

Date: Friday, February 14, 2020

To: ENGINEERING SOLUTIONS
Matt Schlicht, P.E.
50 SE 30TH ST
LEES SUMMIT, MO 64082

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

Application Number: PL2020030

Application Type: Engineering Plan Review

Application Name: CHAPEL RIDGE BUSINESS PARK - LOTS 9BB, 9C, 9D - PUBLIC WATER LINE PLANS

The Development Services Department received plans for this project on February 12, 2020. 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. Ductile iron pipe is called-out. The City requires C900 pipe, unless the applicant is willing to install zinc-coated ductile iron pipe. Any ductile iron pipe installed within the City from this point forward is required to be zinc-coated.
2. All Sheets: There is reference showing existing water main in areas where water main does not exist. Please remove these references where existing water mains do not exist.
3. The water main should be extended a sufficient length to install a fire hydrant in an offset fashion. The length should also be sufficient to connect a future water meter immediately adjacent to Lot 9-C.
4. A fire hydrant was missing at the termination of the line. Please see above comment concerning the geometry of this new fire hydrant.
5. A trenching and backfill detail was missing.
6. The estimate was missing a fire hydrant. In addition, quantities and material type will likely change based on the comments presented in this letter.

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

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,

Original Signed

Gene Williams, P.E., P.E.
Senior Staff Engineer
(816) 969-1223
Gene.Williams@cityofls.net

cc: Development Engineering Project File

