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**DEVELOPMENT SERVICES**

**Date:** Tuesday, October 12, 2021

**To:** ENGINEERING SOLUTIONS  
50 SE 30TH ST  
LEES SUMMIT, MO 64082

**From:** Gene Williams, P.E.  
Senior Staff Engineer

**Application Number:** PL2021297

**Application Type:** Engineering Plan Review

**Application Name:** NAPA VALLEY 5TH PLAT - SANITARY

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The Development Services Department has completed its review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at [devservices.cityofls.net](https://devservices.cityofls.net). Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within ten (10) business days of the date received.

**Engineering Review - Corrections**

1. Please see applicant letter for the Final Plat - Napa Valley 5th. The easement between Lots 178 and 179 is too narrow. Additional easment width is necessary based on the comments provided in the applicant letter. Please revise as appropriate.
2. It appears a 14 foot deep sanitary sewer between Lots 178 and 179 is proposed, and hence, a 30 foot general utility easement is required, assuming the line is centered within the easement and an allowance for pipe width. The easement width shall be a minimum of 15 feet on each side of the lot in order to meet minimum easement widths, assuming the sanitary sewer line is centered within this overall 30 foot wide easement.
3. Please see comment 6 in previous applicant letter. The 8 inch pipe is entering the existing manhole below the the minimum elevation (it appears to be entering with the crown of the 8 inch pipe below the crown of the receiving sanitary sewer line). Please see previous comment letter for details.

**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,

/s/ electronically signed Oct. 12, 2021

Gene Williams, P.E.  
Senior Staff Engineer  
(816) 969-1223  
Gene.Williams@cityofls.net

cc: Development Engineering Project File