

Date: Wednesday, September 28, 2022

To: MATT SCHLICHT
50 SE 30TH ST
LEES SUMMIT, MO 64082

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

Application Number: PL2022332

Application Type: Engineering Plan Review

Application Name: Colbern Road Investments, Lots 1 & 2 - Streets and Storm

The Development Services Department received plans for this project on September 12, 2022. 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. Please include construction of Street 2 between NE Rice Road and Street 1 in this plan set.
2. Include a staging/phasing chart with the ESC plan. Is the detention basin to be used as a sediment basin? Please clarify.
3. Please revise the sheets labeled Master Drainage Plan to be labeled Grading Plan and Spot Elevations.
4. Please expand the grading limits to include the detention basin area.
5. There are no spot elevations on the spot elevation sheet. Are there supposed to be?
6. Include ADA ramps at street crossings.
7. Modify the detention basin outlet to drain northeast. Perhaps a swale will be required. This will allow the flow to stay on property under the same ownership prior to reaching the pond.

8. Hatch all areas requiring compacted fill in storm sewer Profile views.
9. Include design details of the outlet structure in the plan set.
10. Include both proposed and required detention basin volume.
11. Show and label the proposed detention basin, including 100-year WSE elevation and boundary, throughout the plan set.
12. Please prominently include the following note: CONTRACTOR TO CONSTRUCT STORMWATER MANAGEMENT FACILITIES, SPECIFICALLY THOSE FEATURES RELATED TO DETENTION, PRIOR TO ANY LAND DISTURBANCE OF THE SITE AND PRIOR TO THE CONSTRUCTION OF ANY OTHER SITE DEVELOPMENT WORK AS NOT TO EFFECT DOWNSTREAM NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE.

Traffic Review - Corrections

1. Plans have not been reviewed. Until we have an approvable traffic study, we can not review plans for compliance.

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,

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