
DEVELOPMENT SERVICES

Date: Wednesday, January 11, 2023

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

From: Sue Pyles, P.E.
Development Engineering Manager

Application Number: PL2022439

Application Type: Engineering Plan Review

Application Name: 1310 SW MARKET - PUBLIC SANITARY AND STORM EXTENSION

The Development Services Department received plans for this project on December 21, 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 five (5) business days of the date received.

Engineering Review - Corrections

1. Submit an Engineer's Estimate of Probable Construction Costs.
2. Sheet C.001: Please update the legal description to match the project.
3. Sheets C.050-C.052: The ESC plan can be shown all on 1 sheet as long as it is clear.
4. Sheet C.100: It appears that there is an existing storm structure of some kind where CI 1-2 will be placed. Will it need removed, as well? How about the existing ADA ramp? Please address.
5. Sheet C.300:
 - Please review the layout, as it appears that the proposed CI 1-2 will be constructed over an existing junction box. Address this conflict, including how the existing pipe will be handled.
 - Verify that all flowlines are shown with the correct pipe size and direction in Profile view.
 - Will compacted fill be required? If so, show and include note.
6. Sheet C.400:
 - The easement does not appear wide enough for the depth of sewer. Please address.

- Include all utility crossings in Profile view.

7. Sheets C.600-C.601:

- Include Trench/Backfill detail.
- Include any pavement section details required, including parking lot.
- Include street patching detail.

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,

Sue Pyles, P.E.
Development Engineering Manager
(816) 969-1245
Sue.Pyles@cityofls.net

cc: Development Engineering Project File