

February 26, 2021

Re: Highland Meadows 5th Plat

Anderson Engineering has received your comments dated February 5, 2021 and have the following responses:

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

1. Comments on the Engineer's Estimate of Probable Construction Costs will be provided under separate cover. **Please see updated Engineer's Estimate of Probable Construction Costs attached to this resubmittal.**
2. Since the initial review, the department has changed the inspection contact process. Please revise the "48 hour" contact note with the following: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200." **Updated note has been added to the cover sheet of all plan sets for the 5th and 6th Plat.**
3. I don't see Master Drainage Plan items required for LS Section 5601.8.A.3, items h-j. Please add to the plan set. **Sheet C206 has been added to the plans to address these items. With the many home varieties that are planned for this development, the walkout/daylight determination and minimum openings for many of them will need to be determined when the owner purchases a lot. Plot plans will be submitted to the city prior to issuance of building permit for each home, which is when the finish floor and minimum opening will be established based on the type of home and adjacent grades. Minimum openings have however, been added to the lots adjacent to the detention basin and drainage swale. The contractor shall maintain existing drainage patterns per lot corner elevations added to the public improvement plans.**
4. Sheet C101: Longview Blvd. is classified as an arterial. As shown in Design and Construction Manual Section LS5203.11, an arterial requires a specific pavement design based on criteria in that section. **The proposed pavement section for Longview Blvd. will meet all city requirements.**
5. Include the 2 added detention basin notes, shown in Comment 5 of the previous review, on Sheet C205. They can remain on Sheet C050, or be removed from that sheet. **Notes have been added to sheet C205**

6. Sheet C205:

- Include top of dam and emergency overflow spillway elevations. **Top of the embankment and opening of the outlet control structure are labeled in the plans. The outlet control structure is designed to function as the Emergency Spillway and is capable of passing the 1% storm.**
- Show dam in detention basin cross sections. **The spillway embankment is shown in the Length Cross Section. The top opening is designed to function as the Emergency Spillway and is capable of passing the 1% storm.**
- Show & label emergency overflow spillway location in Plan view on this sheet and throughout the plan set. **The top opening is designed to function as the Emergency Spillway per APWA Sec. 5608.4-F and is capable of passing the 1% storm. This was done to avoid flooding the road. The MWSF of 957.80 is already labeled throughout the plan set and 1.2 feet of freeboard has been provided beyond that (959.00).**
- Include stationing in the Structure 205 label in the Detention Basin Length Section. **Stationing of the outlet control structure has been added to the plans.**

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

1. Since the initial review, the department has changed the inspection contact process. Please revise the “48 hour” contact note with the following: “The contractor shall contact the City’s Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200.” **Updated note has been added to the cover sheet of all plan sets for the 5th and 6th Plat.**
2. Comments on the Engineer’s Estimate of Probable Construction Costs will be provided under separate cover. **Please see updated Engineer’s Estimate of Probable Construction Costs attached to this resubmittal.**

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

1. Comments on the Engineer’s Estimate of Probable Construction Costs will be provided under separate cover. **Please see updated Engineer’s Estimate of Probable Construction Costs attached to this resubmittal.**



2. Since the initial review, the department has changed the inspection contact process. Please revise the “48 hour” contact note with the following: “The contractor shall contact the City’s Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200.” Updated note has been added to the cover sheet of all plan sets for the 5th and 6th Plat.
3. If MH 5-A4 is shallow, please label as such. If not, please remove the standard detail. MH 5-A4 has been labeled as a shallow manhole and the detail remains in the plan set.

City of Lee’s Summit – Engineering Plan Review – Erosion Control Plan
Nguinguiri, 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. As shown on figure A of the ESC-03 silt fence layout, please label the adequate end curvature of J-hooks in order to maximize efficiency on-site. Given the silt fence 100’ maximum runs for J-hooks, please revise the location of needed J-hooks throughout the plan(s). J-hooks have been added to the silt fence at 100-foot-long maximum runs.
3. Please provide ESC protection to the curb inlet located southwest by SW 12th Terrace. All inlet protection has been shown to be accurate. The inlet on SW 12th Terrace is not existing and will be installed and protected in the Intermediate and Final Stabilization erosion control plans.
4. On the pre-clearing erosion control sheet, is the eastern silt fence supposed to run over the drainage way? Please revise. The silt fence has been revised.
5. Please remove ESC-08, sediment trap, throughout the set of plans since non-applicable. Reference to a sediment trap have been removed from the plans.
6. Please include a provision of ESC protection to the existing curb inlets within step 1 of the pre clearing stage. Also, is ESC-10 rock ditch check intended to be installed along within step 3? Please add or revise. The Sequence of Construction activities have been revised for clarity.



7. Please include/mention on the plan or within the sequence of construction when the proposed sediment basin is intended to be converted into a detention basin. **The sediment basin shall be converted to a detention basin when the site has become adequately stabilized and sediment deposits have stopped accumulating in the sediment basin.**
8. Before resubmitting, please match construction activity summary listed in the SWPPP with the updated sequence(s) of construction shown throughout the set of plans. Make sure to clearly indicate when the proposed sediment basin is intended to be constructed. **The SWPPP has been updated to match the plans, including sediment basin construction in the sequence of construction activities.**
9. In the SWPPP, please provide a brief physical description of all BMPs and their respective installation/construction procedure(s). Make sure to also communicate how each will be maintained throughout the grading and soil stabilization process. **SWPPP 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,

Garrett Cates

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