
DEVELOPMENT SERVICES

Date: Monday, November 20, 2023

To: Dustin Levell
140 Walnut St
Kansas City, MO 64106

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

Application Number: PRSUBD20235624

Application Type: Public Infrastructure

Application Name: LEE'S SUMMIT INDUSTRIAL

The Development Services Department received record drawing documents for this project and 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 (10) business days of the date received.

Engineer Review - Grading

Reviewed By: Gene Williams, P.E.

Corrections

1. It appears the United States Army Corps of Engineers (USACE) permit expired in December 2020. It appears an extension was not filed. This will need to be addressed prior to approval of the plan.
2. The stream buffer issue was not addressed. If a waiver is being sought for the stream buffer requirement, it shall be submitted on forms provided by the City, along with a signed and sealed summary and exhibit(s) showing the proposed activity to be waived, and citations of the Design and Construction Manual which reference the stream buffer requirements. Please contact me for the template for the waiver if this is desired.
3. A cover sheet with title, index, and location map was missing from the plans. Please provide a cover sheet, index, and location map.
4. It appears the swale along the north side of Maddox Acres (i.e., the portion of the swale running east/west) is operating as a detention basin based on the grading shown on the swale A-A plan. The slope is shown at approximately 0.5% to a low spot, then approximately 0.5% in the negative direction to the east. This appears to contradict what is discussed in the "Stormwater Summary" dated Nov. 17, 2023. Please evaluate and revise plans and/or the Stormwater Summary as appropriate.
5. Is a rock check dam an appropriate control structure to limit stormwater migration to the south at the low point along the north property line of Maddox Acres? It would appear this plan resembles a detention basin in terms of functionality, and it would appear a more robust design is warranted.
6. It is not clear how the swale will drain along the east side of the project limits. For instance, the plans show the swale connecting to the existing stream to the east, but that stream appears to drain across Lot 11 Maddox Acres.

7. Is the intent to direct all stormwater from the stream and associated tributaries between Lot 8 and 9 Maddox Acres?
8. A specific erosion and sediment control plan is required. Please provide a specific erosion and sediment control plan on one (1) or more separate sheets.

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,

Gene Williams, P.E.
Senior Staff Engineer
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cc: Development Engineering Project File