

Date: Thursday, June 22, 2023

To: MATT SCHLICHT
50 SE 30TH ST
LEES SUMMIT, MO 64082

From: Sue Pyles, P.E.
Development Engineering Manager

Application Number: PL2022332

Application Type: Engineering Plan Review

Application Name: Colbern Road Investments, Lots 1 & 2: Public Streets & Storm Improvements

The Development Services Department received plans for this project on September 12, 2022. 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. Sheet C.001:
 - Revise the Street & Storm Construction and Design Notes to match this project.
 - Revise the Site Location Map to reflect the construction of the east-west street.
 - Include a Vicinity Map.
 - Revise the Summary of Quantities Table to include all items included in construction.
2. Sheet C.100: Please label the Street 2 R/W.
3. Sheet C.200:
 - Show and label the detention basin 100-year WSE and the emergency spillway.
 - Please show the swale location for the swale referenced by the typical section.
4. Sheets C.202-C.203: Please include ADA-accessible ramps at the intersections with NE Colbern Road NE Rice Road and include in the street profiles.
5. Sheet C.204:
 - Include designs for the ramps mentioned above.
 - What does the Spot Elevation Table refer to?

6. Sheets C.251-C.253:
 - Show and label all required demolition.
 - Include construction design information for the proposed right turn lane on Colbern.
 - What is on Street 1, median or striping?
7. Sheet C.254: Include pavement marking information for Street 1.
8. Sheet C300: There is an existing curb inlet shown to be used that will be in the middle of the widening for the Colbern right turn lane. Please revise.
9. Sheet C.301:
 - Revise Storm Line 1 to match proposed conditions.
 - The angle between Storm Line 4 and Storm Line 2 is less than 90 degrees. Please revise.
 - Please show the design HGL in the Profile views.
 - Please include a drainage map, storm drainage calculations, and inlet calculation in the plan set.
10. Sheet C.305: Label the top of spillway elevation.
11. Please revise the estimate to include all items included in construction.

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

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.
Development Engineering Manager
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cc: Development Engineering Project File