

**Date:** Tuesday, October 05, 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](https://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 symbol for inlet protection (gutter buddy or equivalent) shown in the legend to match the icons/symbols shown in plan view.
2. On sheet C.050, provide ESC protection to the 3 other existing field inlets located along the southern borderline, due the proposed grading topography.
3. On sheet C.051, clearly show the ESC protection measure(s) provided for new storm inlets. A couple of new inlets near the southern borderline, for example, appear to not have any ESC protection.
4. On sheet C.200, revise the overlapping 992-elevation inscription shown along Mondavi Lane.
5. On sheet C.200, elevation 992 is wrongfully shown along proposed elevation 990 contour line, west of Mondavi Lane. Make sure to revise.
6. On sheet C.200, remove the MDP language from the title block. Make sure to also correct the discrepancy shown in the plan view scale.

7. Revise the quantity of inlet protections shown on the cover sheet and on the EOOPCC sheet.
8. Include a rip rap cost item on the EOOPCC sheet.
9. Please provide/label the estimated cut and fill quantities on the grading plan sheet for the 9-10 acres of disturbance area. Clearing & grading cost item shown on the EOOPCC sheet may be revised accordingly.
10. 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**

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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