

Date: Tuesday, October 12, 2021

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

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

Application Number: PL2021295

Application Type: Engineering Plan Review

Application Name: NAPA VALLEY 5TH PLAT - STREET, STORMWATER, AND MASTER DRAINAGE
PLAN

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 - Corrections

1. Please see comments on the plat for Napa Valley 5th. Easement widths are not adequate for storm lines between lots on at least three (3) segments. Easement widths should match what is recommended in the comment letter for Napa Valley 5th Final Plat.
2. Please see comment above. Inadequate easement widths would pertain to Lots 173 and 174, 188 and 189, and 169 and 170. Easement width should be twice the maximum depth of the line, plus an allowance for the width of the pipe. Minimum easement width is always based on measurements from the outside of the pipe, so please ensure the easement width meets this requirement. Depth shall be measured at the deepest point along the easement, which would appear to be approximately 12 feet the first two lot groups (storm line 2), and approximately 10 feet for the last lot group (storm line 1). It would appear the total width of the easement for storm line 2 should be 25.5 feet, and 21 feet for storm line 1.
3. Sheet C201: It appears from the lot corner callouts that Lot 179 and 180 are partially within the 100 year floodplain. It is our understanding that all lots would be completely removed from the floodplain. Sheet C201 does not appear to agree with the elevation callouts in terms of floodplain extent, and using the configuration shown, it would appear a CLOMR-F is required prior to moving forward.

4. Sheet C201: Lot corner callouts do not appear to be pointing to the actual lot corners. It appears they are pointing to easement corners or some other undefined feature. Please revise as appropriate.
5. Sheet C201: Lot 180 is missing a lot corner callout.
6. Sheet C205: Detail 2 on the ADA accessible ramp is missing details on the turning space behind the ramp on the east side of the street. It is also missing the design details for the portion of the ramp after the turning space that ties into the ADA-accessible ramp. Please call if any questions.
7. The ADA-accessible ramp at the end of the cul-de-sac did not appear to be shown as a detail.

Traffic Review - Corrections

1. Connection to Stoney Brook still showing a radius of 150'. A 200' minimum is required.
2. Existing city standards reflect the correct sign lettering.

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/ electronically signed Oct. 12, 2021

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cc: Development Engineering Project File