

Date: Friday, February 05, 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: PL2020339

Application Type: Engineering Plan Review

Application Name: Highland Meadows 5th Plat - Streets, Storm and Mass Grading

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. Comments on the Engineer's Estimate of Probable Construction Costs will be provided under separate cover.
2. Since the initial review, the department has changed the inspection contact process. Please revise the "48 hour" contact note with the following: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200."
I don't see Master Drainage Plan items required for LS Section 5601.8.A.3, items h-j. Please add to the plan set.
3. Please include enough dimensional information to ensure the rip rap can be constructed to the required shape for each location.
4. Sheet C101: Longview Blvd. is classified as an arterial. As shown in Design and Construction Manual Section LS5203.11, an arterial requires a specific pavement design based on criteria in that section.
5. Include the 2 added detention basin notes, shown in Comment 5 of the previous review, on Sheet C205. They can remain on Sheet C050, or be removed from that sheet.

6. Sheet C205:

- Include top of dam and emergency overflow spillway elevations,.
- Show dam in detention basin cross sections.
- Show & label emergency overflow spillway location in Plan view on this sheet and throughout the plan set.
- Include stationing in the Structure 205 label in the Detention basin Length Section.

Traffic Review - No Comments

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