

Date: Tuesday, March 30, 2021

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

From: Loic Nguingiri, E.I.
Staff Engineer

Application Number: PL2021102

Application Type: Engineering Plan Review

Application Name: Park Ridge 8th Plat - ESC

The Development Services Department received plans for this project on March 17, 2021. 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, with all the relevant information as shown in the ESC set of plans for the 7th plat.
2. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.
3. Please provide a SWPPP report and a Missouri DNR permit along with the resubmittal.
4. Please include a (overall) grading plan, as shown in the ESC set of plans for the 7th plat. Also, make sure to indicate the total area of land to be disturbed.
5. Doesn't the new storm drainage line, located by the eastern limit of disturbance, need to be protected as well throughout the grading and stabilization process?
6. On sheet C.050, please add silt fence barrier right by the northeast corner, within the disturbance limit.
7. The eastern "gutter buddy or equivalent" leader seems to be pointing at the wrong location on sheets C.051 and C.052. Please revise.

8. Please note that grading was looked at for ESC purposes only.
9. The name in the title block, on all sheets, is wrong. Please revise.

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