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**PUBLIC WORKS ENGINEERING DIVISION**

**Date:** Thursday, August 13, 2015

**To:**

HDR ENGINEERING, INC

Email: Dan.McGhee@HDRINC.COM

Fax #: (816) 347-1197

**From:** Gene Williams, P.E.

Senior Staff Engineer

**Application Number:** PL2015103

**Application Type:** Engineering Plan Review

**Application Name:** Trails of Park Ridge 2nd Plat Street, Stormwater, Master Drainage Plan, ESC,  
and Sanitary Sewer

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The Public Works Department received plans for this project on July 17, 2015. These plans are dated and were sealed on **July 17, 2015**. We have completed our review and offer the following comments:

**Engineering Review**

1. Master Drainage Plan, Sheet 02C-08 Typical Unit Section View: Please change the MBOE Standard (STD) Unit to reflect that the MBOE is defined as the lowest grade adjacent to the egress well. In other words, the top of the egress well should not be used to define the MBOE for a particular lot.
2. All Sheets: Please change NE Timberlake Crt to "CT".
3. Sheet 02C-03 Pre Clearing ESC Plan - Measurements indicate the site is approximately 7.5 acres. The ESC system depicted on 02C-03 consists of approximately 1235 feet of sediment fence. Lee's Summit's Design and Construction Manual/APWA Section 5105.1, Table 4 lists a requirement of 100 feet of sediment fence per quarter-acre of site - which would make the requirement for this site 3000 feet of sediment fence. If sediment fence is the choice for ESC, extra footage will be required. If the site were not to be stripped entirely during sanitary sewer installation, this should be clearly noted on the plans and an allowance may be considered.
4. Sheet 02C-04 Inactive Area Stabilization ESC Plan – 1235 feet of sediment fence and inlet protection will not provide an adequate ESC system (the site being approx. 7.5, acres). Inlet protection has some value as ESC, but it does not reduce the need for other ESC measures. If sediment fence is the choice as ESC, extra footage will be required.
5. Please be aware that a land disturbance permit shall be required for this development.

If you have any questions or comments, please contact me, Gene Williams either at (816) 969-1800 or e-mail to [Gene.Williams@cityofls.net](mailto:Gene.Williams@cityofls.net).

Sincerely,

*Original Signed*

Gene Williams, P.E.  
Senior Staff Engineer

cc: Development Engineering Project File