

Date: Monday, January 25, 2021

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

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

Application Number: PL2021005

Application Type: Engineering Plan Review

Application Name: Highland Meadows -6th Plat - Public Sanitary

The Development Services Department received plans for this project on January 07, 2021. 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 remove "Approved By: City of Lee's Summit, Missouri" from the cover sheet.
2. Please extend the proposed grade all the way to the Ex. MH 4-E1 in the Line 6B Profile view. Either tie it in with the existing grade or revise to show the MH adjusted and adjacent area regraded.
3. Since MH 4-E1 is existing, please revise the Line 6B Profile view label to reflect core drilling rather than installation.
4. There are many instances of minimum drops thru structures requirements not being met. Please review and revise as needed.
5. Minimum lateral spacing required is 4' outside edge of MH to edge of wye fitting and C/L to C/L of wye fittings. Please review lateral spacing and revise as needed.
6. Remove the Shallow MH standard detail if not used on this project.
7. Please 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