
DEVELOPMENT SERVICES

Date: Friday, November 05, 2021

To: OLSSON ASSOCIATES
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116

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

Application Number: PL2021409

Application Type: Engineering Plan Review

Application Name: Lee's Summit Logistics - Street, Storm Sewer and Grading

The Development Services Department received plans for this project on October 18, 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 ten (10) business days of the date received.

Engineering Review - Corrections

1. General:
 - RCB comments will be provided under separate cover in the next few days.
 - Submit an Engineer's Estimate of Probable Construction Costs.
 - Please include specific information regarding connection to existing streets. Typically, specific sawcut information is provided.
2. Sheet 1:
 - Please list Lee's Summit Water Utilities as the wastewater contact.
 - Remove the approval signature block for the City. A stamp will be provided electronically when approved.
3. Sheet 6:
 - The General Notes on this sheet don't seem to be for this project. Please revise accordingly.
 - 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."
 - Show location of all oil/gas wells, or indicate none are present, and cite the source.

4. Sheet 14:
 - Please revise the curb and gutter type to CG-1 on the Main Street typical section and label it on the Sloan Street typical section.
 - The curb and gutter detail or pavement detail must show that the aggregate base and compaction of native subgrade extends a minimum of one (1) foot beyond the back of curb.
5. Sheet 20: Please show the sanitary sewer crossing near the proposed RCB.
6. Sheets 29-31:
 - 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.
 - Please add "w/Haunch Lid" as needed to make the labels match in both Plan and Profile views.
 - Please show the hydraulic grade line for the design storm on the profile view of the storm system.
7. Sheet 34: Please include inlet design information in the plan set.
8. Sheets 48-58: Any comments for the ESC design will be provided with the separate ESC plan set submitted. Please be sure to include any updates to those plans in this plan set.

Traffic Review - Corrections

1. Sheet 64-65 - Street name signs should be a combination of upper and lower case (ie. NW Sloan St.)

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