
DEVELOPMENT SERVICES

Date: Friday, January 05, 2024

To: Sam Malinowsky
SM Engineering

From: Susan Nelson, P.E.
Senior Staff Engineer

Application Number: PRSUBD20236555

Application Type: Public Infrastructure

Application Name: Sanitary Sewer Plans for Lot 13A of Streets of West Pryor

The Development Services Department received record drawing documents for this project and 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 (10) business days of the date received.

Engineering Review - Sanitary

Reviewed By: Susan Nelson, P.E.

Approved with Conditions

1. Contact Development Services Inspections at (816) 969-1200 to schedule a pre-construction meeting.
2. Please submit two (2) paper copies (one full size and one 11"x17") with the red Bluebeam authentication stamp to Ryan Heckman, City Hall, 220 SE Green St., Lee's Summit, MO 64063. No work described by the plans shall be allowed until these plans have been submitted to the City, and a pre-construction meeting has been held between Ryan Heckman and the contractor.
3. Any public improvements will require a set of Record Drawings prior to acceptance.
4. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to issuance of a Certificate of Substantial Completion. A certified copy shall be submitted to the City for verification.
5. The Engineer's Estimate of Probable Construction Costs has been accepted for this project and the Engineering Plan Review and Inspection Fee, which is calculated as 3% of the total infrastructure cost. These must be paid prior to issuance of an infrastructure permit. \$1,359.00
6. Note that any improvements installed over City utilities or within City easements will not be repaired or replaced if future utility maintenance is required, including, but not limited to, pavement, curbing and guttering, landscaping, trees, shrubs, or other items.

Water Utilities - Sanitary Review

Reviewed By: Amanda Bagwell

No Comments

1. Please see Engineering review 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,

Susan Nelson, P.E.
Senior Staff Engineer
(816) 969-1229
Susan.Nelson@cityofls.net

cc: Development Engineering Project File