

DEVELOPMENT SERVICES

Date: Monday, August 02, 2021

To: Julie Sellers
Olsson Associates

From: Loic Nguingiri, E.I.
Staff Engineer

Application Number: PL2021266
Application Type: Engineering Plan Review
Application Name: OSAGE 3RD PLAT - ESC/SITE DISTURBANCE

The Development Services Department received plans for this project on July 09, 2021. We have completed our 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 five (5) business days of the date received.

Engineering Review - Corrections

1. Revise the second general note 8 on sheet C402 to mention that The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with an inspector prior to any land disturbance work at (816) 969-1200.
2. Revise the middle sentence of the ESC staging chart to discuss how and when sediment trap #1 is intended to be converted into a permanent detention basin, rather than how it is supposed to be removed/obliterated.
3. Make sure to add the B4 rock ditch check leader that is missing near the northwest lot corner on sheet C407.
4. Make sure to provide ESC protection to the area inlet located to the southeast lot corner, as per Osage 2nd plat.
5. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

6. Please provide a SWPPP report and a Missouri DNR permit.

Traffic Review - No Comments

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

Loic.Nguingiri@cityofls.net

cc: Development Engineering Project File

