

**Date:** Thursday, November 04, 2021

**To:** Lance Scott, P.E.  
CFS Engineers

**From:** Gene Williams, P.E.  
Senior Staff Engineer

**Application Number:** PL2021416

**Application Type:** Engineering Plan Review

**Application Name:** SUMMIT POINT 2ND PLAT - Public Improvements

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The Development Services Department received plans for this project on October 21, 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](https://devservices.cityofls.net). Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within ten (10) business days of the date received.

**Engineering Review - Pending**

1. Sidewalk is shown with 4 foot width. The City of Lee's Summit requires a 5 foot sidewalk. Please revise.
2. Pavement section is not in accordance with Design and Construction Manual. Please refer to the Design and Construction Manual for specific requirements for a local access street, and please ensure the typical section view shows the appropriate subgrade design, including either subgrade stabilization or geogrid, along with the respective MoDOT Type 5 aggregate thickness.
3. Plans were lacking an erosion and sediment control plan.
4. A detailed grading plan was not provided. Please provide a grading plan.
5. ADA ramps were not shown with specific details for their construction. Generic ramp details were provided which are not acceptable. Please provide a detail for each ADA-accessible ramp with appropriate elevation callouts, and slope callouts. Please ensure the City requirements of no more than 7.5% running slope and 1.5% cross slope are followed, which are above and beyond the requirements of PROWAG.
6. Fire hydrant too close to sidewalk. It appears it will need to be relocated as part of this project. Please

show the location where it will be relocated, along with sufficient notes for the contractor/inspector.

7. There were numerous strikeovers in plans that are illegible. Please ensure the plans are reviewed in terms of strikeovers.
8. Typical pavement section shall show the subgrade design a minimum of 1 foot beyond the back of curb.
9. Water line plans are missing, including the relocation of the fire hydrant at the cul-de-sac, and the short extension of the water main to a point just beyond the plat boundary (i.e., near the beginning of the PC of the cul-de-sac bulb). It would appear a short extension of water line is necessary, with relocation of the fire hydrant to a point between the sidewalk and the cul-de-sac, along with all callouts for bends, thrust blocks, and/or straddle blocks and valves.
10. Sanitary manhole is in conflict near cul-de-sac. What is the plan for ensuring the manhole frame and lid conforms to ADA requirements within the sidewalk? Can it be adjusted to meet requirements?
11. Existing cul-de-sac at end of English Manor Dr. shall be removed as part of this project. This was a temporary turnaround to be removed when a permanent cul-de-sac was installed. Please provide plans for this removal and replacement.

### **Traffic Review - No Comments**

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

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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,

/s/ electronically signed Nov. 4, 2021

Gene Williams, P.E.  
Senior Staff Engineer  
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Gene.Williams@cityofls.net

cc: Development Engineering Project File