



PUBLIC WORKS ENGINEERING DIVISION

Date: Thursday, June 29, 2017

To:

BHC RHODES

Patrick Joyce, P.E.

Email: PATRICK.JOYCE@IBHC.COM

Fax #: (913) 663-1633

From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2017090

Application Type: Engineering Plan Review

Application Name: The Grove at Lee's Summit LLC - Phase 1A -Sanitary Sewer - On-Site and Off-Site

The Development Services Department received plans for this project on June 9, 2017. We have completed our review and offer the following comments:

Engineering Review

1. Please refer to comment #5 of the previous applicant letter dated May 19, 2017 (hereinafter referred to as "the comment letter"). The intent of this comment was to ask the question, "where are the sanitary sewer laterals for the lots associated with this development?" It appears only one (1) lateral is shown, and this lateral is not serving the new building to be constructed during Phase 1A. The other lots also do not appear to have any laterals. Finally, laterals are shown along the creek, where future development has not been planned. It is for this reason that these laterals should not be installed (i.e., the laterals along the creek). Please concentrate on the laterals to serve The Grove project and its associated lots.
2. Please provide a separate sheet showing the locations of the laterals, stationing, elevations, flowlines, slope, etc.
3. Please refer to comment #9 of the comment letter. It appears shallow manholes will be utilized for this project, but no detail was provided for a shallow manhole.
4. Please label the locations of shallow manholes on the profile view.
5. Manhole B-2 on Sheet 5 appears to be two (2) feet below proposed grade?

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

Beginning 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) 969-1223 or e-mail to Gene.Williams@cityofls.net.

Sincerely,

Original Signed

Gene Williams, P.E.
Senior Staff Engineer

cc: Development Engineering Project File