

Date: Friday, April 24, 2020

To: ENGINEERING SOLUTIONS
50 SE 30TH ST
LEES SUMMIT, MO 64082

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

Application Number: PL2020105

Application Type: Engineering Plan Review

Application Name: Monticello 4th plat - Sanitary

The Development Services Department received plans for this project on April 08, 2020. We have completed our review and offer the following comments listed below.

- Resubmit 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. General:
 - Clearly identify any existing MHs that need adjusted.
 - Clearly label that any connection to an existing MH is to be core drilled.
 - Please ensure that all laterals are a minimum of 4 feet from wye to wye, as measured centerline to centerline. Please ensure that all laterals are a minimum of 4 feet from any manhole, as measured from the outside of the manhole to the outside edge of the wye nearest the manhole.
 - All sanitary lines not in the public right-of-way must be centered in a utility easement. Please review to ensure this requirement is met. Revise as needed.
 - Submit an Engineer's Estimate of Probable Construction Costs.
2. Sheet C.400:
 - Include a vicinity map that shows and labels nearby streets.
 - Include a Summary of Quantities table.
 - KCP&L is now Evergy. Please update the plan set.
3. Sheet C.402:
 - The Line 1 MH top elevations are above the proposed grade. Please revise.
 - Add Flowlines (In) for Lines 1 & 2 at Ex MH C-6 in each Profile view.
 - Why do some of the Lines 1 & 2 Profile view structure labels include bolded text? Please revise for

consistency.

- The existing pipe information is cut off in the Line 2 Profile view.

4. Sheets C.403 & C.404: Is this revised information from a survey performed recently, or Record Drawings? Please include a note on each sheet so it is apparent what the info is from.
5. Sheet C.405: Remove drop inlet detail, it is not used.

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,

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

cc: Development Engineering Project File