

Date: Wednesday, March 30, 2022

To: ANDERSON ENGINEERING INC
Garrett Cates, P.E.
941 W 141ST TERRACE SUITE A
KANASAS CITY, MO 64145

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

Application Number: PL2022094

Application Type: Engineering Plan Review

Application Name: COBEY CREEK 2ND PLAT - Sanitary Sewer

The Development Services Department received plans for this project on March 14, 2022. We have completed our 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. 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. An exclusive sanitary sewer easement shall be established between Lot 69 and 68. Please show on the plat (comments to be provided under the Final Plat with specific language for the exclusive sanitary sewer easement). The reason behind this requirement is that Water Utilities does not want any other utilities within this sideyard easement as it makes maintenance impossible or extremely difficult.
2. The same comment (above) applies to the easement between Lots 229 and 230. An exclusive sanitary sewer easement shall be required for this sideyard easement. Please see final plat comments for specific language to place on the dedication language of the plat.
3. A trenching and backfill detail was missing. Please ensure it shows the newer standard of 12 inches of aggregate over the top of pipe. This standard was adopted in July 2020.
4. A separate detail is being provided to address the issue of placing sanitary manholes within the street. Please use this as a guide for your own design, and ensure they are placed longitudinally within the drive lane to create a "diamond shape" as viewed along the driving lane. This geometry placement is done purely for aesthetics.

5. A separate MDNR construction permit shall be required. An MDNR concurrence letter shall be provided to you after the plans are deemed approvable, and is needed by the MDNR to process the permit. Little Blue Valley Sewer District (LBVSD) shall also be required to provide a concurrence letter, but they generally wait until they see the City's concurrence letter.

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,

/s/ electronically signed Mar. 30, 2022

Gene Williams, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File