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**DEVELOPMENT SERVICES**

**Date:** Friday, July 15, 2022

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

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

**Application Number:** PL2022247

**Application Type:** Engineering Plan Review

**Application Name:** THE VILLAS OF CHAPEL RIDGE 2ND PLAT, LOTS 43-74 AND TRACTS C-1 AND D-1  
- PUBLIC SANITARY SEWER

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The Development Services Department has completed its review of the above-referenced plans dated Jun. 24, 2022 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. Existing manhole numbers were missing. Please provide existing manhole numbers.
2. Street patch in the form of concrete "collar" around each manhole installed within the streets are required. Please contact me if you need to see a detail used on previous projects. In general, a square around the manhole is required with KCMMB concrete eight (8) inches thick, with the square lined-up to reveal a diamond-shape as viewed driving down the lane. It may be beneficial to center the manholes in the driving lane rather than the center of the road to avoid crown issues. Please contact me to discuss.
3. C.402: Sanitary Manhole A-3 has a FL In (S) of 922.00 in the Profile for Sanitary Line A and a FL In (S) of 922.50 in the Profile for Sanitary Line B. Please correct and reconcile.
4. C.402: Verify the slope between Sanitary Manhole A-1 and Ex. Sanitary Manhole on Sanitary Line A. Please correct if necessary.
5. C.403: The information contained in the "Sewer Stub Table – Existing Line" for the existing sewer stubs differs from the information provided in the Chapel Ridge Phase I As-builts. Please confirm the information populated in the table on the existing sewer stubs is reliable.

## **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 Jul. 15, 2022

Gene Williams, P.E.  
Senior Staff Engineer  
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