

Date: Monday, May 04, 2020

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

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

Application Number: PL2020101

Application Type: Engineering Plan Review

Application Name: The Townhomes of Chapel Ridge 2nd Plat - Public 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:
 - Revise the project name to match the Townhomes plat name in the project title on the cover sheet and in the title block on each sheet.
 - Show and label the proposed easement outside of the plat boundary throughout the plan set. Submit a draft of the off-site easement for review. The easement will need to be recorded prior to issuance of Substantial Completion of the project.
2. Sheet C.400:
 - Include a Summary of Quantities table.
 - Include a vicinity map that shows and labels nearby streets.
 - Include FEMA and Oil/Gas Well notes.
 - Remove the approval signature block for the City. A stamp will be provided electronically when approved.
3. Sheets C.402-C.403:
 - Revise the compacted fill hatching extend to an elevation 18" above the top of the pipe, and only in areas where existing grade is not a minimum of 18" above the top of the pipe. Line A does not have any areas that will require compacted fill.
 - The Line B Sewer Stub Table references the wrong lots. Please revise.

4. Estimate: Add an item for the 2 proposed connections to the existing sanitary sewer. Please sign/seal the revised estimate.

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

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