

Date: Monday, January 25, 2021

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

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

Application Number: PL2020377

Application Type: Engineering Plan Review

Application Name: RIDGE AT WINTERSET SUMMIT - STREET AND STORM

The Development Services Department received plans for this project on December 15, 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. The note for Option 2 on the cover sheet is still incorrect. It is showing 6 inch MoDOT Type 5 over geogrid. This does not match the typical section view.
2. Sidewalk was not shown, nor the ADA-accessible ramp entering the cul-de-sac. At the present time, no "payment in lieu of" for the sidewalk has been granted by the Dept. Director.

Traffic Review - Corrections

1. Sidewalk was not waived by City Council for this recently approved subdivision. There was no waiver or modification to UDO sidewalk requirements granted by City Council in its approval. Refer to previous comment regarding required sidewalk.

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,

/s/ Gene Williams electronically signed Jan. 25, 2021

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