

**Date:** Wednesday, March 10, 2021

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

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

Responses are below in red.

**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. An ALTA survey is not an acceptable source for oil/gas well presence. Please reference MDNR database, Edward Alton May, Jr.'s study, or similar. **Reference to MDNR database has been added.**
2. Please include the map panel effective date in the FEMA note. **Effective date added.**
3. Please remove "Future" from the storm sewer line labels and add "By Others" (or "By Separate Plans" or similar) to the sanitary sewer line label throughout the plan set. **Labels corrected.**
4. Revise the trench backfill detail to meet the City's requirement of 12" backfill over the top of the pipe and add the end section standard detail. **City detail has been added to the plans**
5. Curb Inlets B-1 & B-2 are shown as 5x5 in Plan view and 5x3 in Profile view. There is an item for 5x5 on the estimate. Please revise where needed to match in all locations. **Inlet size corrected to 5x3 and estimate revised accordingly.**

#### 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**

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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  
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cc: Development Engineering Project File