

**Date:** Wednesday, August 31, 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

The Development Services Department has completed its review of the above-referenced plans dated Aug. 12, 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**

1. Please refer to previous applicant letter. We requested a detail for a concrete collar placed around the manhole frame and lid. You provided the detail, but it will not function as you have designed the system. You have placed the manhole frame and lids in the geometric center of the road, and the detail provided is for manhole frame and lids centered within the driving lane. If you desire to place the manholes in the geometric center of the pavement, a different detail is needed. We would suggest, however, you place the sanitary sewer manhole frame and lids in the center of either driving lane. Otherwise, it will be difficult to construct anything resembling what you are showing. Please evaluate, review, and revise as appropriate.
2. Please show in graphic format what is stated in Note 6 on the cover sheet. This can be in the form of cross-hatching on the profile view for fill areas, and notation. Please revise.
3. Please be aware an MDNR permit shall not be required since this project is less than 1000 feet of public sanitary sewer main.

#### **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 Aug. 31, 2022

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

cc: Development Engineering Project File