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**DEVELOPMENT SERVICES**

**Date:** Wednesday, August 31, 2022

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

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

**Application Number:** PL2022249

**Application Type:** Engineering Plan Review

**Application Name:** THE VILLAS OF CHAPEL RIDGE 2ND PLAT, LOTS 43-74 AND TRACTS C-1 AND D-1  
- MASS GRADING AND ESC

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The Development Services Department has completed its review of the above-referenced plans dated Aug. 12, 2022 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 ten (10) business days of the date received.

**Engineering Review**

1. A SWPPP plan was not provided. No review was conducted of the SWPPP. Please provide a SWPPP for review.
2. Please refer to comment #3 in the previous applicant letter. Turf reinforcement mat in the vicinity of the detention basin appears warranted, and I do not believe silt fence will be effective in preventing erosion. You stated the contractor feels the can control and establish vegetation in those areas, but without a specific plan, I cannot evaluate how this will be achieved. Please note that we discussed the issue of turf reinforcement mat on an internal basis, and Kent Monter, Sue Pyles, and myself believe we need to be taking a closer look at turf reinforcement mat in selected areas, especially swales, and especially near permanent water features such as the off-site retention basin. Please call me if you require additional information, because we feel that turf reinforcement mat is warranted in selected locatons within this subdivision. I would suggest it be used along the re-designed drainage-way at the discharge end of Storm Line 1 where it enters the basin, and along the eastern edges of the lots adjacent to the retention basin. Please review and revise as appropriate.
3. A revised cost estimate shall be required after addressing the comments in this applicant letter.

**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,

/s/ electronically signed Aug. 31, 2022

Gene Williams, P.E.  
Senior Staff Engineer  
(816) 969-1223  
Gene.Williams@cityofls.net

cc: Development Engineering Project File