

Date: Tuesday, August 17, 2021

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

From: Loic Nguingiri, E.I.
Staff Engineer

Application Number: PL2021298

Application Type: Engineering Plan Review

Application Name: NAPA VALLEY 5TH PLAT - ESC

The Development Services Department received plans for this project on August 02, 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. Include the developer's information and direct telephone number.
2. Revise the FEMA panel number.
3. Show/label the FEMA 100-year floodplain boundary (zone AE) within the set of plans. Additional floodplain development permit may be required in order to perform grading work within the floodplain limits.
4. On the ESC phase 1 plan sheet, are the two (2) discontinuities along the northern silt fence barrier made on purpose? if not, please add.
5. Provide ESC protection to the field inlet located northeast of lot 249 along the southern border.
6. Label/show proposed grading contour elevations over the panoply of circular lines shown to the northeast within the project site.
7. Increase the font size of the grading contour elevations, labeled on the grading plan sheet, in order to

improve and ease readability.

8. Please note that no review of the detention basin design is included with this review, and that grading was looked at for ESC purposes only.
9. Please make sure to obtain the appropriate permission or temporary construction easement to perform grading work outside of the property limits, as necessary.
10. Provide a SWPPP report and a Missouri DNR permit.
11. Please provide an Engineer's Opinion of Probable Construction Cost (EOOPCC) sheet.

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