
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: PL2022246

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 WATER

The Development Services Department has completed its review of the above-referenced Plans dated Jun. 24, 2022 and offers 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

1. General Layout sheet is missing the connection to the water main on the north side of Dick Howser Dr. Please show the general location of the connection point on the General Layout sheet.
2. Sheet C.503: The connection to the 12 inch water main on the north side of Dick Howser Dr. is not shown. All details concerning this connection shall be shown, and boring beneath Dick Howser Dr. shall be required. Please revise as appropriate.
3. Show the location where the existing fire hydrants will be relocated. The note says to make them permanent, with no corresponding notes or location showing where they are to be installed. Please revise as appropriate.
4. Informational Comment: Casing pipe for the connection beneath Dick Howser Dr. is not desired.
5. A trenching and backfill detail was missing. Please ensure the new standard of 12 inch aggregate over the top of pipe is shown on the detail.

6. Ensure a note is provided stating that a cut-in tee is required on the 12 inch connection point on the north side of Dick Howser Dr.
7. It appears an additional fire hydrant is warranted along Line 1. Please review and revise as appropriate.
8. It appears a 45 degree bend fitting is required at station 0+00 on line 2.

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 Jul. 15, 2022

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

cc: Development Engineering Project File