

Date: Friday, December 11, 2020

To: ANDERSON ENGINEERING INC
941 W 141ST TERRACE SUITE A
KANASAS CITY, MO 64145

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

Application Number: PL2020338

Application Type: Engineering Plan Review

Application Name: Highland Meadows 5th Plat - Sanitary Infrastructure

The Development Services Department received plans for this project on November 11, 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. Please review the general comments provided with the Street & Storm Sewer review, and apply all applicable comments to this plan set.
2. Sheet C101:
 - Replace General Notes 15 & 16 with "The contractor shall contact the City's Development Services Engineering Inspection 48 hours prior to any land disturbance work at (816) 969-1200."
 - Please refer to all other utility lines as proposed or existing. Remove connection labels for clarity.
 - Show the existing water line to the east on SW 12th Street on this sheet and throughout the plan set.
3. Sheets C102 & C103:
 - Include the note used in the Highland Meadows 5th Plat Street & Storm Sewer plan set for compaction prior to fill and hatch the area between MHs A-3 & A-5 that requires this fill.
 - Please note that the Design and Construction Manual Sanitary Sewer Section 6500 was revised in July 2020. Section 6501.D.2.d has been revised and includes new slope requirements. Please review and revise the sanitary sewer design as needed.
 - Label MH 4-Di as existing in the Plan views.
 - Use the same line weight for the Proposed Grade line in all Profile views.

4. Sheet C401:

- Remove all details not used on this project.
- Add standard details for MH Frame & Cover and Trench Backfill.

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

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cc: Development Engineering Project File