

**Date:** Tuesday, December 10, 2019

**To:** LAMP RYNEARSON  
9001 STATE LINE RD STE 200  
KANSAS CITY, MO 64114

**From:** Sue Pyles, P.E.  
Senior Staff Engineer

**Application Number:** PL2019394

**Application Type:** Engineering Plan Review

**Application Name:** SUMMIT VIEW FARMS 4TH PLAT - WATER PLANS

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The Development Services Department received plans for this project on November 20, 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 - Corrections**

1. Sheet 2: Revise General Note 11, Public Works is no longer part of the development permitting process.
2. Sheets 3-5:
  - Include the following note on any profile sheet applicable: "Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation."
  - Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.
3. Sheet 3:
  - Our record indicate that there is an existing in-line FH at the Line 4-01 connection point. Please verify and revise the plans to show the removal of the temporary FH as needed.
  - The storm sewer crossing at Sta. 4+72.43 does not appear to have the required 18" minimum vertical clearance. Please verify and revise as needed.
4. Sheet 4:
  - Revise the station equations in the Line 4-02 Plan view "tee" labels, the lines are numbered incorrectly.
  - Extend the existing grade line to the end of the Line 4-02 Profile view.
  - Revise the Line 4-02 to 4-03 90 degree bend to 2-45 degree bends.
  - The storm sewer crossing at Sta. 0+76.77 Line 4-03 does not appear to have the required 18" minimum

vertical clearance. Please verify and revise as needed.

5. Sheet 5:

- Include a gate valve symbol at the Line 4-04 tee connection.
- Extend the existing grade line to the end of the Line 4-05 Profile view.
- Revise the proposed grade near the connection point in the Line 4-05 Profile view.
- Please provide separation information between the sanitary and the end of Line 4-05.

6. General:

- Please submit the Engineer's Estimate of Probable Construction Costs.
- Please verify that all water lines are graphically depicted at least 42" below proposed grade.

### **Traffic Review - Not Required**

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  
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Sue.Pyles@cityofls.net

cc: Development Engineering Project File