

Date: Monday, August 24, 2020

To: Snyder & Associates
802 Francis St
St. Joseph, MO 64501

From: Loic Nguinguiri, E.I.
Staff Engineer

Application Number: PL2020229

Application Type: Engineering Plan Review

Application Name: Whispering Woods 2nd Plat - ESC

The Development Services Department received plans for this project on August 10, 2020. 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 - Corrections

1. Please include a cover sheet. The cover sheet must appear on top of the set of plans and must contain the following items:
 - o Project name (as headline)
 - o Vicinity map
 - o Developer's contact information
 - o Design engineer's contact information
 - o Design engineer's signature and seal
 - o Table of contents
 - o Utility Contact information
2. Please include a FEMA National Flood Hazard information note, on to the cover sheet.
3. Show location of all oil/gas wells, or indicate none are present, and cite the source.
4. Please make sure to include a note stating that "The contractor shall contact the City's Development Services Engineering Inspectors 48 hours prior to any land disturbance work at (816) 969-1200".

5. Please make sure to include the Missouri One Call System 1-800-DIG-RITE "Call Before You Dig" information on to the cover sheet.
6. Please make sure to include a note stating that all construction shall follow City of Lee's Summit's Design and Construction manual.
7. Please clearly show all the surrounding utility lines. Feel free to thicken utility lines to improve visibility. Also, make sure to include a note that will raise construction workers awareness regarding the proximity of utility lines.
8. While adding temporary construction entrance to the legend, please make sure to show (applicable) entrance(s) on plan view, as well.
9. As shown in ESC-03, J-hooks are required within the land disturbance setup. Given the silt fence 100' maximum runs for J-hooks, please locate the needed J-hooks on plan view.
10. Which phase does installing inlet protection belong to? Please clarify/revise.
11. In which phase are the silt fence barriers intended to be removed along with the inlet protections? Please clarify/revise.
12. Please add extra silt fence along the western borderline in order to contain mud runoff within the land disturbance area, during heavy rain events.
13. Please clarify/explain the meaning of the small circles located along the southern borderline of the land disturbance area.
14. Make sure to update title block information before resubmitting.
15. Please submit the (final) revised ESC set of plans in a multipage pdf format.
16. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.
17. Please indicate the total land disturbance area. If above 1 acre, please provide a SWPPP and MDNR permit along with the resubmittal.

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,

Loic Nguingiri, E.I.
Staff Engineer

Loic.Nguingiri@cityofls.net

cc: Development Engineering Project File