

Date: Wednesday, November 04, 2020

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

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

Application Number: PL2020228

Application Type: Engineering Plan Review

Application Name: Whispering Woods 2nd Plat - Streets, Storm and Master Drainage Plan

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 two (2) business days of the date received.

Engineering Review - Pending

1. Please refer to the previous comment letter. The sidewalk along the unplatted property on the east side of Swan Creek Rd. must be constructed with the project (i.e., not by the homebuilder). Please provide appropriate notes and cross-hatching to ensure this is done during construction.
2. Please refer to the previous comment letter. The cross-hatching on the south ADA-accessible ramps appears to show these will be constructed by the homebuilder. Please revise the cross-hatching.

Traffic Review - No Comments

In order to calculate the Engineering Plan Review and Inspection Fee, a revised 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,

/s/ Gene Williams electronically signed Nov. 4, 2020

Gene Williams, P.E.
Senior Staff Engineer
(816) 969-1223
Gene.Williams@cityofls.net

cc: Development Engineering Project File