

**Date:** Friday, August 21, 2020

**To:** Snyder & Associates  
802 Francis St  
St. Joseph, MO 64501

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

**Application Number:** PL2020227

**Application Type:** Engineering Plan Review

**Application Name:** Whispering Woods 2nd Plat - Public Sanitary

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The Development Services Department received plans for this project on August 10, 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 ten (10) business days of the date received.

**Engineering Review - Corrections**

1. The City now requires that all sanitary sewer manholes be centered within the pavement. Please revise. It will be acceptable to skew the angle of the line where the existing manhole B-4, provided that proper horizontal clearance can be maintained between water lines and storm lines and structures.
2. Sheet 5: The proposed line between existing manhole B-4 and proposed B-5 appeared to be missing from the profile view.
3. Sheet 6: Please edit the standard drawing for the manhole lid to read "SEWER", in addition to "City of Lee's Summit" along the outer ring. This can be in the form of a note next to the drawing, with the word "STORM" "x-ed" out, as long as it is clearly-visible to a contractor and/or inspector in the field.
4. Sheet 3: Please review each lateral location in relation to other wyes or manholes. The following requirements must be met: 1) the distance to the wye must be a minimum of 4.0 feet, as measured from the outside of the manhole, and the beginning of the wye (i.e., not the centerline of the wye), 2) the distance between subsequent wyes on a line must be a minimum of 4.0 feet as measured from the centerline of the wye, to the centerline of the wye. Ensure that both of these requirements are met. If discrepancies are found in the field, the contractor shall be required to adjust and/or replace to these standards.

5. It appears the sanitary sewer will be less than 1000 feet in length. As such, no MDNR construction permit shall be required.

### **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,

/s/ Gene Williams Aug. 21, 2020

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Senior Staff Engineer  
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cc: Development Engineering Project File