



LEE'S SUMMIT MISSOURI

Development Services

Date: Monday, September 10, 2018

To:

ENGINEERING SOLUTIONS

Matt Schlicht, P.E.

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From: Gene Williams, P.E.

Senior Staff Engineer

Application Number: PL2018113

Application Type: Engineering Plan Review

Application Name: Napa Valley 4th Plat - Street, Storm, Master Drainage Plan, and Erosion and Sediment Control

The Development Services Department received plans for this project on Aug. 31, 2018. We have completed our review and offer the following comments listed below.

- Resubmit three (3) full size sets of plans (no larger than 24"x36") folded to 8-½"x11", one (1) comment response letter, and one (1) digital copy following the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within five (5) business days of the date received.

Engineering Review

1. Please refer to the previous applicant letter dated Aug. 2, 2018 (hereinafter referred to as the previous applicant letter). Comment #1 requested a Master Drainage Plan, but there are issues with this plan. Swales were not called-out, cross-sections were not provided at a maximum of every 50 feet, basement type was not provided for each lot, MBOEs were missing along all lots (now a requirement for all lots within residential subdivisions), and the issue of the emergency overflow swale between Lots 96 and 97 does not appear to have been addressed. The field inlet on the rear of previously-platted Lot 96 and 97 was only designed for the 10 year event, and without the emergency overflow swale in-place, the potential for structure flooding is greatly increased.
2. An underdrain note appears to be missing at the sag point near the east end of the road. Please add a note, along with a specific reference to the specific underdrain detail contained elsewhere in the plan set.

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

Development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. The electronic file copy should be in the multi-page pdf format.

Please contact me if you have any questions or comments.

Sincerely,

Original Signed

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