

**Date:** Friday, January 28, 2022

**To:** OLSSON ASSOCIATES  
1301 BURLINGTON, SUITE 100  
NORTH KANSAS CITY, MO 64116

**From:** Sue Pyles, P.E.  
Senior Staff Engineer

**Application Number:** PL2021410

**Application Type:** Engineering Plan Review

**Application Name:** Lee's Summit Logistics - ESC

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The Development Services Department received plans for this project on October 18, 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. Sheet LD2.4:
  - Revise the Erosion Control Notes 1 & 2 to reference Lee's Summit, not the Unified Government.
  - Delete Erosion Control Note 10 since there are no sediment traps proposed.
  - Since the Sediment Fence standard detail includes installation of woven wire fabric for additional strength, please verify that the Reinforced Silt Fence Slope Barrier Detail meets or exceeds the standard detail requirements. Please note that the slice method of installation is required except in locations where impractical.
2. Inclusion of pdf sheets 14-24 appear to be for the public street improvements. Please clarify if that work is included in this ESC plan set or not. If so, then there is no need to duplicate standard details.

#### **Traffic Review - Not Required**

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,

Sue Pyles, P.E.  
Senior Staff Engineer  
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cc: Development Engineering Project File