

**DEVELOPMENT SERVICES**

**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:** PL2019393

**Application Type:** Engineering Plan Review

**Application Name:** SUMMIT VIEW FARMS 4TH PLAT - SANITARY 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.
  - The maximum allowable angle for pipe crossings is 45 degrees. It appears that Lines 4-A & 4-D have crossings that may not meet this requirement. Please revise as needed.
2. Sheet 3:
  - Revise the overlapping text at MH 4-A1 in the Plan view for clarity.
  - MH 4-A5 is mislabeled in the Plan view. Please revise.
  - Label the vertical separation at the sanitary/storm crossing upstream of MH 4-A2.
3. Sheet 4: MH 4-A2 is mislabeled in the Line 4-B Plan view. Please revise.
4. Sheet 5:
  - MH 4-A2 is mislabeled in the Line 4-C Plan view. Please revise.
  - Please provide separation information between the sanitary and the end of the water line upstream of MH 4-C2.

5. Sheet 6: MH 4-D3 stationing is mislabeled in the Plan view. Please revise.
6. Sheet 7: Include a Trenching and Backfilling standard detail.
7. Please submit the Engineer's Estimate of Probable Construction Costs.

### **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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cc: Development Engineering Project File