

**Date:** Monday, March 01, 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:** PL2021007

**Application Type:** Engineering Plan Review

**Application Name:** Highland Meadows - 6th Plat - Streets, Storm Water, Mass Grading

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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. Revise CI 601 to an area inlet which can be modified to a curb inlet when the future Longview Blvd. is constructed. Confirm it can adequately handle the drainage in the interim.
2. Please include length and width dimensions for all rip-rap placement.

**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**

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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,

Sue Pyles, P.E.  
Senior Staff Engineer  
(816) 969-1245  
Sue.Pyles@cityofls.net

cc: Development Engineering Project File