



Application Number: PL2021221
Application Type: Residential Final Development Plan
Application Name: Chapel Ridge Townhomes, Phase 5

Please note our comment responses in bold below.

Planning Review:

1. Drive aisle. Please show in detail the drive aisle specifications. Refer to the UDO Sec. 8.620.-Parking lot design. **Added details C.100.**
3. Mechanical Screening. Please show in a dashed line where the mechanical equipment will be, whether it is on the ground or roof top, and the type of material that will be used for screening. Refer to Sec 8.180-Architectural Characteristics. **Revised landscape plan.**
4. Cloud. Please remove the layer showing existing vegetation/trees from all the plan sheets except for sheet C.050. **Revised.**
5. Lighting. Please show lighting specifications for fixtures, manufactures specification sheets, and a photometric diagram. Refer to UDO, Subdivision 5-Lighting Standards. **Attached are building lighting cut sheets and properties.**
6. Building Setback. Please show building setback line for south side of property. **Added.**
7. Vicinity Map North Arrow. Please put a north arrow by the vicinity map. **Added.**

Engineering Review:

1. Mention "Final Development Plans" within the headline of the cover sheet. **Added.**
2. Include the developer's direct telephone number. **Added.**
3. List every single sheet of the set of plans in the table of contents. Title block information (i.e. sheet # + name) throughout the plans needs to match with the revised table of contents, shown on the cover sheet. **Revised.**
4. Provide ESC protection to the field inlet located outside of the eastern property line. Make sure to reflect the update on every applicable sheet. ESC-07 standard detail needs to be added on to sheet C.053, as well. **8/17/2021 per city comments.**
5. Relocate the silt fence leader that appear to point at the temporary construction entrance, on sheet C.050. Make sure to also revise the reference of silt fence detail to ESC-03, throughout the plans. **Revised 8/17/2021.**
6. Given the vast area, additional intermediate silt fence barrier(s) would be required within the disturbance area in order to prevent mud from flowing over long distances across the site during heavy rain events, especially during ESC phase 1. **Revised 8/17/2021.**
7. On sheets C.051 and C.052, relocate inaccurate inlet protection leader (west of existing field inlet 23B) to the location of proposed field inlet 2-1. **Revised 8/17/2021.**
8. Buildings #1 and #16 appear to have lighter footprint contour lines than its counterparts. Revise line weight for both to look similar to the one for the other buildings, on every applicable sheet. **Revised 8/17/2021.**
9. Edge of building #14 must be at least 15' away from the edge of 8" sanitary sewer main. **Revised.**
10. Proposed location(s) and selected type of curb (and gutter) need to be shown. **Added.**
11. Review the contour labels throughout the plan set and relocate overlapping texts and graphics, as needed. **Revised.**
12. Several elevations are missing from the lower labels located on the street profile views of sheets C.202 and C.203. **Revised.**
13. Staff recommends adding a note on the utility plan sheet about vertical clearance between utility lines to be 18" minimum. **Added.**
14. On the utility plan sheet, remove the fire hydrant radiuses and provide complete water line(s) information. **Removed fh radii.**
15. Show all applicable utility crossings in profile view. **Added.**

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16. On the profile views of sheets C.301 and C.302, label the hydraulic grade line(s), existing vs proposed grade lines and hatching for 18" compacted fill required over existing shallow areas. **Added.**

17. Include one or a couple of sheets showing the sanitary line(s) plan and profile views. **Added.**

18. Revise the dimensions in profile/plan view of storm MH 1-3, field inlet 1-4 and curb inlet 4-2, as needed. Plan and profile views need to match. **Revised.**

19. Sanitary sewer connection to existing main must be via a cut-in wye. **Revised.**

20. Revise the line type to remove the W symbols shown within the middle crossing sanitary sewer line, shown on both the utility and sanitary service plan sheets. **Revised.**

21. Are the water lines crossing Akin Dr. currently existing? The line weight (or pattern) for those lines needs to show it, if applicable. **Revised.**

22. Add street names throughout the plan set. **Added.**

23. Include a cross sectional view of the proposed pavement for new private concrete drive. Make sure to label the 4" (minimum) granular base course required under 6" concrete surface course and specify the type of concrete to be used. Aggregate base course must extend 1' beyond back of curb. **Added.**

24. Include a trenching and backfill detail. **Added.**

25. The bar scale shown on the landscape plan sheet appears to be inaccurate. Revise, as necessary. **Revised.**

26. Only ornamental tree varieties are allowed within public easements. Review and verify that the landscaping plan meets this requirement. **Provided with submittal.**

27. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet. **Provided with submittal.**

Traffic Review

1. Provide horizontal curve information. **Added.**

2. Provide sight triangles with dimensions at the intersections and locations where parking may be an issue (ie. PD 1, Sta 5+00). **Parking lot. No site triangles.**

Please contact me directly with any questions or concerns.

Sincerely,

Matthew Schlicht