

**DEVELOPMENT SERVICES**

**Date:** Wednesday, January 16, 2019

**To:**

WEST PRYOR VILLAGE LLC

Email:

Fax #: <NO FAX NUMBER>

KAW VALLEY ENGINEERING

Email: COWING@KVENG.COM

Fax #: (785) 762-7744

**From:** Sue Pyles, P.E.

Senior Staff Engineer

**Application Number:** PL2019007

**Application Type:** Engineering Plan Review

**Application Name:** STREETS OF WEST PRYOR - PUBLIC SANITARY SEWER

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The Development Services Department received plans for this project on January 11, 2019. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

**Engineering Review**

1. Since the alignment requires significant revision, only a cursory review has been done. Upon resubmittal with a revised alignment, a complete review will be done. The comments from this review follow.
2. Revise the sanitary sewer alignment to serve all lots while minimizing the length of line and number of manholes as discussed with Bill Heatherman on 1/15/19.
3. Add general notes indicating the following, at a minimum:
  - Construction shall conform to Lee's Summit Design and Construction Manual
  - Contractor to notify Development Engineering Inspection at 816-969-1200 at least 48 hours prior to starting work
4. Include a summary of quantities table.
5. Label all lots shown on each sheet.

6. Relocate the label for Ex MH C-0 on Sheet C-2 for clarity.
7. Include Erosion and Sediment Control plans on separate sheets for prior to, during, and after construction.
8. Add a construction entrance for the work area south of the park.
9. Include the APWA construction entrance standard detail in the plan set.
10. Revise the flowlines in the Profile views so that the incoming flowlines are shown on the upstream side of the flowline label and the outgoing flowlines are shown on the downstream side of the flowline label.
11. If no manholes are shown to be shallow manholes, please remove the standard details from the plan set.
12. Update the Sanitary Sewer Study to reflect the proposed conditions shown in the plan set.
13. Submit the following:
  - Engineer's Estimate of Probable Construction Costs
  - SWPPP

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**

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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.  
Senior Staff Engineer  
(816) 969-1245  
Sue.Pyles@cityofls.net

cc: Development Engineering Project File