
DEVELOPMENT SERVICES

Date: Monday, July 12, 2021

To: <NO CONTACT NAME AVAILABLE>
<NO CONTACT INFORMATION AVAILABLE>

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

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

Application Number: PL2021229

Application Type: Engineering Plan Review

Application Name: Paragon Star Village, Mult-Family - Mass Grading and Storm Sewer

The Development Services Department received plans for this project on June 22, 2021. We have completed our review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow 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. General:
 - Submit an Engineer's Estimate of Probable Construction Costs.
 - Remove the approval signature block for the City. A stamp will be provided electronically when approved.
 - Show location of all oil/gas wells, or indicate none are present, and cite the source.
 - Please add a note stating: "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."
 - The stream buffer boundary doesn't appear to match the final stream buffer boundary included in the approved Design Modification Request. Please revise throughout the plan set accordingly.
2. Sheet 2: Please delete Permitting Note 14, there is no work within KCMO city limits on this project.
3. Sheet 4:
 - Proposed building footprints are labeled but the rectangular area with double lines, which I am

assuming is the future parking garage, is not. Please label for clarity.

- There is an end section shown just outside of the project boundary at the SE corner that appears to be shown as proposed by line weight. Please either include in this plan set if that is the intent or revise the line weight accordingly on this sheet and throughout the plan set.

4. Sheet 5: Structure 5100 size appears to be wrong in the Plan view label. Please revise.

5. Sheet 6:

- Please show the hydraulic grade line for the design storm on the profile view of the storm system. If the pipe cannot manage the 100 year event without surcharging, then a suitable overflow route must be established for the excess. Finish floor elevations must be a minimum of 2 feet higher than the calculated 100 year water surface elevation.

- Enclosed storm sewer systems will use the open channel, or gravity, flow design method for the appropriate design storm (LS Section 5603.1).

- Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation." Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.

- Structure 5100 size appears to be wrong in the Profile view label. Please revise.

6. Sheet 8: Please include calculations for the 100-year storm.

7. Sheet 9:

- There is no asphalt pavement or concrete building slab included in the project. Please remove those standard sections.

- Please provide calculations and/or information that shows the proposed grates will allow the required surface drainage into the enclosed storm sewer system.

- Please provide width dimensions in addition to length dimensions for the proposed riprap.

8. Stormwater Drainage Study: Please include the fact that the CLOMR has been approved and include the case number. Update the exhibits in the study to match the revised plans.

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