
DEVELOPMENT SERVICES

Date: Friday, July 16, 2021

To: Snyder & Associates
Shawn Duke, P.E.
802 Francis St
St. Joseph, MO 64501

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

Application Number: PL2021140

Application Type: Engineering Plan Review

Application Name: Whispering Woods 3rd Plat - Mass Grading, Erosion and Sediment Control, and
Floodplain Development Permit

The Development Services Department has completed its review and offer the following comments listed below.

- See comments below to determine the required revisions and resubmit to the Development Services Department public portal located at devservices.cityofls.net. Digital documents shall follow the electronic plan submittal guides as stated below.
- Revised plans will be reviewed within ten (10) business days of the date received.

Engineering Review

1. Sheet 3 includes notation about a conspan bridge. Why was this included on the plans? It is our understanding that the bridge will not be built until such time that coordination between the City and the developer on the floodway study has been completed. This was discussed in detail with the previous engineer, Brian Glenn of Phoenix Engineering.
2. A low water crossing is shown on Sheet 4. This is located within the regulatory floodway. If utilizing a low water crossing within the regulatory floodway, a no-rise certificate, accompanied by sufficient modeling would be required.
3. Exact locations of the regulatory floodplain fringe, the regulatory floodway, and elevations of same shall be provided. None of these elements were shown on the plans.
4. A USACE permit is likely required. Line 12 of the floodplain permit application appears to be missing this information.
5. An MDNR land disturbance permit is required.

6. Line 11 of the Floodplain Permit application appears to be missing the flood panel number.
7. Lines 9 of 10 of the Floodplain Development Permit application appears to be missing definitive numbers for the BFE. The City does not allow a range of values, but rather, a single number. In this case, it would appear the most conservative figure should be utilized.
8. The basin shown in the southeast portion of the project was not labeled. Is this a basin for 40 hour extended detention? If so, please label.
9. Will the water quality basin(?) described in the above comment incorporate any temporary erosion and sediment control devices such as a skimmer? If not, why?
10. It is our understanding that a CLOMR-F shall be obtained for all lots currently partially or wholly-within the regulatory floodplain prior to approval of any plat. Has this process been started? This should probably be initiated at this time.
11. Recommend a meeting be setup between the engineer and the City to discuss these complicated issues in regard to the floodplain, the floodway, the CLOMR-F, the coordination between the City and the developer concerning the new bridge, and all other items associated with this application.

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 Jul. 16, 2021

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cc: Development Engineering Project File