LEE'S SUMMIT

PUBLIC WORKS ENGINEERING DIVISION

Date: Thursday, March 30, 2017

Cory Imhoff, P.E. HDR Engineering, Inc. Email: Cory.Imhoff@HDRINC.COM Fax #: (816) 347-1197

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

 Application Number:
 PL2017056

 Application Type:
 Engineering Plan Review

 Application Name:
 Creekside at Raintree Lots 1 through 31 - Sanitary Sewer Plans

The Public Works Department received plans for this project on March 09, 2017. We have completed our review and offer the following comments:

Engineering Review

- 1. Sheet 02: Lots 7, 8, and 12 show private laterals beneath the pavement. Please move the location of these laterals so they are no further than the edge of pavement. This will ensure that future maintenance by homeowners does not require digging into the street and repair of the street. This can be accomplished by moving the lateral for Lot 9 to the north, and installing a lateral for Lot 8 to a point further upstream of its proposed connection point. Lot 7 and 12 can be connected further downstream of the proposed connection point. Please keep in mind that a minimum of 5 feet is required between these connections, and a minimum of 4 feet from any manhole for these connections.
- 2. Sheet CO2: The "Matchline" obliterates the location of the sanitary sewer lateral for Lot 20. Please consider moving the "Matchline" note further to the east.
- 3. Sheet 03 and Sheet 04: The same comments concerning placement of the sanitary sewer laterals discussed previously would also apply to Lots 24 and 26. Please move the wye connection to a point that is not beneath pavement. It is acceptable to place the wye connection at the back of curb.

In order to calculate the Public Works' 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

Begining Monday, May 23, 2016, 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 will not be required for initial application submittals at this time as the plans are subject to change.

Electronic copies shall be provided on CD in the following formats

- Plats All plats shall be provided in Tagged Image Format File (TIFF) Group 4 compression.
- Engineered Civil Plans All engineered civil plans shall be provided in Tagged Image Format File (TIFF) Group 4 compression. All sheets shall be individually saved and titled with the sheet title.
- Architectural and other plan drawings Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).
- Studies Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).
- It is requested that each plan sheet be a maximum of 2MB.

Please contact Staff with any questions or concerns you may have.

If you have any questions or comments, please contact me, Gene Williams either at (816) 969-1812 or e-mail to Gene.Williams@cityofls.net.

Sincerely,

Original Signed

Gene Williams, P.E. Senior Staff Engineer

cc: Development Engineering Project File

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