

DEVELOPMENT SERVICES

Date: Wednesday, August 31, 2022

To: ENGINEERING SOLUTIONS
50 SE 30TH ST
LEES SUMMIT, MO 64082

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

Application Number: PL2022246

Application Type: Engineering Plan Review

Application Name: THE VILLAS OF CHAPEL RIDGE 2ND PLAT, LOTS 43-74 AND TRACTS C-1 AND D-1
- PUBLIC WATER

The Development Services Department has completed its review of the above-referenced plans dated Aug. 12, 2022 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. Sheet C.501 has been altered since the last submittal to include dashed circles. Please remove these circles, as they do not appear to serve any purpose.
2. Please refer to previous applicant letter. Details are provided for the connection to the existing 12 inch line on the north side of Dick Howser Dr., but we are now allowing 12 inch gate valves on 12 inch lines rather than butterfly valves. However, there is already an existing valve on the 12 inch leg near the connection point, so no additional valve is desired on the 12 inch line. We will require one (1) 8 inch gate valve on the 8 inch line on the north side of Dick Howser, and one (1) gate valve on the south side of Dick Howser Dr. This is required to isolate the line beneath the roadway in the event of repair. Please review and revise as appropriate.
3. Troon Dr. Fire Hydrant Relocation: Please refer to previous applicant letter comment #3. I requested you show the location of the relocated fire hydrant. The note states it will be made permanent, with no indication of where they are to be installed other than "2 feet behind the back of curb". This is not sufficient. Please show the location where this will be placed on the plan view. Please use bold linetype since this is a proposed feature. Please review and revise as appropriate.
4. Independence Ave. Fire Hydrant Relocation: Although the relocated fire hydrant has been notated, the

location on the plan view is vague. It appears greyed-out, and would imply an existing feature. Please make this bold, and include a label showing in no uncertain terms this is the location of the relocated fire hydrant. Please review and revise as appropriate.

5. Connection Point on Troon Dr. and Independence Ave: The linework is not accurate on the existing water main to the new water line connection points for both connections. The connection points appear to be connected to the fire hydrants to be relocated rather than the main. Please use standard drafting standards to show a clear indication of where the proposed line will be connected to the existing main. Please review and revise as appropriate.
6. The location of the existing valves on the existing 12 inch water line on the north side of Dick Howser Dr. are not accurate, and are also not shown on the water main itself. Please ensure the location of these existing valves are accurate and located on the line itself, and ensure there is adequate clearance between these valves and the new connection point. Please review, evaluate, and revise.
7. The note concerning shut-down of the water main implies the City shall be responsible for notification of residents. Please revise this note. In addition to what has already been shown on this note, please add the following: "Contractor shall be responsible for notification of affected water customers in accordance with the City of Lee's Summit Design and Construction Manual" or equivalent language.

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,

/s/ electronically signed Aug. 31, 2022

Gene Williams, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File