

Date: Thursday, October 08, 2020

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

From: Loic Nguingiri, 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 show an accurate vicinity map with surrounding streets labeled.
2. Please make sure to add the oil/gas wells general note on to sheet 2, as mentioned in the previous response letter.
3. In order to be more accurate about the existing conditions on-site, please label on to sheet 4 the MH and portion of existing sanitary line that are located within the land disturbance area. Also, the existing sanitary line leader by 27th street seems to be pointing at the wrong location. Please revise.
4. Please add installation of inlet protections into phase 1 work schedule.
5. While including temporary construction entrance hatching within the legend, please revise to match work schedule phases with ESC information located in the legend(s). Also, it seems like no inlet protections should be added after phase 2 work schedule since grading and seeding occur during that phase.
6. Please include grading and concrete washout cost items on to the EOOPCC sheet. Also, make sure to revise the number of inlet protections and update the summary of quantities as well.

7. Please provide a SWPPP and Missouri DNR permit along with the resubmittal, as previously requested.
8. Please make sure to include a final restoration plan.

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

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cc: Development Engineering Project File