

**Date:** Tuesday, November 01, 2022

**To:** SITEPOINT  
3315 N OAK TRAFFICWAY  
KANSAS CITY, MO 64116

**From:** Sue Pyles, P.E.  
Senior Staff Engineer

**Application Number:** PL2022363

**Application Type:** Engineering Plan Review

**Application Name:** Summit Orchard West - Public Sanitary

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The Development Services Department received plans for this project on October 13, 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](https://devservices.cityofls.net). Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

#### **Engineering Review - Corrections**

1. General:
  - Submit an Engineer's Estimate of Probable Construction Costs.
  - Show location of all oil/gas wells, or indicate none are present, and cite the source.
  - Show and label the location and limits of the one percent annual chance flood, as set forth on the current FEMA maps, with reference to the panel number and effective date. Elevations shall be provided if shown on the FEMA map.
  - An MDNR permit is required for sanitary sewer extensions greater than 1000 LF. We will provide a concurrence letter for your application and will require that a copy of that permit be submitted. Should you have discussions with MDNR and they decide that a permit is not required (part of the 1000+ LF is relocation, or any other reason), we'll need that in a document or email for our files.
2. Sheet C-0010:
  - Please revise General Note 2 to read: "All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813. Where discrepancies exist between these plans and the Design and Construction Manual, the Design and Construction Manual shall prevail."
  - General Notes 4, 5, and 7 seem specific to KCMO. Please revise.

3. Sheet C-0600:

- Connection of the existing 10" private sanitary sewer to the proposed public sanitary sewer must occur at a MH rather than a tee. Please revise.
- Please revise the color of the existing storm sewer crossing near SS MH4 in Profile view for clarity, the light blue is difficult to see.
- Please revise the FL information to correspond to the upstream/downstream graphical representation in Profile view.

### **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,

Sue Pyles, P.E.  
Senior Staff Engineer  
(816) 969-1245  
Sue.Pyles@cityofls.net

cc: Development Engineering Project File