvd.
Please see attached documents with this resubmittal for a pavement design.

5. Sheets C104-C106: Sidewalk is required along the east side of Longview Blvd.
Sidewalk along the east side of Longview Blvd. has been added to the plans.
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. **This note was originally included in the plan to compensate for any irregularity in the existing curb that would prevent the proposed curb from matching up perfectly. The note has been removed for clarity.**

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. **Reference to the City of Lee’s Summit Signing Standard Details and Specifications have been added.**
2. Sidewalk (5’) is required along the east side of Longview Rd. 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. **Typical Section has been updated to include proposed sidewalk on both sides of Longview Blvd.**

City of Lee’s Summit – Engineering Review – Streets, Storm, Water, Mass Grading
Pyles, Sue – (816) 969-1245

1. Sheet C201: Drainage Area 601.1 is shown, but not included anywhere else in the plans. Please address how this runoff will be handed. **Curb Inlet 601.1 is not being installed with Phase 6 construction and stormwater will naturally drain into Curb Inlet 601, which will serve as a field inlet until the future Longview Blvd. expansion is construed.**
2. Sheet C203:
 - Please include rip rap dimensions in Plan view on this sheet or elsewhere in the plans. Include shear stress calculations in the plan set to verify the material used is adequate.
RipRap sizing and methodology has been added to plan and Detail Sheet C407.
 - Please relocated the overlapping text near CI 505, and include flowline elevations.
Overlapping text has been fixed and flowline elevations have been added.
 - Please note that the City does not allow HDPE pipe material for cross-road applications of collector roadways or higher. All other uses are allowed. This is informational, not a directive to revise pipe materials shown. **Understood.**
 - The drops thru CI 504 & JB 505.1 do not meet the City’s minimum drop requirement. Please revise. **All drops have been reviewed and revised to meet the City’s minimum drop requirements.**



3. Sheet C204:

- Please include rip rap dimensions in Plan view on this sheet or elsewhere in the plans. Include shear stress calculations in the plan set to verify the material used is adequate. **RipRap sizing and methodology has been added to plan and Detail Sheet C407.**
- The storm sewer needs to be centered in the utility easement. Please revise the easement along the Lot 205/207 lot line. Please reflect this change on all plan sets as well as the Final Plat. **Easement and storm sewer has been revised to be centered along the lot line.**
- The side shown in the ES 600 label in Profile view is incorrect. Please revise. **End section size in Profile view label has been updated.**
- Please clarify the multiple proposed grade lines between Sta. 2+00 and Sta. 3+75 in the Profile View. **The dashed profile view for the future phase of Longview Blvd. has been removed for clarity.**
- The drops thru CI 604, JB 605, and CI 607 do not meet the City's minimum drop requirement. Please revise. **All drops have been reviewed and revised to meet the City's minimum drop requirements.**

4. Sheet C205: Please include pipe information for the pipe upstream of Connection Point 602.3. **Existing pipe information has been added to the profile view.**

City of Lee's Summit – Engineering Plan Review – Erosion Control Plan
Nguiguri, Loic – (816) 969-1200

1. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet. **Please see attached documents for the Engineer's Estimate with resubmittal.**
2. Please provide a SWPPP and Missouri DNR Permit along with the resubmittal. **The SWPPP and MDNR Land Disturbance permit was submitted with a recent resubmittal for the 5th Plat revisions.**
3. The label(s) for rock check dam (rock ditch check) on the plan view of sheet C301 is inaccurate. Please revise. Make sure identify location(s) of ESC-05, temporary diversion berm, as well. **Labels have been added or corrected in the plans.**
4. As shown in ESC-03, J-hooks are required within ESC plan. Given the silt fence 100' maximum runs for J-hooks, please locate the needed J-Hooks throughout the plans. **The J-Hooks have been added to the silt fence in 100-foot increments.**
5. Please add ESC protection barrier along the western borderline. Running a second temporary diversion berm could be an option. **A diversion berm was added to the plans along the western borderline.**
6. On sheet C302, would the eastern area inlet (protection) be located right in the middle of the temporary diversion berm? **The temporary berm has been modified to go around the proposed inlet structure.**



7. Will the Tract G proposed storm water detention facility be constructed before the beginning of this project? **The stormwater detention facility is supposed to be constructed prior to the beginning of the 6th phase of construction.**
8. When are ESC measure(s), such as silt fence and/or temporary diversion berm, expected to be removed? Please clarify or include revision within the sequence(s) of construction. **Please refer to Note 4 of the construction sequence notes. "As vegetation reaches minimum established area of 70% of the disturbed area, silt fence and slope interruption devices (including diversion berm) shall be removed."**
9. On sheet C303, please revise "land disturbance permit" to "erosion and sediment control process" within the sequence of construction since this is not a land disturbance application. **Note has been updated.**

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

Sincerely,



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