

**Date:** Friday, October 30, 2020

**To:** ENGINEERING SOLUTIONS  
50 SE 30TH ST  
LEES SUMMIT, MO 64082

**From:** Gene Williams, P.E.  
Senior Staff Engineer

**Application Number:** PL2020198

**Application Type:** Engineering Plan Review

**Application Name:** Napa Valley - Modification to Existing Detention Basin to Permanent Pool  
Retention Basin

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The Development Services Department has completed its 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. A note is shown on sheet C.100 stating the existing outlet structure will remain in place. This contradicts the notes on the plans, which state the outlet structure and piping will be removed.
2. MBOEs are called-out on the grading plan. Since this is not a Master Drainage Plan, shouldn't these be removed? The lots shown in the table relate to Napa Valley 3rd Plat, and unplatted ground to the south. Is there a reason the original MBOEs shown on Napa Valley 3rd Plat be changed? Finally, the unplatted ground should not include MBOEs at this time.
3. If modifications to the Napa Valley 3rd Plat Master Drainage Plan are sought, then a separate plan set is required. It may be better to remove any references to MBOEs within these plans, especially since the approved Master Drainage Plan shows MBOEs which are higher than proposed in these plans.
4. Sheet C.200: Features are shown to the south in bold lineweight, even though these are presented elsewhere in the plan set as "future construction for reference only". Please change the lineweight and add notes as appropriate.
5. Sheet C.301: Please provide a graphical representation (i.e., cross-hatching on the profile view) showing that fill will be placed and compacted for the new storm line, followed by trenching and backfill of the

storm line. This is a new requirement in addition to the standard note concerning the placement of fill and compaction in fill areas prior to trenching and backfill of storm lines, sanitary sewer lines, and water lines.

6. Sheet C.301: Please show the design storm (i.e., 100 year) hydraulic grade line for storm line 1 on the profile view.

### **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**

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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,

/s/ Gene Williams electronically signed Oct. 30, 2020

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