

Date: Friday, May 22, 2020

To: OLSSON ASSOCIATES
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116

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

Application Number: PL2020151

Application Type: Engineering Plan Review

Application Name: The Retreat at Hook Farms - Erosion and Sediment

The Development Services Department received plans for this project on May 18, 2020. We have completed our review and offer the following comments listed below.

- Resubmit 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 - Corrections

1. Please include enough off-site contours to show that the sediment trap overflow will travel in an appropriate manner beyond the limits of this plat.
2. Please include the area inlet protection standard detail.
3. Sheet C400:
 - 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.
 - Remove the "Reviewed By" signature block, Lee's Summit does not sign plans in that manner.
4. Sheet C402:
 - Remove the notes in the upper left corner, they do not apply.
 - What does the shaded area represent and how does it relate to the Temporary Grading Easement shown?
5. Sheets C405-C407:
 - Tables indicate which phase to install ESC items, but there is no information of when to remove them

or what criteria is required for them to be removed. Please clarify.

- Label the sediment traps with their designated numbers for clarity.
- The emergency spillway widths do not meet the standard detail requirements. Please address.

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.
Senior Staff Engineer
(816) 969-1245

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cc: Development Engineering Project File