

**DEVELOPMENT SERVICES**

**Date:** Monday, November 02, 2020

**To:** SM ENGINEERING  
919 W STEWART RD  
COLUMBIA, MO 65203

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

**Application Number:** PL2020322

**Application Type:** Engineering Plan Review

**Application Name:** LOT 11 AND 12 STREETS OF WEST PRYOR GRADING

---

The Development Services Department received plans for this project on October 30, 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. Clearly show and label the lot lines.
2. Clearly show and label all proposed removals. This includes pavement, curb & gutter, storm sewer, sanitary sewer, retaining wall, etc.
3. The existing 991 contour at the NE portion of the site appears to be a solid line rather than dashed. Please review and revise as needed.
4. Clearly show and label how existing utilities will be adjusted, if needed.
5. This needs to be a set of plans, not a single sheet, similar to other revisions you've done on this development.
6. This will change the drainage pattern that was approved with the overall project. Please submit revisions to the approved storm study to match the proposed conditions as appropriate.
7. Additional comments may be forthcoming based on the additional information being resubmitted.

8. Submit an 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**

---

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